October 6, 2025 CITY COUNCIL MEETING AGENDA

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6

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

NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL
October 6, 2025

NOTICE IS HEREBY GIVEN
5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Taxpayer Impact Statement
This statement shows the estimated annual property tax bill for a **median-valued homestead in Manvel** ($359,719), comparing the **previous FY tax rate**, the **no-new-revenue rate**, and the **adopted tax rate for FY 2025-2026**.

Tax Rate Scenario	Tax Rate per $100 Valuation	Estimated Annual Tax Bill	Difference from Previous FY
FY 2024-25	$0.560000	**$2,014.43**	—
No-New-Revenue Rate	$0.539339	**$1,940.10**	-$74.33
Adopted Rate FY 2025-26 – $0.56	$0.560000	**$2,014.43**	No change

Adopted Budget
A physical copy is available at City Hall and online at https://cityofmanvel.news/AdoptedBudgetFY25-26

QR to Budget

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:
NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible, and accessible parking spaces are available. Requests for accommodation or interpreter services must be made 48 hours prior to the meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

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

Workshop Session

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

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Mayor Davis

Pledge

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

Presentations

Staff Recognition
Patrick Hernandez - Certified Public Infrastructure Inspector (CPII) Certification

Proclamations
Fire Prevention Week - October 5-11, 2025
Breast Cancer Awareness Month - October 2025
National Community Planning Month - October 2025
Abriella Soliel - Youth Impact Recognition

Facility Naming Recognitions
Keith Traylor Criminal Justice Center
Booth Water Tower
Lenarduzzi Dog Park
Ruth Dietz Pavilion
Judge Michael Culling Municipal Court

Recognition
Joe Buentello Family for donating towards the reconstruction of the Croix Park Gazebo in honor of Phyllis Manson.

Staff Presentation on Public Hearing Item(s)

Public Hearing

1. 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.

2. 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.

3. 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.

Public Comments: "Comment Card" Required

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

City Manager Update

Update on current events and city issues.

Development Services Staff Update

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Final acceptance of infrastructure improvements for "Lake E and Lake F" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas, and release the associated maintenance bond.

3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 82 for Brazoria County Municipal Utility District 57 and City of Manvel, Texas, to begin the Two-Year Maintenance Period.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to accept the FY 2023-2024 Audit.

2. Discussion on Comprehensive Plan and Major Thoroughfare Plan update.

3. Presentation/update on proposed BCS Development.

4. Consideration and possible action to approve a variance to the subdivision ordinance and authorize the City Manager to execute the Development Agreement;
BEING 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 City Council Meeting*) (*Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 6/1*)

5. Consideration and possible action to approve a variance to the subdivision ordinance and authorize the City Manager to execute the Development Agreement;
BEING 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 9/8/2025 City Council Meeting) (Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 6/1)*

6. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-25;
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. (*Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 6/1*)

7. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-26;
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). (*Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 7/0*)

8. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-27;
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". (*Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 7/0*)

9. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-31;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV "RESIDENTIAL PARKING," BY AMENDING SECTION 59-85 TO PROHIBIT THE PARKING OF TRACTOR TRAILERS, BUSES, AND OTHER COMMERCIAL VEHICLES ALONG ACCESS ROADS OR OFF RAMPS TO MAJOR HIGHWAYS OR ROADWAYS WHERE SPECIFICALLY POSTED BY SIGNS INDICATING THAT PARKING IS PROHIBITED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HEREWITH; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR ($1) OR MORE THAN TWO HUNDRED DOLLARS ($200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

10. Consideration and possible action to approve Resolution 2025-R-38;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CONSENTING TO THE ADDITION OF LAND TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56.

11. Consideration and possible action on the Texas Municipal League (TML) Region 14 Director Election Ballot.

12. Consideration and possible action to approve the City Manager's designation of a 12-month rotational schedule designating an acting city manager to perform the duties in case of his absence or disability, as required by Section 5.02 (f) of the City Charter.

13. Consideration and possible action to direct staff on a request to waive the permitting fees for Building Homes for Heroes/Pomona by Hillwood home at 4808 Mulberry Shrubs Lane.

14. Consideration and possible action to direct staff on a contribution request to Keep Pearland Beautiful.

15. Consideration and possible action to direct staff on establishing a Volunteer Chaplain Program.

16. Consideration and possible action to direct staff on a request to extend the hours of operation for Croix Park for the Spartans Youth Rugby Club.

Mayor and Council Comments

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

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

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on September 30, 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

Introduction

October 2025 DRAFT

The Manvel Comprehensive Plan is intended to guide future development, redevelopment and community enhancement efforts over the next 10-20 years. However, discussions during a community planning process often involve an even longer-range outlook, helping establish a vision of what Manvel could and should be in the future versus the trend line it is currently on. Based on this broader context, the purpose of this plan is to provide realistic goals and achievable strategies that residents, business and land owners, major institutions, civic groups and public officials prefer – and will support with sustained action – in the years ahead.

Purpose of the Comprehensive Plan

A Comprehensive Plan is usually the most important policy document a municipal government prepares and maintains. It lays out a "big picture" vision and associated goals regarding the future growth and enhancement of the community. It is "comprehensive" in two ways, by:

- Considering at once the entire geographic area of the community, including areas where new development and redevelopment may occur, as opposed to more specialized plans and studies that focus on particular sub-areas of the city.
- Assessing near- and longer-term needs and desires across a variety of inter-related topics that represent the key "building blocks" of a community (e.g., land use, transportation, urban design, commercial development, redevelopment, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, etc.).

Through a comprehensive plan, a community considers how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Like most similar plans, this Comprehensive Plan is aimed at ensuring that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents' quality of life will be enhanced. Significantly, by clarifying and stating the City's intentions regarding the area's physical development and infrastructure investment, the plan also creates greater predictability for residents, land owners, developers and potential investors.

The comprehensive planning process is intended to celebrate accomplishments of the past while providing an opportunity to anticipate and address challenges of the future. In some cases, this plan will offer guidance to decision makers for challenges only now emerging while other sections reinforce established policies that should be carried forward as a sure and sound basis for future development and redevelopment. Whether an issue is a challenge or an opportunity – or both – the utmost importance should be placed upon periodic comprehensive planning as an opportunity for thoughtful public discussion on the real and perceived challenges currently facing Manvel and the opportunities that will shape its future.

Why Plan?

Local planning allows the City of Manvel to have a greater degree of control over its destiny rather than simply reacting to change. Planning enables the City to manage future development and redevelopment actively as opposed to reacting to development proposals on a case-by-case basis without adequate and necessary consideration of community-wide issues.

Long-range planning also provides an opportunity for the City's elected and appointed officials to step back from pressing, day-to-day issues and clarify their ideas on the kind of community they are trying to create and maintain. The process required to prepare a new Manvel Comprehensive Plan may prove more valuable to the community than the plan itself since the document is ultimately only a snapshot in time. The planning process involves major community decisions about how much and where development and redevelopment will occur, the nature of future development, and the community's capability to provide the necessary public services and facilities to support this development. This leads to pivotal discussions about what is "best" for the community and how everything from taxes to "quality of life" will be affected.

Important Reasons for Long-Range Planning in Manvel include to:

- ♦Ensure adequate public facilities to meet the demands of future development and redevelopment.
- ♦Achieve an efficient development pattern that reflects the values of the community.
- ♦Promote the long-term protection and enhancement of the image and visual appearance of the community.
- ♦Provide a balance of land uses and services throughout the community to meet the needs and desires of its population.
- ♦Involve local citizens in the decision-making process and reach consensus on the future vision for Manvel and its ongoing development and redevelopment.
- ♦Develop annual City budgets, department work programs, and potential new and amended ordinances, and to prioritize capital improvements, pursue external grant funding that leverages local dollars, and strengthen and establish mutually beneficial partnerships consistent with the Comprehensive Plan.
- ♦Identify finer-grain planning and studies needed to clarify action strategies and costs in particular areas of the city.

Use of the Plan

This plan is ultimately a guidance document for City officials and staff, who must make decisions on a daily basis that will determine the future direction, financial health and "look and feel" of the community. These decisions are carried out through:



Targeted programs and expenditures prioritized through the City's annual budget process, including routine but essential functions across municipal government.



Major public improvements and land acquisitions financed through the City's capital budgeting.



New and amended City ordinances and regulations closely linked to Comprehensive Plan objectives (and associated review and approval procedures in the case of zoning, subdivision and land development activities).



Departmental work plans and resources in key areas.



Support for ongoing planning and studies that will further clarify needs, costs, benefits and strategies.



Pursuit of external grant funding to supplement local budgets and/or expedite certain projects.



Initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish on their own.

Comprehensive plans focus primarily on the responsibilities of City government in the physical planning arena, where municipalities normally have a more direct and extensive role than in other areas that residents value such as education and social services. Therefore, the resulting plan may not address every challenge before the city, but it is meant to set a tone and motivate concerted efforts to move the community forward in coming years.

Planning Authority

State Support for Community Planning – Section 213 of the Texas Local Government Code

Unlike some other states, municipalities in Texas are not mandated by state government to prepare and maintain local comprehensive plans. Instead, Chapter 213 of the Texas Local Government Code provides that, "The governing body of a municipality may adopt a comprehensive plan for the long-range development of the municipality." The Code also cites the basic reasons for long-range, comprehensive community planning, stating that, "The powers granted under this chapter are for the purposes of promoting sound development of municipalities and promoting public health, safety and welfare." The Code also gives Texas municipalities the freedom to "define the content and design" of their plans, although Section 213 suggests that a comprehensive plan may:

- include but is not limited to provisions on land use, transportation, and public facilities;
- consist of a single plan or a coordinated set of plans organized by subject and geographic area; and
- be used to coordinate and guide the establishment of development regulations.

However, for cities like Manvel that have adopted zoning regulations to guide the use of land and address compatibility among differing land use types and intensities, Local Government Code Chapter 211 – the source of municipal zoning authority in Texas – states in Section 211.004(a) that "Zoning regulations must be adopted in accordance with a comprehensive plan." The adopted comprehensive plan provides the public policy basis for a city's zoning regulations. The plan also typically includes a map with a more generalized view of future land use and associated narrative as guidance for City officials, advisory commissions and staff involved in making zoning decisions.

Authority of Manvel Planning, Development & Zoning Commission

Section 77-72 of the City's Code of Ordinances establishes the Planning Commission (the "Commission" or "PD&Z"). Section 50-1 of the City Code states that the Commission's composition and activities shall be in accordance with Texas Local Government Code Section 211.007. For the City's 2024-25 round of plan updates, the PD&Z served as the "steering committee" responsible for preparing the City's Comprehensive Plan, with support from City staff and consultants, as outlined in Section 50-51.

Additional powers and duties of the PD&Z, according to Texas Local Government Code Section 211.007, include:

- Periodically conducting studies of the city's resources, development trends, environmental and aesthetic conditions, and other issues and needs related to land use and development, and reporting its findings to the City Council.
- Initiating, preparing or overseeing the preparation of amendments (both text and map) to the Zoning Code, as appropriate.

Geographic Coverage and Context of the Plan

This plan addresses the approximately 24 square miles currently encompassed within the city limits of Manvel, along with additional areas just beyond within the City's extraterritorial jurisdiction (ETJ). In Texas, cities also consider the future of their ETJs as the area into which the community may someday expand – at least into portions of the ETJ where new development that approaches in-city densities can be accommodated with public services. Most of the ETJ is located to the north and east of the city limits.

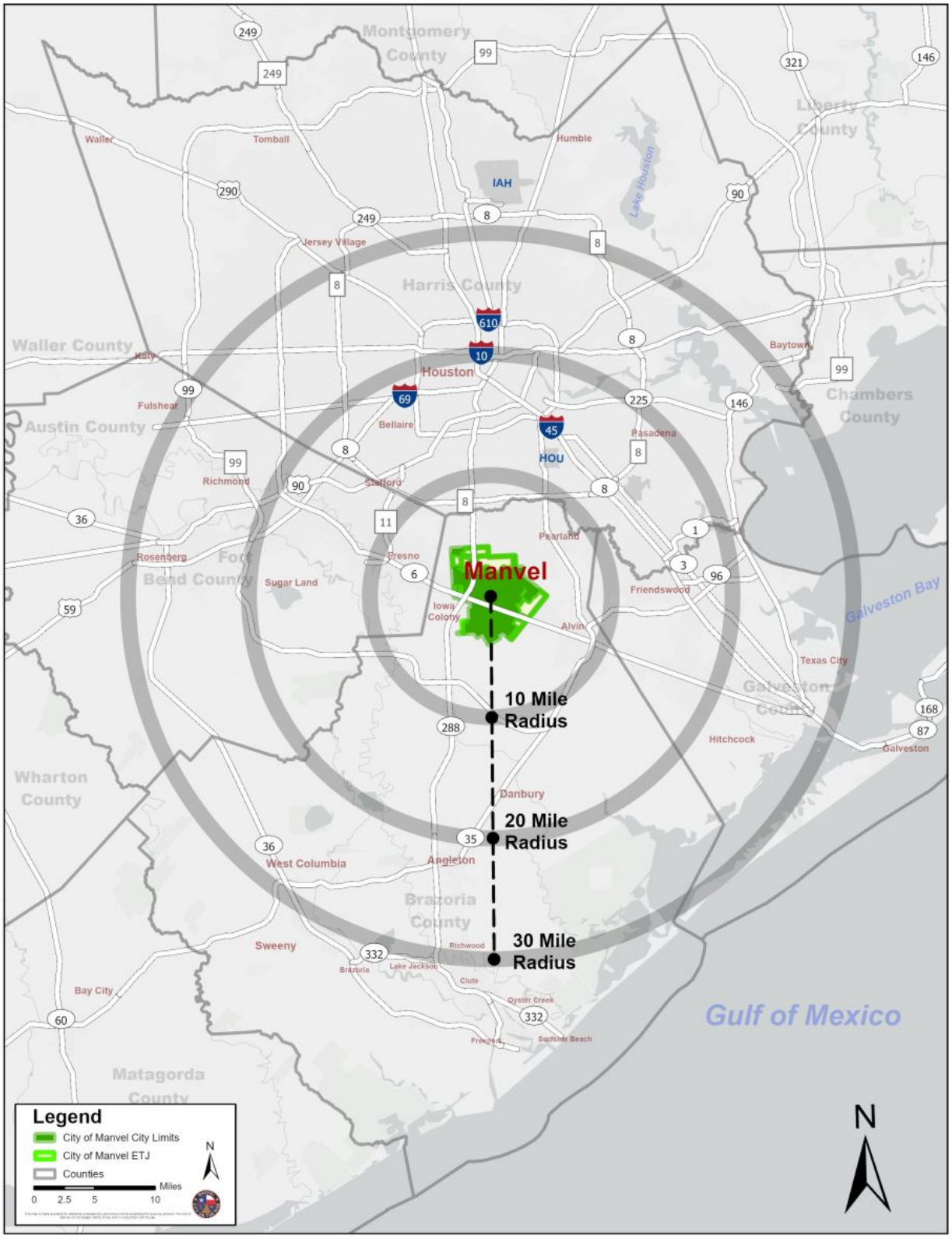
As summarized in the Manvel Today Report that is a supplement to this future-focused portion of the Comprehensive Plan, Manvel is located in southeast Texas, slightly more than 30 miles inland from the Gulf of Mexico. The city is part of the Houston metropolitan region and is approximately 20 miles south of downtown Houston and 9 miles from the Houston city limits via State Highway 288. Its location provides easy access to all of Houston and its freeway network, Hobby Airport (20 miles northeast), Bush Intercontinental Airport (40 miles north), the Port of Houston (25 miles northeast), the Port of Freeport (44 miles south) and the Port of Galveston (41 miles southeast).

Manvel City Limits and ETJ (January 2025)



**Click to Enlarge Map*

Regional Context



**Click to Enlarge Map*

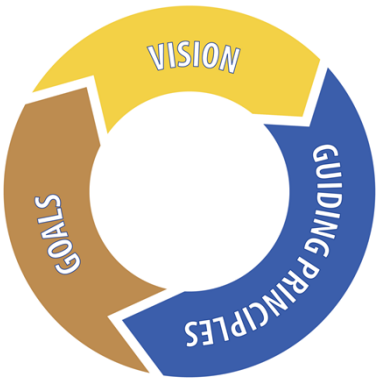
Process

Kendig Keast Collaborative (KKC) was charged with providing three plans for the city: a new Strategic Plan and an updated Comprehensive Plan and Major Thoroughfare Plan. Altogether, the plans resulted from a XX-month planning and community engagement process. The Strategic Plan was adopted first, in February 2025, to provide direction and priorities for updating the other two plans.

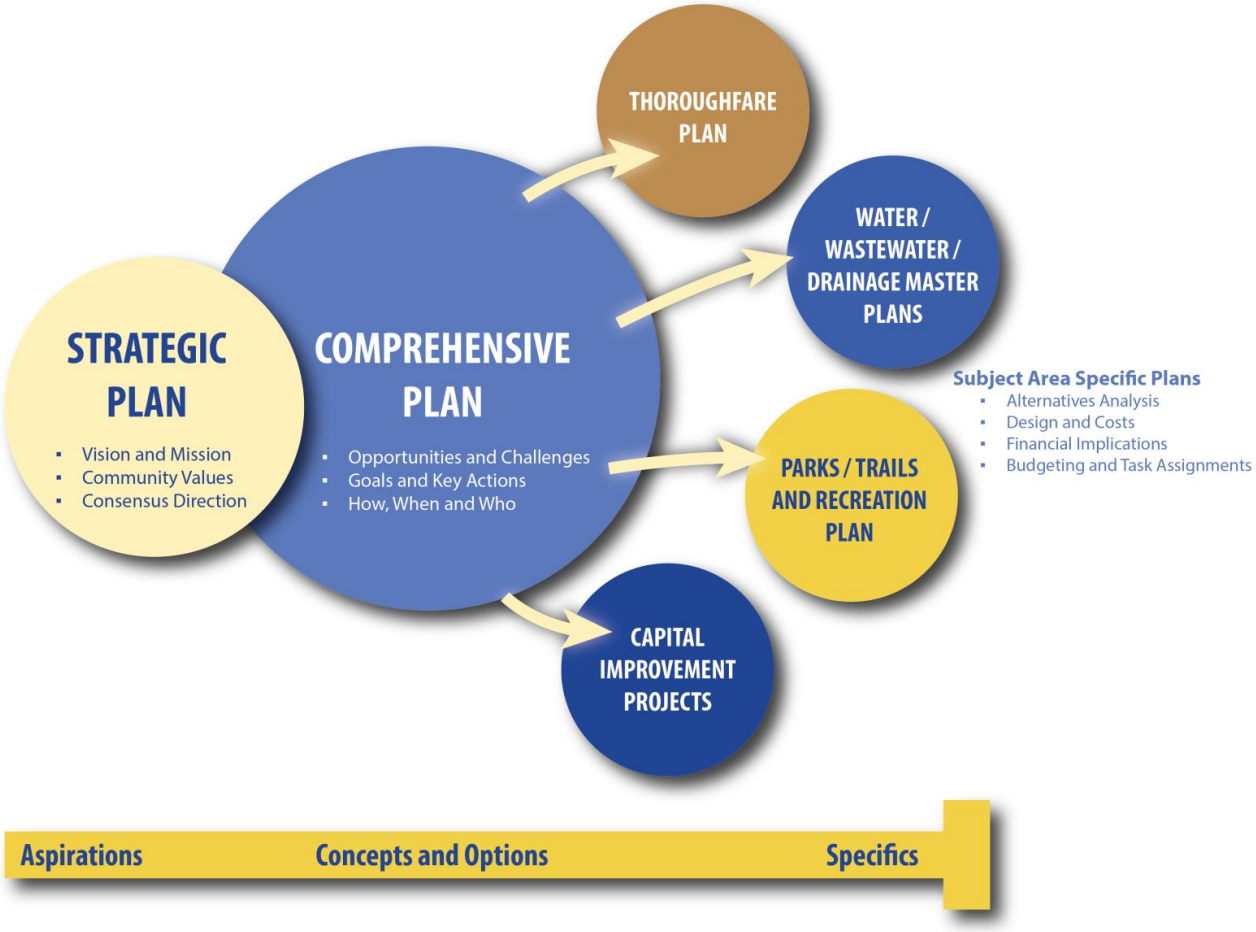


*Click to View Plan

The Strategic Plan establishes an overarching vision, mission and guiding principles, providing a broad framework for Manvel's future. It defines the long-term aspirations and core values that should guide decision-making. The Comprehensive Plan then translates these priorities into specific, actionable goals and measurable objectives, outlining the steps, timelines and responsibilities necessary to implement the Strategic Plan. Together, the Strategic Plan provides the "why" while the Comprehensive Plan delivers the "what, how, who and when," ensuring a cohesive and effective approach to fulfilling the community's vision.



The Comprehensive Plan's findings and action recommendations focus on the physical and economic aspects of Manvel's projected growth and development in the coming years. Together with the Strategic Plan, it provide guiding principles, goals and action priorities that will assist City officials, board/commission appointees and staff in determining the location, financing and sequencing of public improvements, administering development regulations and guiding reinvestment efforts. The plans also serve as a basis for coordinating actions across various functions within and outside of municipal government.



**Click to Enlarge Graphic*

Leadership and Community Engagement Activities

Outreach and engagement activities completed in support of the Comprehensive Plan process included:

3 Council Workshops

Three workshop meetings with Manvel City Council, which also included members of the public in attendance (March 2024, November 2024 and October 2025). Also, an interim progress presentation to Council (July).

3 PDZ Workshops

Four workshop meetings with the Planning, Development & Zoning Commission (February, March, April and August 2025).

Nine small-group listening sessions (April 2024).





A Public Forum on Manvel's Future (April 2024).

Meetings with various other public agencies and community partners.





An informal public open house at the Draft Plan stage prior to formal public hearings (___ 2025).



Public hearings before the Planning, Development & Zoning Commission and City Council on the final proposed Comprehensive Plan and Major Thoroughfare Plan (June-July 2025).

In addition, an online community survey to gather broad input was available the entire month of May 2024 and disseminated and promoted in various ways by City officials and staff. The survey received 676 responses, drawing comments and insights pertinent to a range of community planning issues and Manvel's overall livability. A summary of the survey results is included in the 21-page Manvel Community Survey Report.

PLAN FOCUS AREAS

Focus areas within the Comprehensive Plan provide direction when setting program and funding priorities to enhance the quality of life in Manvel. The **six focus areas** of this plan are highlighted below. These focus areas were considered in developing the Strategic Plan and the Manvel Today Report and helped orient this Future Manvel portion of the plan.

Environment



Transportation



Growth Capacity



Economic Development



Land Use and Community Character



Recreation and Amenities



FIVE Action Types

The action items in this Comprehensive Plan are presented in five categories that represent the major ways that plan goals and initiatives are typically advanced and accomplished:



Capital Investments

Like many local governments, Manvel uses a multi-year capital improvements planning process to identify and budget for "big ticket" projects, especially those that must be phased and/or coordinated with other initiatives. This may include street infrastructure; water, sanitary sewer and drainage improvements; parks, trails and recreation facility construction and upgrades; construction of public buildings; and purchases of land, vehicles or major equipment. With a typical five-year outlook, a Capital Improvements Plan (CIP) provides predictability regarding a jurisdiction's capital investment plans and priorities for the benefit and awareness of citizens and private interests. Anticipating and adequately budgeting for major capital projects will be essential to implementing this Comprehensive Plan. Likewise, decisions regarding the prioritization of proposed capital improvements should reflect the direction and priorities of this plan.

Programs involve the routine activities of City departments and staff, as well as special projects and initiatives they may also undertake. As part of Comprehensive Plan implementation, this method may include initiating new or adjusting existing City programs and activities; expanding community outreach efforts; or providing specialized training to accomplish a priority objective more promptly and/or effectively. Other City partners – public, private and/or non-profit – may also have ongoing programs or choose to pursue new initiatives that lead to desired outcomes expressed in the Comprehensive Plan goals or in its specific action steps.



Programs and Initiatives



Regulations and Standards

Given that private investment decisions account for a vast majority of a city's physical form, land development regulations and engineering standards are fundamental for plan implementation. Consequently, zoning and subdivision regulations and associated development criteria and technical engineering standards are the basic keys to ensuring that the form, character and quality of development reflect the City's planning objectives. These codes should advance the community's desire for quality development outcomes while recognizing economic factors. They should not delay or interfere unnecessarily with appropriate new development or redevelopment that is consistent with plan principles and directives.

Some community initiatives identified in this plan cannot be accomplished by City government on its own. They may require direct coordination, intergovernmental agreements or funding support from other public entities or levels of government. Additionally, the unique role of potential private and non-profit partners to advance the community's action agenda should not be underestimated. This may occur through cooperative efforts, volunteer activities and in-kind services (which can count toward the local match requirements for various grant opportunities), and from public/private financing of community improvements.



Partnerships and Coordination

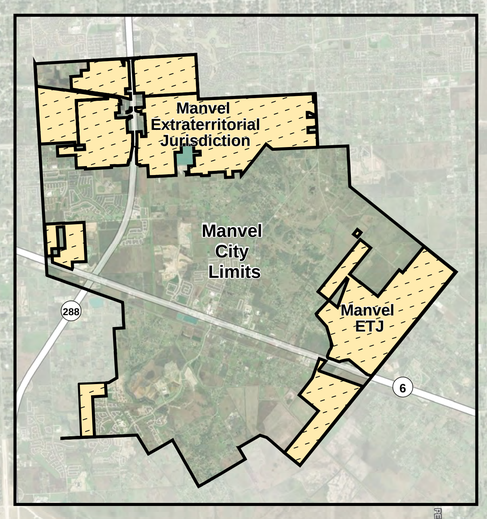


More Targeted Planning/Study

Various areas of City governance require more detailed study and planning, especially as required to qualify for external funding opportunities. These studies involve targeted planning work at a finer-grain level of detail than is appropriate for comprehensive planning purposes (e.g., **utility infrastructure** master plans, parks and recreation master plan, streetscape design plan, etc.). As such, some parts of this plan will be implemented only after some additional planning or special study to clarify next steps and associated costs and considerations, including clarification of roles and potential cost-sharing when partnering is involved.

Manvel, TX
Future Land Use and Character

DRAFT 09/22/25



Legend

- Manvel City Limits
- Manvel Extraterritorial Jurisdiction
- Parcel Boundary
- Public Facility
- School
- Park

Future Land Use and Character

- Rural Preservation
- Estate Residential
- Suburban Residential
- Master-Planned Development
- Commercial
- Industrial

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Land Use and Community Character

October 2025 DRAFT

Land use involves how the properties in an area are allocated to an array of private and public activities, from housing, commercial and industrial uses to public needs such as streets, schools, parks, water treatment plants and other government-maintained facilities. Also of interest is the relative intensity at which land is developed in terms of the nature of the use (e.g., residential, industrial, etc.), building size and height, separation from adjacent land uses, and coverage of sites with structures and paved surfaces.

Land use considerations inter-relate with all other Comprehensive Plan topics. For instance, the transportation network provides access to land, which, along with real estate market factors, influences the type and intensity of development that may occur. The availability, capacity and condition of public utilities can dictate the location, amount and timing of development as can economic development efforts. Similarly, proximity to parks and public facilities promotes public health and safety and affects the development potential of an area. Development character and site design shape community aesthetics and the perceptions held by area residents, visitors and those considering investment in Manvel. Sound planning is essential to ensure that the community is prepared for anticipated land use transitions and new development, can serve it adequately with public services, and can manage its impacts to maintain compatibility of land uses and preserve community character.

Plan Sections

- Environment
- Growth Capacity
- **Land Use and Community Character**
- Transportation
- Economic Development
- Recreation and Amenities
- Plan Implementation

Why This Comprehensive Plan Section is Important for Manvel

Focus

Communicates the desired character of Manvel's neighborhoods, major corridors like Highway 6, and future growth areas—prioritizing community-oriented development over commercial sprawl.

Framework

Provides a clear framework for future development and redevelopment, ensuring that new growth complements the existing character and supports Manvel's vision for a more connected, visually appealing, and livable city.

Clarity

Offers predictability to residents, property owners, and developers by outlining the city's preferred land use patterns, housing diversity goals, and expectations for design quality.

Coordination

Supports coordinated planning for public infrastructure, services, and parks, helping the City anticipate and manage the demands of growth while ensuring sufficient access to open space and community amenities.

Compatibility

Establishes the policy foundation for zoning and development regulations that promote compatibility between land uses and uphold Manvel's visual and functional standards—especially along prominent corridors.

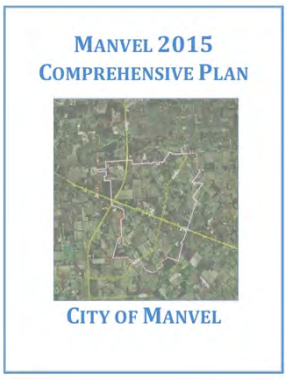
Commitment

Reinforces the City's commitment to protecting public health, safety, and welfare through intentional land use decisions and development practices that reflect community values and long-term needs.

Integrated Planning

Connects to other elements of the Comprehensive Plan—such as mobility, housing, and parks—ensuring an integrated approach to future investments and citywide priorities.

Legacy of Past Planning



**Click Image to View Plan*

This new Comprehensive Plan builds on previous plans and studies completed by the City of Manvel and other partners, including these most relevant to the Land Use and Community Character topic:

- Manvel 2015 Comprehensive Plan

MANVEL 2045

Land Use & Community Character

Accomplishments

6 subdivisions under construction (Meridiana, Del Bello, Valencia, Sedona Lakes, Pomona and Rodeo Palms)

4 upcoming subdivision build-outs (Avellino, Manvel Palms, Foxtail Palms and Rodeo Palms South)

3 subdivisions built out (Newport Lake Estates, Bluewater Lakes and Terra Estates)

New Farmer's Market – "ManvelMarket"

Construction began in 2024 on Manvel Police Station (first brand new station in city)

Issued 24 new certificates of occupancy in 2024

Construction began in 2024 on Public Works Facility (have been in a rented facility for many years)

Barbara Bennett Elementary School in Fall 2024

Manvel Town Center

Tree protection requirements

Alvin Community College will be opening a campus that will host ACC West.

Camino Permitting Guide

NextGen houses (attached, but with separate entry)

Quality of the development

Fence permit requirements

2015 City of Manvel Comprehensive Plan

Homestead Exemption 10% – first time ever

Key Planning Issues and Considerations

Through the Manvel Today and the Strategic Plan phases of the comprehensive planning effort, numerous real and perceived community issues and needs were identified through leadership and public engagement activities, as well as through the work of the plan consultants and their interactions with City staff.

Key issues and considerations that led to the goals and action items in this Land Use and Community Character section include (along with specific points and suggestions from leadership and community input):

Theme	Key Planning Issues and Considerations
Community Identity & Character	» Desire to preserve small-town identity (fear of becoming like Pearland). » Strong opposition to over-commercialization along Hwy 6. » Dislike for large brick walls, big billboards — desire for more thoughtful visual planning. » Concerns about aesthetics and image, especially along major corridors.
Development Patterns & Community-Oriented Growth	» Residents want more community-oriented development, not just retail sprawl. » Amount of certain types of businesses (vape shops, gas stations, fast food and donut shops).
Housing Diversity & Quality	» Desire for larger lot options, especially custom homes near amenities like schools. » Lack of diversity in housing types that match evolving family needs (interest in NextGen homes, dislike of small townhomes). » Frustration with developers not completing commitments (e.g., Newport Lake Estates Phase 3 left unfinished).
Parks & Open Space	» Parkland allocation standards to ensure open space is preserved with development.

Goals for Land Use and Community Character

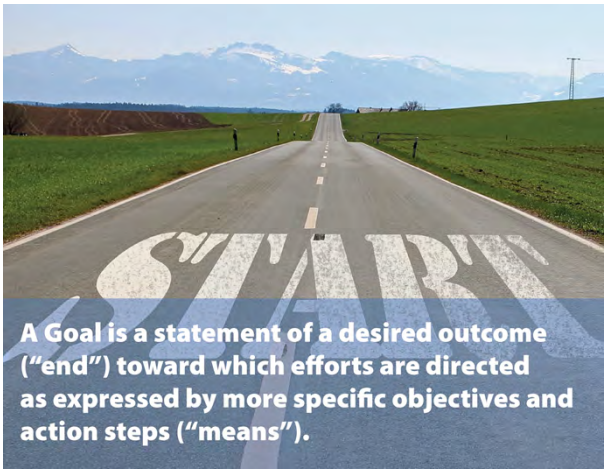
The actions in this Land Use and Community Character section involve tangible steps that will lead to achievement of the following goals:

1. Increased emphasis on character-based land use planning and development standards to achieve a wider range of residential lot sizes and neighborhood designs, retain more open and green spaces within residential and other development, and ensure that semi-rural character remains a visible and valued part of Manvel's identity even as growth continues.

2. More choice in housing and commercial development locations and types to serve different lifestyles — from rural and large-lot homesteads to suburban neighborhoods — while managing growth to avoid congestion and overdevelopment.

3. More home-grown and well-supported local businesses, especially family-friendly sit-down restaurants, other retail and services, and leisure and recreation options, that create vibrant community hubs without overwhelming the area with high-intensity commercial sprawl.

4. Upgraded development ordinances and standards that better position the City to manage growth, provide flexibility for innovative site design, and achieve desired outcomes and superior quality across the community, along with an ongoing focus on the SH 6 corridor.



A Goal is a statement of a desired outcome ("end") toward which efforts are directed as expressed by more specific objectives and action steps ("means").

Actions For Land Use and Community Character

Itemized below are a set of action strategies, involving both near- and longer-term steps, for responding to the key issues and community needs identified in this Comprehensive Plan section.

STRATEGIC PRIORITY 1:
Development Regulations Update Based on New Comprehensive Plan

Review all aspects of the City's development regulations, based on this new Comprehensive Plan, to identify potential regulatory and/or standards updates. This may include the need for additional or modified zoning districts in accordance with the categories on and the rationale behind the new Future Land Use and Character map as set out within this Land Use and Community Character section. Also consider potential targeted updates to the zoning ordinance as itemized below. In general, the ordinance needs greater focus on development character and design rather than a typical zoning orientation around mainly land use and relative densities. *Another source for possible updates is a development regulations evaluation completed by the Comprehensive Plan consultant, separate from this plan.*

- Expand the zoning ordinance purpose statement beyond the standard language found in most state statutes and many local zoning ordinances across the nation. Instead, customize Manvel's zoning purpose statement to link it to the vision and guiding principles in the City's new Strategic Plan, and to the key themes, goals and desired outcomes described in this new Comprehensive Plan.
- Add purpose statements to the individual zoning districts to provide a narrative description of the intended physical outcomes the districts are meant to achieve, drawing from the content of this Land Use and Community Character section.
- Address a key gap in the current zoning ordinance by creating a new district for mid-size residential lots between one acre and 6,300 square feet (e.g., minimum 10,000 square feet for a gross density of 3-4 homes per acre).
- Consider defining other potential housing types within the zoning ordinance besides single-family residential, multi-family apartments, mobile/manufactured homes and patio/zero lot line home (e.g., two-family residential, townhome, etc.), whether those additional housing types are permitted only within master-planned developments or, eventually, in other places in the city limits.
- Address the most intensive potential commercial and industrial uses more directly within the zoning ordinance as they are currently included in districts with many other uses (Light Commercial and Heavy Commercial). For example, the Heavy Commercial (HC) zone is effectively an industrial zone that allows many highly-intensive uses by right in the use table (e.g., numerous types of manufacturing), along with other uses via specific use approval. Meanwhile, HC also allows retail stores, banks and credit unions, office/service uses, hotels, restaurants/bars, medical facilities, schools, and even child day care.
- Add standards for maximum lot/site coverage to better manage site design and aesthetics. Currently, only minimum yards (building setbacks) are addressed but not the extent of a site that can be covered by buildings and paved surfaces. Coverage is a key factor in defining development character and the extent of auto-oriented design. Controlling lot/site coverage is also essential in flood-prone areas. "Pervious" and "impervious" surfaces should be defined, with clarification that "impervious" includes buildings/roofs plus paved areas for applying coverage limits.
- Expand upon and better articulate development standards within the zoning ordinance so that more uses can be permitted by right if their design will meet standards that reflect community desires and preferences. This approach creates a more business-friendly environment, with a clearer "path to yes,"

versus forcing more proposed development to go through lengthier and sometimes less predictable review and approval processes (e.g., specific use approval unless there are truly location-specific concerns to scrutinize more closely and address).

- The current zoning ordinance includes a typical Planned Unit Development (PUD) option. More of this design and quality emphasis, along with flexibility mechanisms (and potential incentives for desired outcomes), should be incorporated into the base zoning versus being available only through a review/approval process that can be time-consuming and unpredictable for all involved. For example, quoting from the PUD purposes, why should only PUD-designated areas have "diversity and creativity in site design" … "mixture of compatible land use" … "protect[ed] open space" … "alternative transportation methods" … and "protect[ed] and enhance[d] natural, historic, and traditional community features"? Shouldn't all developments "Promote a physical form in the community that supports the vision of the city"? If "allowing flexibility in the application of development standards … will promote developments that will benefit both the citizens that live, work, and play within the city and visitors coming to the city," why does the City's ordinance not apply that zoning strategy more broadly across the rest of the community?

» Consider incorporating incentive-based standards into the zoning ordinance to promote desired outcomes even more (e.g., development intensity bonuses in exchange for a certain site design approach and/or particular elements).

» Extend higher expectations for development quality across the city and not just along the SH 6 corridor.

Potential Regulatory Unification

In recent years, many local governments across the nation have migrated toward Unified Development Ordinances or Codes (UDOs or UDCs) to achieve a better coordinated set of development-related regulations, standards and procedures. The City of Pearland is one nearby example (https://www.pearlandtx.gov/departments/community-development/planning/unified-development-code-udc) among various others in the Houston area. A UDC typically yields the following benefits:

» Consolidates all development-related regulations into one document (e.g., subdivision, zoning, site plan, development and design standards, signs, landscaping, lighting, parking and loading, parkland dedication, streets and utilities, circulation and access management, storm water and floodplain management, nonconformities, etc.). This helps ensure consistency among the different components and promotes more holistic consideration of subdivision, zoning and site plan requirements and standards by both applicants and the City.

» Makes the regulatory specifics easier to navigate and comprehend (i.e., more "user friendly") for the development, real estate and consultant communities versus dispersed and uncoordinated provisions within an overall City Code of Ordinances. A single consolidated index and better cross-referencing across code sections helps ensure that all relevant provisions are taken into account pertaining to any particular development issue or proposal.

» Condenses into one code section all administrative procedures and considerations, helping to streamline and make clearer the roles and responsibilities of each City official and decision-making body. This is especially helpful to identify "crossovers" in the permitting process between subdivision and zoning reviews, for example.

» Offers a consolidated list of definitions, which helps prevent inconsistencies and questions of interpretation when applicable regulations are in separate codes.

- Greatly improves the ability of the City to track the total development process because various components are organized and coordinated in a logical, sequential order.
- Itemizes all development-related fees in one place so applicants are well informed of process costs.
- Streamlines the process for future code amendments and enhancements.

STRATEGIC PRIORITY 2:
Promote Rural Preservation

To follow through on the desire for greater rural preservation as reflected in this Comprehensive Plan, and in Goal 1 within this Land Use and Community Character section, potential actions the City should consider taking include:

- Maintain minimum one-acre lot sizes through the City's Open-Single-Family Residential zoning, applied to areas within the city limits that are shown on the Future Land Use & Character map as Estate Residential or Rural Preservation. As part of development regulation updates based on this new Comprehensive Plan, also consider pursuing a zoning strategy discussed under the Rural Character description in this Land Use and Community Character section (while only education and persuasion can be attempted in unzoned areas within a Texas city's extraterritorial jurisdiction):
  - Zoning provisions that encourage – and preferably incentivize – conservation developments in which lots and buildings are concentrated on a relatively small portion of the overall property in a cluster design, leaving substantial open space to maintain Rural character and room for buffering from any nearby uses. Such scenarios are often necessary in rural areas under development pressure, with rising land values and tax appraisals, to enable land owners to yield greater return and still maintain agricultural activity.
- Continue allocating funds for land acquisition and other open space preservation opportunities that will also help maintain floodplains, drainage ways and larger-scale storm water detention areas.
- Pursue targeted rural preservation efforts with willing property owners and land conservancy partners, especially given resident desire to preserve some sense of country in and around Manvel and the area's rural and agricultural heritage amid projected growth and change. The Coastal Prairie Conservancy is one notable example in the Houston region of protecting and maintaining rural landscapes within the context of rapidly-growing suburban areas (https://www.coastalprairieconservancy.org/).
- Incentivize use of Low Impact Development (LID) design approaches on private development sites, as well as "green" practices for ongoing operations and maintenance that reduce water and energy use, storm water runoff and the need for detention, and wastewater and solid waste generation. As one example, incorporation of cisterns onto sites can capture roof runoff while also providing a development focal point or theme-setting design element, onto which branding can also be applied. Additionally, the extent of Suburban character reflected on the Future Land Use and Character map will contribute to less impervious cover of land surfaces in the area.



- As part of development regulation updates based on this new Comprehensive Plan, consider Incorporating "dark skies" standards to reduce glare and spillover from outdoor lighting, including on residential properties and at public facilities.

STRATEGIC PRIORITY 3:
Best Practices for Guiding Land Use and Development

Along with attention to the effectiveness of its zoning regulations and pursuing rural preservation strategies, the City should also prioritize the following actions and practices as funding and staff resources allow:

- Add criteria to capital improvements planning processes to: (1) ensure that potential interaction between public investments and land use outcomes or evolution is considered when identifying and prioritizing candidate capital projects, and (2) specify that candidate capital projects should be evaluated for how their scale and/or design could affect the character of the surrounding area.
- Develop and refine fiscal impact analysis tools, customized to Manvel, for evaluating the potential net benefits to the City of specific land use scenarios and as an essential input to related decision-making.
- As part of development regulation updates based on this new Comprehensive Plan, explore the applicability to Manvel of contemporary community planning trends elsewhere in Texas and across the nation, including the trend toward:
  - reduced or eliminated minimum parking requirements in favor of more market-driven outcomes; and
  - maximum caps on off-street surface parking where appropriate to eliminate excess parking supply and unproductive use of land, and to reduce associated storm drainage, “urban heat island” and aesthetic effects.
- Periodically assess as-built examples of where the City’s development regulations produced outcomes that could be improved upon and what specific aspects to address through a next comprehensive regulatory update (e.g., compatibility of development scale/intensity, site access and on-site circulation, parking and loading activity, landscaping and buffering/screening, lighting, signs, other elements of site and building design, etc.).
- Regularly review and update, as appropriate, the City’s land development, building/construction and infrastructure related fees to ensure adequate revenue generation in line with costs and based on regional trends across jurisdictions.
- Follow the completion of this city-wide Comprehensive Plan with continued special area planning efforts, similar to the City Center focus of recent years, particularly for key corridors (e.g., Masters Road) and other unique areas within Manvel.
- Consider formation of a cross-departmental Neighborhoods Team to focus on neighborhood-level issues and needs which often require solutions involving coordinated response by various City functions.
- Maintain ongoing outreach to and communication with home owner associations (HOAs) and to areas without HOAs or other organized means for neighborhood-level interaction with City officials and staff.
- Continue close coordination with Alvin Independent School District as an essential partner for community building and maintaining school campuses as neighborhood anchors.
- Continue coordination with neighboring cities and Brazoria County on common planning interests and objectives.
- Continue to grow Planning Department staffing over time, as municipal budgeting allows, so adequate resources are devoted both to development review functions plus special initiatives and plan implementation efforts.

- Continue taking advantage of resources readily available through the American Planning Association (APA) and other sources to monitor trends and best practices for managing growth, guiding land use and development, and advancing community resiliency and enhancement efforts.
- Continue to coordinate future interim and major updates of this Comprehensive Plan to coincide with updates to the City's Major Thoroughfare Plan, and with periodic updates of the area's key economic development strategy documents to ensure effective integration of land use with market analysis and other factors that drive business development efforts.

Business Types in High-Profile Areas

As in other rapidly-growing and evolving communities, concerns were expressed during the Comprehensive Plan process about the proliferation of chain and franchise businesses along SH 6 and in other locations in Manvel – with "fast food" restaurants often singled out as a prime example of this trend. Goal 3 in this Land Use and Community Character section captures the sentiment for something different and better as Manvel grows.

But this is a tricky proposition for cities in general, and in states and areas that emphasize private property rights over broader community preferences. Zoning involves identification of permitted land uses, usually in general terms such as just "restaurant" in the Definitions portion of Manvel's zoning ordinance (Section 77-3). Zoning does not allow a city to pick and choose particular businesses within such categories that are most welcome locally. It is the pace of new residential rooftops and the concentration of disposable income in a new growth area that is drawing chain and franchise businesses to Manvel. In the meantime, Manvel has two typical options:

1. **Go out and recruit the preferred businesses you want to see in your community.** This is difficult at this still relatively early stage of Manvel's development, when resources for economic development efforts in general, and potential incentive mechanisms in particular, are limited. The challenge until then is to communicate local desires and community preferences while attempting to avoid a business-unfriendly reputation if routinely appearing to "swat away" undesired uses that property owners and developers are ready to bring to market.
2. **Raise site and building design standards to set the bar high for new development.** The reality is that national chains and franchises are accustomed to dealing with high standards in states and localities across the country. Meanwhile, small local businesses and entrepreneurs may be the ones most burdened by higher-cost provisions in local development regulations involving building design, site landscaping, restrictions on drive-through lanes and activity, signage limitations, etc. The City can require that more use types receive special use approval, but this can also add time and cost for local property owners and developers. Manvel also has its proven method of imposing minimum distancing requirements between certain uses of concern to limit their proliferation while the local land market continues to evolve and until the intended uses of more properties in key locations becomes known.

Future Land Use and Character Map

The Future Land Use and Character map illustrates the general pattern of land uses anticipated and/or desired in the years ahead – with emphasis on general – and the intended character contexts in which uses occur. Specific standards for land development based on this long-range planning map are articulated through the City's implementing regulations (zoning, subdivision, etc.) as they currently exist and may be further amended over time based on this planning guidance.

Land Use Planning versus Zoning

The side-by-side comparison below highlights the distinct purposes and uses of a future land use map relative to a zoning map. Local government development regulations are among the primary tools for implementing the Comprehensive Plan. The zoning and subdivision regulations, in particular, can play a significant role in establishing and protecting the physical character of the community. Zoning regulations delineate land use districts and the uses permitted within them, together with standards for buildings and site improvements. As a result, the zoning and subdivision regulations largely direct development outcomes. Although the Comprehensive Plan and future land use map provide only general planning guidance, they become the basis for updating the more specific zoning and subdivision regulations and the City's official zoning map.

Aspect	Future Land Use Map	Zoning Map
Purpose	▪ Outlook for future use of land and character of particular areas of the community. ▪ Macro level, showing generalized development patterns.	▪ Basis for applying different land use regulations and development standards in different areas of the community ("zones"). ▪ Micro level, with an area- and site-specific focus.
Use	▪ Guidance for zoning map and related decisions (zone change requests, variance applications, etc.). ▪ Baseline for monitoring consistency of actions and decisions with the Comprehensive Plan.	▪ Regulating development as it is proposed or as sites are positioned for the future with appropriate zoning (by the property owner or the City).
Inputs and Considerations	▪ Existing land use in the community. ▪ The locational aspects of community planning priorities involving housing, economic development, infrastructure, parks and recreation, public facilities, etc.	▪ Comprehensive Plan and future land use map for general guidance. ▪ Zoning decisions that differ substantially from the general development pattern depicted on the future land use map will indicate the need for some map adjustments during the next periodic plan update.

The future land use map is accompanied by descriptions of the character types and broad land use categories displayed on the map:

Community Character Type*	Future Land Use and Character Designation	Most Closely Associated Current Manvel Zoning Districts for Areas within City Limits
Rural	▪ Rural Preservation	▪ Open-Single-Family Residential (with 1-acre minimum lot area)
Suburban	▪ Estate Residential ▪ Suburban Residential ▪ Master-Planned Development	▪ Open Single-Family Residential (with 1-acre minimum lot area) ▪ *None directly equivalent to Suburban Residential as Manvel's current zoning does not provide a typical zone with the minimum lot size often found in a Suburban character area (10,000 square feet or larger)* ▪ Planned Unit Development ▪ Single-Family Residential (with 6,300 square foot minimum lot area) ▪ Highway Mixed Use ▪ Multi-Family ▪ HUD-Code Manufactured Home
Urban	▪ *No designations with Urban character* Auto Urban Character* ▪ Commercial ▪ Industrial * See discussion below of Auto Urban character and all three Community Character types.	▪ Light Commercial ▪ Heavy Commercial ▪ Highway Mixed Use

The descriptions call out the **principal types of land use** that are expected to predominate in areas where land is currently undeveloped or, in previously developed areas, based on what is already on the ground and will likely remain or possibly evolve. Such transitions in use can occur through redevelopment of previously built sites, "infill" construction on a vacant parcel amid existing built sites, or repurposing of an existing structure for another use without significant site changes.

Along with the principal use types, **other complementary land uses** will also remain or may emerge in particular areas of the community. This can include:

- pre-existing housing in areas transitioning mostly to commercial use;
- small-scale, neighborhood-oriented retail and service uses at key intersections within largely residential areas; and
- commercial uses that front along main roadways with residential neighborhoods behind them.

Certain uses can be located amid other predominant use types, such as schools, other public facilities, places of worship and parks within predominantly residential areas – all of which should match the character of their vicinity. Mixing uses on sites is common in downtowns (e.g., upper floor office or residential above ground-floor retail) and may occur elsewhere in a community as the market accommodates and zoning allows. Large master-planned developments are often intentionally designed to integrate and mix uses in certain areas while reserving other areas for one predominant use such as single-family detached housing or medical/offices.

Many of the complementary uses described above will not necessarily appear in a particular location on the future land use map. That is because various uses are highly market-driven, with their timing and particular location dictated by the extent and pace of other types of development. This includes the typical pattern of retail uses locating near new residential "rooftops" and often at key roadway intersections. The location and extent of various forms of residential development can also be difficult to predict amid broader housing market cycles and regional needs. Housing variety is also influenced by the experience and interest of area developers in bringing single-family homes, attached housing types such as townhomes or multi-family products to market.

Therefore, a future land use map should not be viewed as "set in concrete" and inflexible to adjustment over time. The map should be used as a starting point for considering and evaluating both:

1. Broad trends in an area's real estate market and the evolving allocation of land to various uses.
2. Specific locations where proposed development may differ from earlier projections of land use as reflected on the future land use map.

In such cases of proposed development varying from the Comprehensive Plan map, which typically come to a decision point through consideration of a rezoning application and/or site development plan, the focus should be on:

- Compatibility with existing and anticipated land uses in the vicinity, including through any additional necessary measures applied during the development approval process (e.g., conditions applied through approval of a specific use permit);
- The practicality and sensibility of a proposed use at the particular location and within the area context; and
- The overall benefit to the community of a potential change in direction versus strict application of a future land use map adopted at a previous point in time (e.g., addressing area housing needs, supporting economic development objectives, accommodating desired retail or restaurant uses, etc.).

At the same time, the future land use map should not be changed piecemeal every week or month, to the point that there is really no consistent baseline for continuously monitoring and re-assessing the community's general land use pattern and allocation. *See the discussion at the end of this section about Criteria for Amending the Future Land Use and Character Map.*

Many communities today prefer that their land use and zoning policies and related decision processes provide "a path to yes" when presented with desirable development proposals. But local governments must also exercise caution and turn to prudent safeguards when responding to proposals that are not in line with the community's vision, goals and priorities – or its infrastructure and public services capacities – as captured in its Comprehensive Plan.

This is where the future land use map needs to be thought of – and applied – as a **growth management tool** and not just a map to back up a city's zoning regulations. The Future Land Use and Character map in this Comprehensive Plan illustrates the general outlook for local land use and development over the next 10+ years, not an ultimate build-out map for all acreage within the entire city limits and extraterritorial jurisdiction (ETJ). In this respect, categories like Rural Preservation and Estate Residential indicate where widespread growth is not anticipated or desired in the near term — and sometimes ever in certain areas constrained by floodplain, challenges to extending utilities, or other factors.

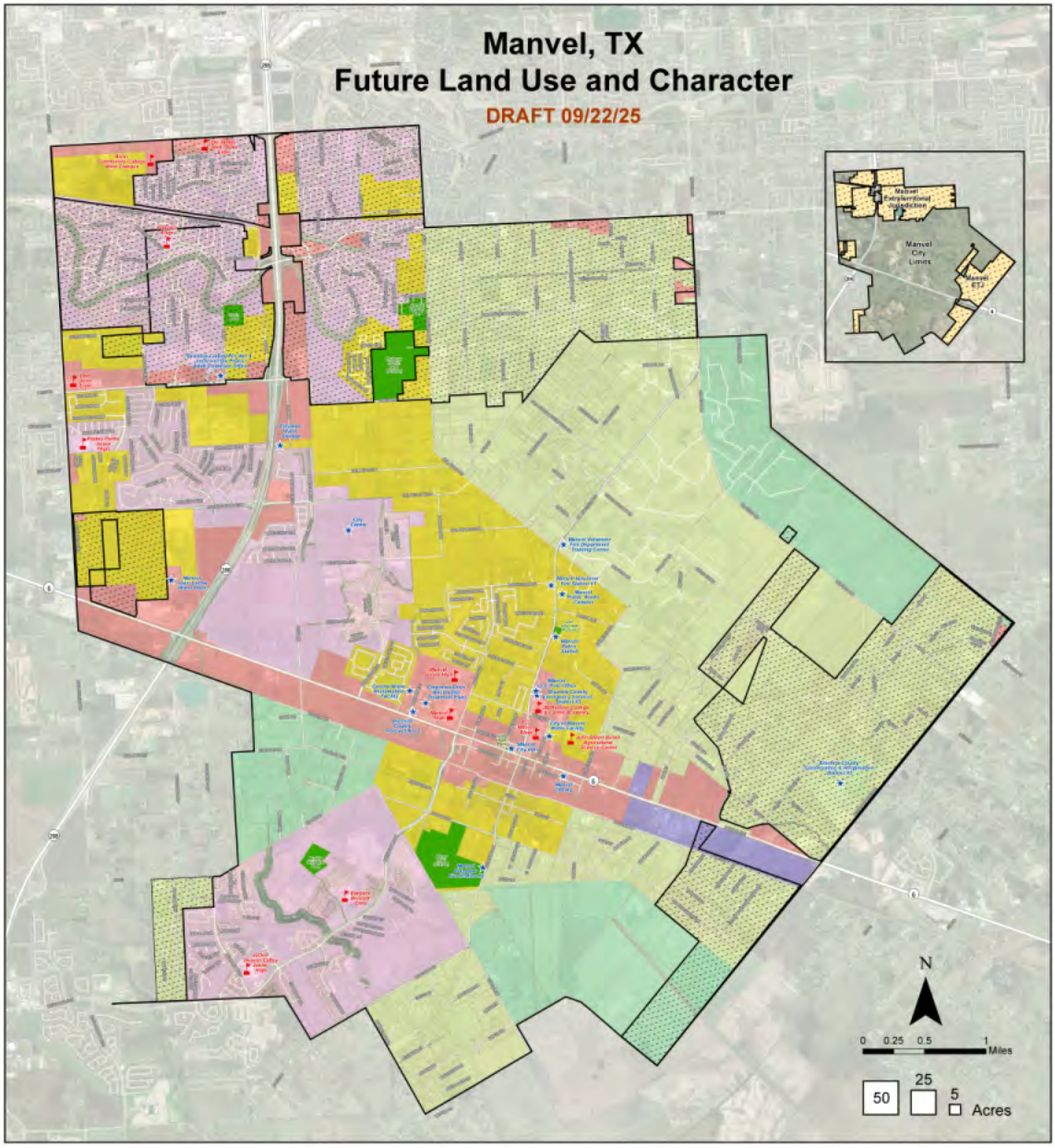
Ideally, significant proposed development that was not anticipated even in recent months or years should be located where it would be a logical extension from the edges of existing developed or projected growth areas, not set apart and isolated in remote locations. These preferred areas would presumably be where public investments in utility infrastructure, new and improved streets, and other public services are already in place or planned. Then part of the evaluation should be the effect on:

- Public safety service areas and response times;
- Added traffic and additional wear and tear on City-maintained streets in the area;
- Capacity of nearby schools; and
- Other public service considerations.

If the development ultimately proceeds after municipal and other approvals, then the Future Land Use and Character map can be updated to the appropriate category(ies) for the subject area. This may involve more specific categories like Suburban Residential or Commercial, or it could be a map change to Master-Planned Development where land has been assembled for another new large-scale, carefully-designed development.

In rapidly-growing cities like Manvel, the Future Land Use and Character map needs to be revisited even more often for periodic "rolling updates" to capture how land use is actually playing out on the ground and how the longer-term outlook has already evolved since the last map adoption point.

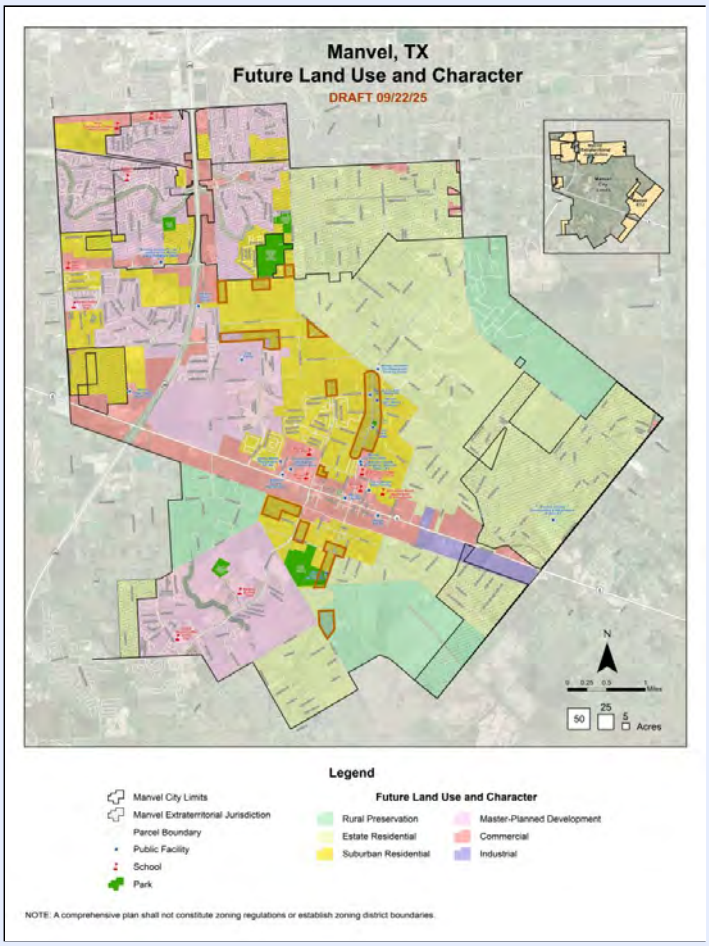
Future Land Use and Character Map



NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

Click to Enlarge Map

Areas with Commercial or Mixed-Use Potential



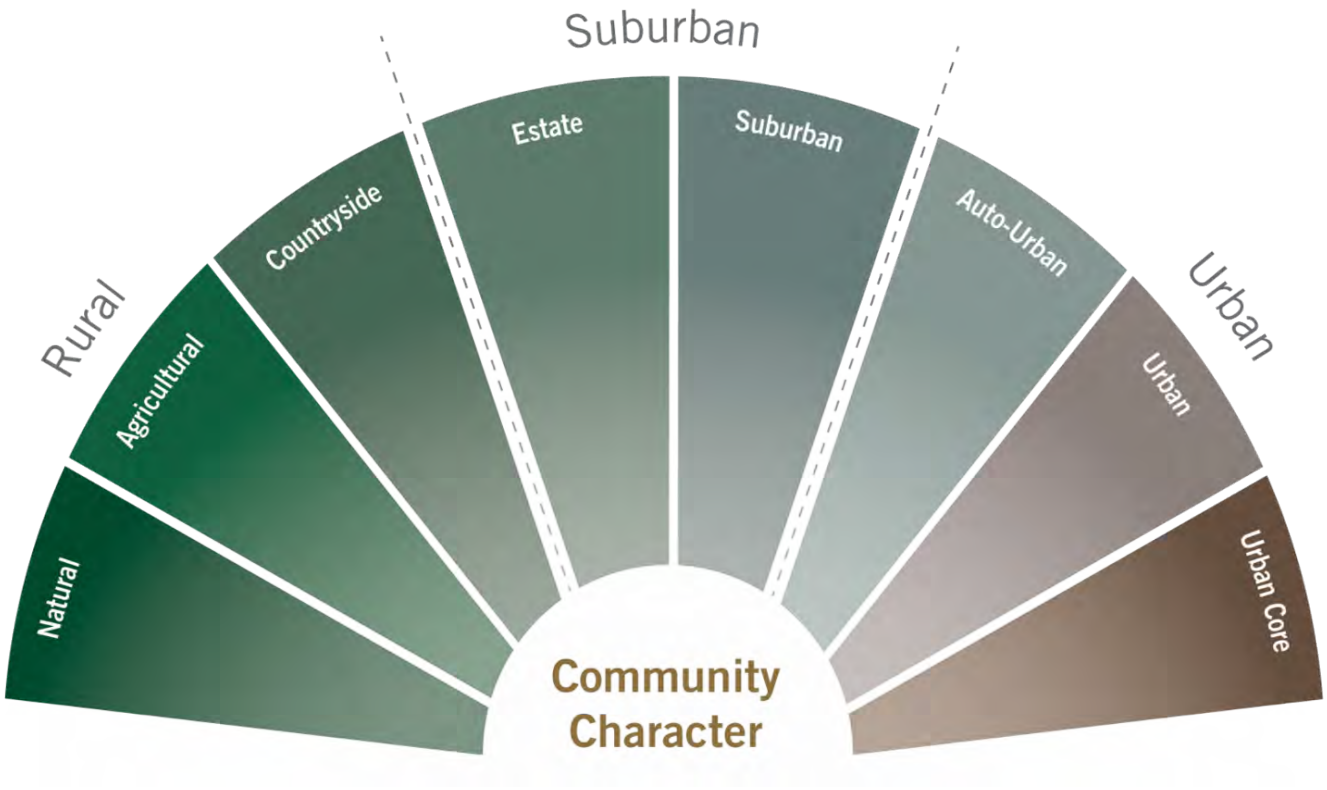
A supplemental, modified view of the Future Land Use and Character map highlights, with a dark cross-hatch pattern and orange border, locations that could be promising for commercial or mixed-use development at some future point. These locations are in addition to areas already designated for Commercial and Master-Planned Development on the adopted Future Land and Character map. Too often, future land use maps, and then a city's corresponding zoning map, show excessive and unrealistic commercial land use beyond the capacity of the local market. Rather than include the cross-hatch areas prematurely on the official Future Land Use and Character map that is adopted with this Comprehensive Plan, this supplemental view in the plan will serve as a projection of where land use and zoning may eventually shift from existing or assumed residential, dependent on local land market maturation and timing. Then the Future Land Use and Character map can be updated in selected locations, when appropriate as conditions evolve, and rezonings can be considered subject to typical factors (e.g., compatibility with nearby uses, utility availability and adequate capacity, roadway access and capacity, etc.).

The locations identified as having future commercial or mixed-use potential are on the edges of designated Commercial areas, at key future intersections depicted on the City's Major Thoroughfare Plan, and along roadway corridors where commercial activity may "follow" nearby rooftops. The supplemental map view also signals that commercial clusters and nodes are generally preferred over a "strip development" pattern spread along corridors. The latter is an outcome many communities aim to avoid as a strip development pattern often leads to traffic and safety issues and can detract from community appearance.

Finally, the supplemental map reinforces that smaller-scale, neighborhood-serving retail and services – relative to large-scale commercial (i.e., Manvel Town Center) – should eventually occur at locations more convenient to residents. In the meantime, such locations often appear as largely residential on the adopted Future Land Use and Character map while the area's longer-term development pattern and roadway network are still emerging.

Community Character Framework for Land Use Planning

This Comprehensive Plan emphasizes an approach to land use planning that builds on the concept of **community character.** This approach looks beyond the basic use of land – residential, commercial, industrial, etc. – as only one factor that determines the ultimate compatibility and quality of land development within and near neighborhoods, in nonresidential areas and along roadway corridors.



The community character approach to evaluating and planning for land use emphasizes the variation in physical conditions experienced along a spectrum from natural and rural landscapes to a developed area's most urbanized environments, usually found in a core downtown area. **A character-based approach focuses on the intensity and design of land uses,** which encompasses:

- The density and layout of residential development;
- The scale and form of nonresidential development; and
- The coverage of land surfaces by buildings and paving relative to the extent of open space and natural vegetation or landscaping.

How the automobile is accommodated is a key factor in distinguishing character types, including how public roads and streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites.

The **three major character classes – Rural, Suburban and Urban –** are described on the following pages, along with which class the various designations on the Future Land Use and Character map fall within. Not all areas of a community will be clearly distinguishable as one character type or another. Much past and contemporary development was designed and built without character in mind, which results in mixed character areas with features from the different character classes (e.g., mostly Rural areas with some auto-oriented subdivisions or retail sites, shopping centers in Suburban areas with large surface parking areas but enhanced with landscaping, traditional Urban downtowns with demolished buildings replaced by surface parking, etc.).

Maintaining and enhancing desired character is a central aim – and challenge – of implementing community plans amid constant change. A community character approach allows the formulation of standards within the City's development regulations to achieve the desired character in newly developing areas, and to protect and enhance it in redevelopment and infill areas. Character-focused categories on a municipality's future land use map and character-oriented districts on its zoning map better portray the intended on-the-ground outcomes for land use and development. This offers assurance to neighboring property owners, a smoother path to approvals for development applicants, and more beneficial outcomes for the entire community.

Character Emphasis

Community character accounts for the physical traits one can see in a neighborhood, on a busy roadway corridor, or along a recreational trail or country lane which contribute to its "look and feel" relative to areas of the community with much different character. **Nearly any land use can occur in a range of settings within a community,** from the most Rural and Suburban to the most Urban, provided the use is designed to match the character of its surrounding area. This applies regardless of whether a site is in private ownership or owned and developed by a government agency for public purposes.
Aesthetic enhancements such as architectural design, landscaping and screening, signage standards and site amenities also contribute to development appearance. But these factors can and should vary with the area character, which as defined here involves the interplay between buildings, paved surfaces and unbuilt areas. It is the combination of basic land use and the physical characteristics of such use that more accurately determine the real compatibility and quality of development, as opposed to just land use alone.

RURAL
Character

Character Class



Lowest Land Use Intensity

Sparsely developed areas with mainly very low-density residential and agricultural activity as the primary uses often due to a lack of public utilities, along with more natural and undeveloped areas. Such areas provide residents with the choice of relative seclusion within the countryside and away from more developed and populated settings. Many cities have limited Rural character areas within their incorporated limits, except in areas that were annexed for eventual development or that are not suitable for future development due to floodplains or other constraints. Some local governments intentionally preserve Rural character through the protections afforded by agricultural zoning.

Character Objectives

- Maintain areas where undeveloped land and wide open spaces predominate, and where structures and paved surfaces occupy only a minimal portion of the landscape – or none at all in pristine or preserved natural areas.
- Preserve minimal sense of enclosure of roads or other spaces by buildings, with views to the horizon unbroken by buildings in most locations.
- If any significant residential subdivision activity is proposed, encourage conservation developments in which lots and buildings are concentrated on a relatively small portion of the overall property in a cluster design, leaving substantial open space to maintain Rural character and room for buffering from any nearby uses. Such scenarios are often necessary in rural areas under development pressure, with rising land values and tax appraisals, to enable land owners to yield greater return and still maintain agricultural activity.
- Protecting Rural character also supports the desire expressed by some Manvel area residents to continue the presence and movement of wildlife in locations with widespread open land.

Future Land Use and Character Map Designation

Rural Preservation



Example of Rural character in northeast Manvel, north and east of Oilfield Road, with few structures and wide open spaces relative to the large-lot Estate Residential character along County Road 206 in the center right of this view.

Predominant Land Uses

- Agriculture.
- Single-family detached residential.
  - Typically a diverse property pattern, with scattered homesteads on very large acreage properties in some areas but also locations with relatively smaller parcels in the one-acre range, which still provides a sense of openness and separation between individual homes relative to in-city residential densities. However, public health regulations typically limit the smallest lot sizes for individual homes (Brazoria County follows the typical statewide standard of one acre minimum for a private water well and septic system on the same property, or one-half acre if just a septic system).
- Occasional small-scale commercial uses (e.g., gas stations, convenience or specialty retail, agricultural supply, etc.), preferably at crossroads locations or elsewhere with adequate access and well away from any nearby residential use.

Other Potential Land Uses*

Rural areas often accommodate various types of isolated stand-alone uses, including:

- Agritourism (e.g., hands-on planting/harvesting experiences, cooking demonstrations, winery/brewery tours and tasting rooms where permitted, overnight accommodations, etc.).
- Bed and breakfasts.
- Places of worship and other public assembly uses.
- Outdoor recreation/amusement uses.
- Resource extraction activities (e.g., oil and natural gas, sand and gravel, etc.).
- Industrial activities, especially for types that do not require significant public water supply or generate significant wastewater, or where able to obtain their own rural water supply. Even some large-scale industrial uses can take on a Rural character when located in relatively remote areas, especially when surrounded by extensive separation and buffering from any nearby uses. Low noise and lighting levels also maintain compatibility and rural dark skies.
- Public utilities or facilities, especially treatment plants and other types that have an industrial character or are otherwise best located away from residential areas and other development (e.g., police firing range, fire training).
- Cemeteries.
- Parks with limited improvements or that will remain in a more natural state, sometimes as a designated nature preserve.

*** NOTE:** Where concerns may arise about the potential proliferation of certain land uses beyond the community's desires or tolerance, provisions can be incorporated into zoning – for areas within the city limits (zoning not applicable in the ETJ) – to set locational criteria that limit where particular uses can occur. For more intensive uses, this may include: (1) locating along or near a higher-capacity roadway type for adequate traffic capacity (also invoking the City's adopted Major Thoroughfare Plan), (2) only in areas with ready utility availability and adequate capacity, and/or (3) in areas away from the lowest-intensity single-family residential use, etc. Such uses can also require approval of a specific use permit to ensure a higher level of scrutiny relative to uses that are permitted by right under zoning. As Manvel has already done for a few land use types, some cities ultimately apply minimum distancing requirements to establish a definitive physical separation between any new instance of a use of particular concern relative to existing locations of that use. Over time, such locational restrictions may need to be eased as a local real estate market matures, the area gains more resident and daytime visitor population, and as certain retail and service uses are needed in more locations that are convenient to established and new residential areas.

SUBURBAN

Character

Character Class



Low Land Use Intensity

Suburban character areas involve people living in closer proximity than in Rural character areas, with a wider array of supportive uses also nearby (e.g., shopping and services, public facilities, parks, etc.). But Suburban character areas still have noticeably less intensive use of land than Urban character areas, with open and green spaces more in balance with the extent of land covered by structures and paved surfaces. Parks, cemeteries, and preserved greenways, creek corridors and other natural features also help maintain green and open spaces within a developing community.

Character Objectives

- Establish or preserve a balance between buildings and other site improvements relative to the degree of open space, especially within residential neighborhoods.
- Especially maintain the Estate Residential character seen in many areas of Manvel that were platted and had homes built on one-acre or larger lots in an earlier era before the emergence of large master-planned developments and denser subdivisions. Estate Residential areas are within the Suburban character class as they often provide a transition between the Rural character at a community's edges and more urbanized development patterns and intensities.
  - Estate Residential areas offer a semi-rural atmosphere since open and green spaces still usually exceed the extent of land covered by structures and paved surfaces. This openness is beneficial for areas at risk of flooding and necessary where private water wells and/or on-site septic systems require larger lots. However, Estate lots are often arranged in a subdivision layout around shared public or private streets, more like in-city development relative to a Rural Countryside pattern where homes front along and have individual driveways from rural highways or roads.
- Design for less noticeable accommodation of the automobile in residential neighborhoods compared to more intensive auto-oriented residential design. The Suburban character emphasis especially stands out where driveways are on the side of homes rather than occupying a portion of the front yard, and where garages are situated to the side or rear of the dwelling (or oriented sideways relative to the street instead of a front-loading garage that faces the street).
  - Auto Urban character can encroach into areas intended for Suburban character in the form of developments with higher lot coverage by dwellings, driveways and other paved surfaces. This outcome is often due to relatively smaller and narrower lots, allowing for less openness and separation between dwellings – but also intended to achieve lower price points to expand homeownership opportunities. Auto Urban character especially prevails where driveways and front-loading garages dominate the front yards and front facades of homes.
  - The Auto Urban nature of residential areas can be offset somewhat by landscaping, "anti-monotony" architectural standards, and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.
- Achieve Suburban character in some commercial areas, whether at a neighborhood-focused or larger scale, through lesser coverage of sites with buildings and especially paved areas, which makes such areas stand apart from most auto-oriented contemporary development and blend better with adjacent Suburban residential character.
- Design public and institutional sites so they match the area's Suburban character, along with community-scale and neighborhood-oriented parks that should have abundant green and open space on the site.
- Encourage conservation developments that allow smaller lot sizes than typical for the area in exchange for greater open space set-aside on the overall development site to maintain Suburban character and room for buffering from nearby uses of differing intensity or character. This approach also enables some viable use of sites partially constrained by floodplain or other factors. This is precisely the design approach seen in most master-planned communities, as well as in golf course subdivisions.

Future Land Use and Character Map Designations

Estate Residential



Example of Estate Residential character – within the broader Suburban character class but typically with one acre or larger lots that provide substantial separation between homes – in the area between Jordan Street and the Briscoe anal and east of Masters Road in south Manvel.

Suburban Residential



Example of approximate Suburban Residential character – with higher density than Estate Residential, but with greater side separation between homes and more front yard area than in some contemporary residential development – in the Terra Lane/Drive subdivision near the intersection of Masters Road and Lewis Lane in central Manvel.

Master-Planned Development



Example of Suburban character within the Pomona master-planned community in Manvel's northwest extraterritorial jurisdiction around Pomona Parkway, with the relative density of residential blocks offset by areas of dedicated green space around main roadways and elsewhere, water features providing additional openness, and nonresidential sites for schools, recreation and other uses intermingled within the overall master-planned development design.

Predominant Land Uses

- Single-family detached residential.
  - Estate Residential lots are typically at least one acre. However, three-to five-acre lots may be needed to achieve and maintain true Estate character in more open areas with less vegetation and screening of homes from streets and adjacent dwellings. Where Estate lots are multiple acres in size, some accessory agricultural use or an equestrian element is sometimes seen.
  - For Suburban Residential, a larger baseline minimum lot size in a corresponding zoning district – typically 10,000 square feet or larger, yielding a gross density of 3-4 homes per acre – allows for deeper front yards and building setbacks and greater side separation between homes.
- The Master-Planned Development category involves primarily single-family detached dwellings or may involve development plans that mix in other housing types and/or nonresidential uses as focal points (e.g., schools, places of worship, retail nodes, recreation centers and other community gathering places, public facilities, etc.).
- Public/institutional uses, including schools and certain public assembly uses such as places of worship.
- Parks.

Other Potential Land Uses*

As noted in the introduction to this section, some land uses may be proposed and ultimately approved through rezoning decisions that might not have seemed possible based on strict application of the Future Land Use and Character map at the time. Whether a property is at an edge of a Suburban character area on the map or even somewhere within one, other uses besides the predominant uses listed above should be considered, provided that they will be designed to achieve and maintain compatible Suburban character. Examples include:

- Subdivisions in Estate Residential areas planned with an equestrian component (e.g., shared stable facilities, riding trails for residents).
- Within the Suburban Residential category, some attached residential types such as duplexes, patio homes and townhomes can be appropriate if the site and dwelling design, including building and garage placement and orientation, will be consistent with Suburban character. As with Master-Planned Developments, which sometimes integrate such residential variety, the somewhat higher density of these residential options should also be offset by green and open areas, including landscaping to screen any common parking areas. As needed, some of the planned open space and/or preserved vegetation should be along the site perimeter to provide buffering between other character types or land use intensities (e.g., adjacent single-family detached, commercial, etc.).

Other Potential Land Uses*

- Multi-family residential permitted only as a potential component within Master-Planned Development (i.e., not permitted anywhere else in the community as a stand-alone use or as part of a mixed-use development). That way, such construction can occur only when integrated into larger-scale developments with a Suburban character that are designed to accommodate different housing types and/or mixing with nonresidential uses. Additionally, developments of that scale typically receive a higher level of review and public attention than more routine development. However, even within a Master-Planned Development, the design of proposed multi-family residential use must be carefully scrutinized as larger apartment developments often have an auto-oriented character due to the extent of surface parking needed, which should be offset by parking area landscaping and screening as on nonresidential sites. Greater spacing between multi-family residential buildings can also allow for more integration of green space within the interior of the site.
- Established manufactured home communities sometimes continue for some time, or new ones are proposed for development in designated Estate or Suburban Residential areas. This housing option is most compatible in such areas when treated like other detached housing, with local development regulations requiring their placement on lots of a certain minimum size and with a design and lot coverage similar to Suburban character subdivisions for site-built single-family detached homes.
- In Suburban Residential and Master-Planned Developments more than Estate Residential, a variety of potential retail and service uses, but sometimes excluding auto-oriented uses that cannot practically achieve a Suburban character (e.g., gas stations, car washes or other uses that require extensive parking or other paved surfaces).
  - Neighborhood-oriented commercial uses may emerge over time and should be encouraged on corner sites or other locations at the edge of predominantly residential areas for convenience and to encourage more walking and biking for short trips from home.
  - Adjacent to Estate and Suburban Residential properties and areas, the permitted scale and intensity of nonresidential uses may be limited to ensure compatibility, along with adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits and residential-in-appearance architectural standards.
- Beyond entirely residential projects, the Master-Planned Development category may involve mixed-use developments, business parks and institutional uses (e.g., medical, large-scale places of worship, higher education, etc.) that incorporate abundant green space and landscaping and relatively low site coverage, sometimes in a campus-style layout with careful placement and screening of parking and loading areas. Development outcomes are often controlled by private covenants and restrictions that exceed local government ordinances and development standards.
- Cemeteries.

***NOTE:** Where concerns may arise about the potential proliferation of certain land uses beyond the community's desires or tolerance, provisions can be incorporated into zoning – for areas within the city limits (zoning not applicable in the ETJ) – to set locational criteria that limit where particular uses can occur. For more intensive uses, this may include: (1) locating along or near a higher-capacity roadway type for adequate traffic capacity (also invoking the City's adopted Major Thoroughfare Plan), (2) only in areas with ready utility availability and adequate capacity, and/or (3) in areas away from the lowest-intensity single-family residential use, etc. Such uses can also require approval of a specific use permit to ensure a higher level of scrutiny relative to uses that are permitted by right under zoning. As Manvel has already done for a few land use types, some cities ultimately apply minimum distancing requirements to establish a definitive physical separation between any new instance of a use of particular concern relative to existing locations of that use. Over time, such locational restrictions may need to be eased as a local real estate market matures, the area gains more resident and daytime visitor population, and as certain retail and service uses are needed in more locations that are convenient to established and new residential areas.

Multi-family residential is among the uses of concern in many suburban and rural communities. The options discussed above are available to manage the location and extent of such use if ever permitted elsewhere in the community outside of Master-Planned Developments. Another criterion for multi-family residential might involve locating only at the edge of an area already developed with or zoned for commercial use, so that the multi-family serves as a buffer and transition to neighborhoods with less-intensive residential use. Even the measures described here to prevent unpredictable, scattered development may not provide enough comfort in an evolving community where many residents still value a semi-rural, "country living" character that cannot be disrupted by more intensive types of residential and/or nonresidential development. However, as with the eventual easing of locational restrictions discussed above, this scenario can change over time. Growing communities often come to appreciate the need for more residential options to house the workforce that local businesses, schools and other employers rely on, and as residents seek housing types that allow them to "downsize" within their own community rather than having to move away.

URBAN
Character

Character Class



Highest Land Use Intensity

Urban character areas usually involve the most intensively developed area of a community in terms of the greatest coverage of sites with buildings and the least amount of private development area devoted to off-street parking and landscaped yards or open space. Instead, most parking is accommodated on-street and/or within public parking areas. This enables streets and other public spaces to be framed by buildings that abut the public sidewalk with zero or minimal front setbacks, creating "architectural enclosure" versus the progressively more open feel in Auto Urban, Suburban and Rural character areas. These elements, along with a predominance of mixed uses, makes Urban character areas the most conducive for pedestrian activity and interaction.

Future Land Use and Character Map Designation

None as Manvel does not have any existing areas developed to this intensity or with this design approach, and is not likely to have any for the foreseeable future.

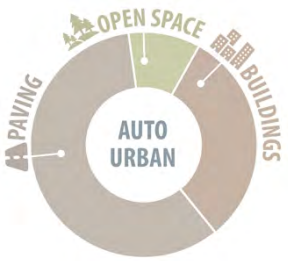


Example of Urban character design intentions at the core of nearby Pearland Town Center, with buildings framing streets and public gathering spaces, a range of uses integrated including higher-density residential, and most parking provided outside the core to promote a more pedestrian-oriented setting. However, the overall development still takes on an Auto Urban character given the extent of surface parking needed for such a regional-scale destination development.

AUTO URBAN

Character

Character Class



Medium Land Use Intensity

Within the Urban character classification, the Auto Urban subcategory involves a particular – and widespread – community planning challenge as such areas are designed mainly to accommodate automobile circulation and parking. As a result, the combination of buildings and especially paved surfaces makes such areas nearly as intensive as Urban areas in terms of land cover. However, development is often more horizontal and spread out, introducing openness that is more characteristic of Suburban character areas. Bottom line, though, Auto Urban areas lack the greenness of Suburban character and the walkability of more compact and architecturally enclosed Urban character areas. Aside from changing the aesthetics of developing areas, the extent of paved surfaces can also contribute to increased volumes and rates of stormwater runoff and higher temperatures in relatively intensive urban environments.

Character Objectives

- Offset the inevitable design and appearance of Commercial sites and uses that are auto-oriented, or that must provide adequate parking for frequent and/or significant coming and going of vehicles, with techniques intended to soften Auto Urban character (e.g., generous landscaping and mature tree preservation, screening of parking areas, placement and orientation of buildings on sites relative to streets, quality building design, etc.).
- For Industrial areas and uses, this includes screening of truck parking and loading areas (and sometimes rail spur areas where industry is served by a nearby railroad), along with other unsightly outdoor activity and storage areas depending on their visibility from nearby roadways and areas of less intensive residential and commercial use.

Future Land Use and Character Map Designations

Commercial



Example of classic Auto Urban character with gas stations and associated commercial activity on all four corners of the State Highway 6/Masters Road intersection, showing the extent of site coverage with structures and especially paved surfaces that such uses require. The Manvel zoning ordinance (Section 77-50) already includes a provision requiring minimum two-mile separation of any new gas station from an existing gas station and convenience store.

Industrial



Example of Industrial and heavy commercial uses along State Highway 6 in southeast Manvel, with extensive land coverage by buildings, paved surfaces or other outdoor activity areas, contrasted with the relative openness of nearby Estate Residential use to the south and undeveloped land along the highway corridor.

Predominant Land Uses

- A variety of retail and service uses in Commercial areas, with the range of uses sometimes more limited by zoning in areas dedicated primarily to Industrial uses. Local development regulations can address various aspects of auto-oriented commercial design that often lead to compatibility issues with other nearby uses and/or diminish the aesthetic appeal of a community's highest-profile roadways such as State Highway 6 and the State Highway 288 corridor through Manvel:
  - Buildings are typically set back toward the rear of sites to accommodate expansive parking areas and smaller pad-site uses in front, often resulting in less emphasis on architectural design.
  - This also places loading/delivery activity, trash collection and sometimes drive-through lanes and associated speakers near the rear property line, which is often shared with adjacent residential use.
  - Such "strip" developments in highway-adjacent locations usually aim to maximize signage to capitalize on site visibility to passing traffic for "big-box" retailers, chain restaurants and other high-traffic businesses.

  Especially at key community entries and along high-profile roadway corridors, development standards can set a higher bar to yield less intensive and more attractive development outcomes relative to most auto-oriented areas, including elevated standards for landscaping (along street frontages and within parking areas), signs and building design. The Manvel zoning ordinance already includes a State Highway 6 (SH-6) overlay district for similar purposes (within 700 feet of the highway), along with a Highway Mixed Use (HMU) base zoning district with some of these intentions along a segment of the Masters Road corridor.
- Heavy commercial and sometimes light industrial uses (e.g., warehouse/distribution, small-scale processing/assembly, equipment rental/sales, heavy vehicle repair, etc.) where appropriate in Commercial areas, with the most intensive and impactful industrial uses restricted to designated Industrial areas.
  - These uses typically have an Auto Urban character due to the extent of site coverage by buildings and paved areas, especially when they involve significant truck traffic and/or outdoor merchandise display or materials storage (e.g., home improvements store or building supply).
  - Along with their relative land cover, industrial uses vary in intensity from "light" to "heavy" depending on how their on-site activities may affect nearby properties (e.g., noise, vibration, light/glare, dust and particulate emissions, odors, hours of operation including in/out truck traffic, as well as the sheer scale of some heavy industrial uses that make them difficult to screen from nearby developed areas and public streets aside from fencing, landscaping and/or berms along site perimeters).
  - Certain intensive publicly-owned uses are best located within Industrial areas because of their similar character and operations (e.g., public works facilities, fleet maintenance, treatment plants, fire training, etc.).

Other Potential Land Uses*

- Office use accessory to a primary industrial use.
- Pre-existing residential use in areas where commercial and/or industrial activity has emerged over time and may have become the predominant use, leaving only scattered homes amid mostly nonresidential development. This often occurs along or near roadways that are more highly traveled than in the past, have been widened or upgraded to carry more traffic, and, therefore, are more conducive for commercial development that relies on high visibility to passerby traffic (i.e., the State Highway 6 corridor, aka "Morris Avenue").
- The most intensive electric utility installations relative to smaller substations located near residential areas. These facilities are often screened for both security and aesthetic reasons.

* See the note above under Other Potential Land Uses for Suburban Character, which also applies here.

Criteria for Amending the Future Land Use and Character Map

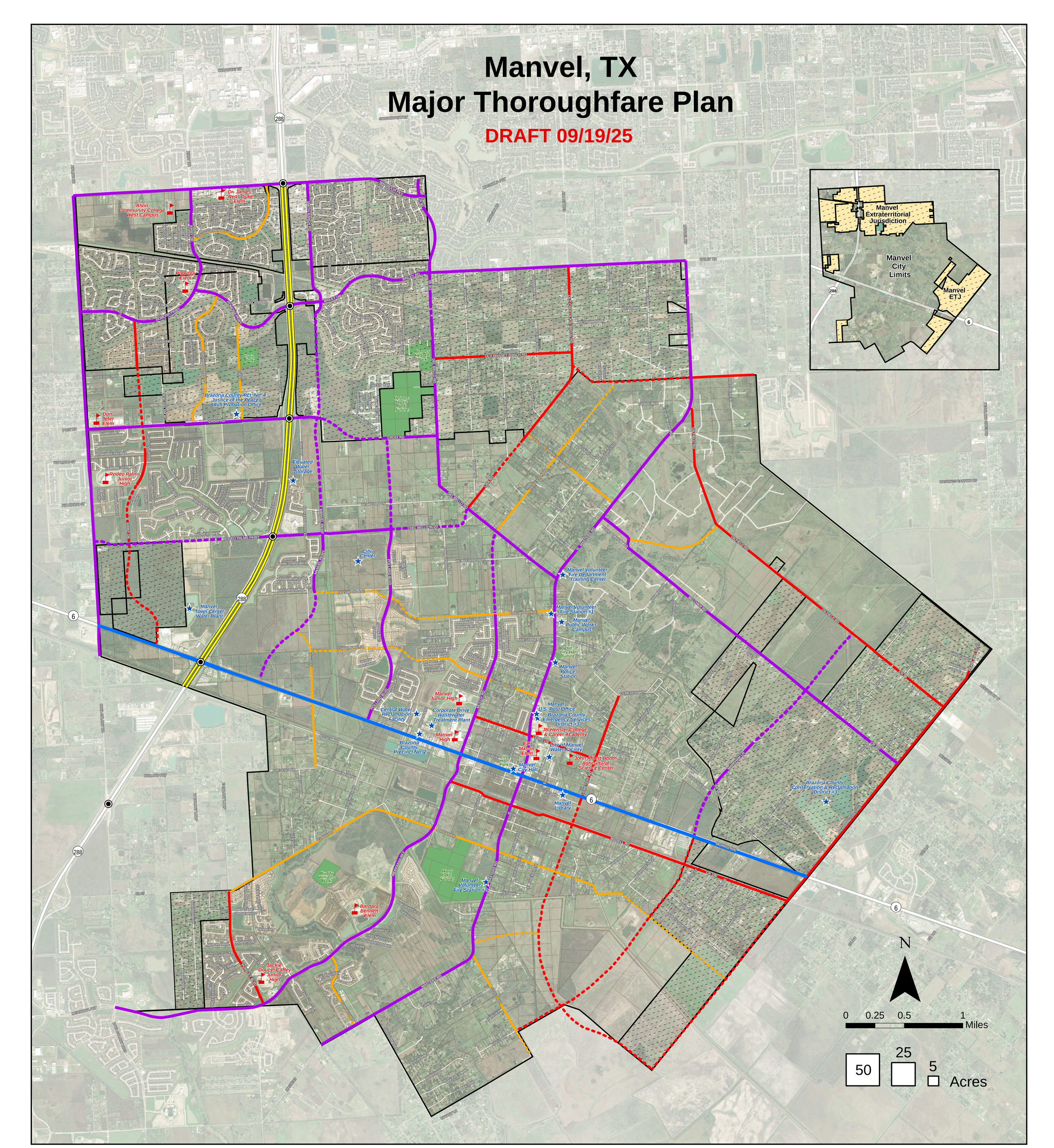
Along with procedures for monitoring and periodically updating this Comprehensive Plan, another specific issue involves consideration of proposed amendments to the adopted Future Land Use and Character map. A first consideration is whether a map amendment is necessary immediately, such as in conjunction with a particular rezoning request? Or, can a potential map adjustment wait so that it may be examined more holistically, along with any other map changes under consideration, through the next interim review and update of the entire Comprehensive Plan?

The following items should be reviewed and addressed, especially by the Planning, Development and Zoning Commission, when a Future Land Use and Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels or would it affect a much larger area?
- **Change in Circumstances:** What specific conditions have changed sufficiently to render the current map designation(s) inappropriate or out-of-date (e.g., area's population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.)?
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any other applicable plans (utility infrastructure or drainage plans, public safety plans, parks and recreation master plan, etc.)?
- **Adequate Information:** Do City staff, the Planning, Development and Zoning Commission, and/or the City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns and insights have been raised by area residents, property owners, business owners, partner agencies/organizations or others?

Manvel, TX
Major Thoroughfare Plan

DRAFT 09/19/25



Legend

- Manvel City Limits
- Manvel Extraterritorial Jurisdiction
- Parcel Boundary
- Public Facility
- School
- Park

City Thoroughfare Classifications

- Grade Separated Interchange
- Limited Access Highway (SH 288)
- Major Thoroughfare (120' ROW)
- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Arterial (100' ROW)
- Proposed Arterial (100' ROW)
- Collector (80' ROW)
- Proposed Collector (80' ROW)

MANVEL 2045

Transportation

October 2025 DRAFT

This plan section focuses on near-term and longer-range transportation needs and priorities in and around Manvel. Some of these priorities are outward focused, involving regional and state-level entities and necessary coordination, recognizing Manvel's place within a much larger metropolitan region. Various other priorities are inward focused, such as adding local roadway capacity plus ongoing street maintenance and rehabilitation, and extending and filling gaps in the sidewalk system.

As in many communities, top transportation-related issues facing the area include improving traffic flow, safety and connectivity while adding more ways to move around the community safely on foot and by bike. Continued enhancement of the area mobility system will be necessary to accommodate the increased travel demand resulting from population growth and development. A growing community also requires more goods movement and draws additional visitor traffic to the newest retail offerings and other destinations.

Plan Sections

- Environment
- Growth Capacity
- Land Use and Community Character
- **Transportation**
- Economic Development
- Recreation and Amenities
- Plan Implementation

As the transportation system continues to evolve, it should address not only traffic flow and safety needs but also reflect the surrounding land use and character. Finally, public transportation services will likely become an increasing priority over time, especially for those without a personal vehicle or with special transportation needs, to reach jobs, education sites and essential services.

Why This Comprehensive Plan Section is Important for Manvel

Quality of Life

Reinforces the importance of minimizing traffic congestion while also ensuring safe roadway conditions as a key quality of life component for Manvel residents.

Character

Highlights the role of street design in establishing and reinforcing the desired character of an area, whether in suburban residential neighborhoods or in less developed areas in and around the city.

Neighborhood Integrity

Emphasizes the fundamental priority placed on neighborhood integrity, which is influenced by traffic conditions on residential streets and the safety of kids and adults when walking and biking in the community.

Public Policy Basis

Provides the public policy basis for City regulations and standards related to streets, sidewalks and crosswalks, bike lanes, parking and other mobility-related infrastructure and physical improvements.

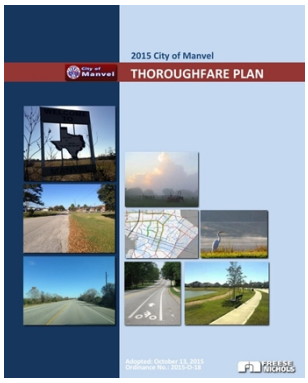
Regional Coordination

Recognizes that multiple state and regional agencies plan for and guide transportation upgrades and services in the area, enabling the City to focus on local issues and needs along with regional coordination.

Community Objectives

Supports Manvel's linking of roadway and corridor design to economic development and aesthetic objectives.

Legacy of Past Planning





**Click Images to View Plans*

This new Comprehensive Plan builds on previous plans and studies completed by the City of Manvel and other partners, including these most relevant to the Transportation topic:

- 2015 City of Manvel Thoroughfare Plan
- Pavement Management Services, 2022

MANVEL 2045

Transportation Accomplishments

2015 City of Manvel Major Thoroughfare Plan

Ongoing road building and connections through new development

Improved connectivity to south Manvel via Meridiana Parkway

Train horn quiet zones

Ongoing annual street improvements by Public Works

2022 Pavement Management Services Report

Expansion of SH 288 south of Pearland

Key Planning Issues and Considerations

Through the Manvel Today phase of the comprehensive planning effort and the leadership and public engagement activities that also led to Manvel's new Strategic Plan, numerous real and perceived community issues and needs were identified. Others were added through the work of the plan consultants and their interactions with City staff.

Key issues and considerations that led to the goals and action items in this Transportation section include (along with specific points and suggestions from leadership and community input):

Theme	Key Planning Issues and Considerations
Mobility & Congestion Management	» **Transportation network connectivity and accessibility of key destinations** - Enhanced mobility and access across the community for all residents. - Lack of turn lanes, especially into neighborhoods (e.g., Newport Estates from Croix Road/CR 58). - Expanded public transportation options. » **Traffic flow and congestion management** - Levels of service along major roadways and at busy intersections to maintain traffic flow. - Traffic congestion at key locations, especially during school times (e.g., Croix Road/CR 58 and Airline Road/CR 48). - Traffic bottlenecks around schools and at intersections (e.g., SH 6 to SH 288 northbound). - Occasional traffic delays at railroad crossings.
Travel Safety	» **Safety for all forms of travel** - Focus on enhancing safety for all as traffic volumes increase on Manvel's major roadways with the area's growth. - Desire for medians and safer roadway design on Highway 6. - Safety concerns on Meridiana Parkway – need for crosswalks, flashing lights and traffic calming. - Limited areas where residents feel safe walking or biking, and with good access to desired destinations. - Desire for raised crosswalks for safer pedestrian movement.

Transportation System Maintenance

» **Basic and ongoing maintenance**

- Both immediate spot repairs and periodic resurfacing to ensure safe roadway conditions while also protecting the longer-term integrity of the area transportation network – and the value of past public investments toward it.
- Missing road striping in places (e.g., Croix Road/CR 58), and damage from trucks.

Transportation Technology & Sustainability

» **Technology solutions**

- Need to implement an advanced traffic control system to manage more effectively the increasing demands being placed on the area's transportation infrastructure.

» **Future-readiness**

- Anticipating and preparing for the implications of increasing vehicle electrification, including the growing demand for car recharging infrastructure, and ensuring that the City's planning and development processes are aligned with this ongoing shift towards more sustainable transportation solutions.

Regional Collaboration

» **Advocating for Manvel's interests**

- Continuing to cultivate and strengthen partnerships with Brazoria County and other regional and state mobility partners, leveraging available funds to support projects that provide mutual benefits and address shared community objectives.

Goals for Transportation

The actions in this Transportation section involve tangible steps that will lead to achievement of the following goals:

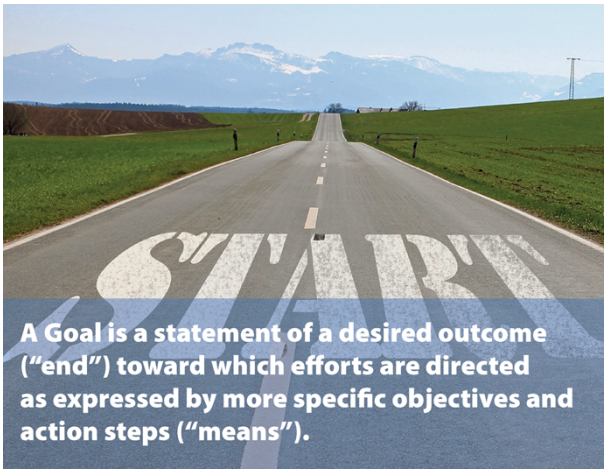
1. Expanded and better-connected roadway, sidewalk and trail networks to improve local mobility options and reduce congestion.

2. Opportunistic additions and upgrades to Manvel's major thoroughfare system in coordination with private land development and through public road projects.

3. Sustained investment in street maintenance and periodic resurfacing to extend the life of Manvel's roadways and safeguard prior public infrastructure investments.

4. Enhanced travel safety for all, including measures that make Manvel a more pedestrian- and bike-friendly city even as it gains more residents and traffic.

5. Close coordination with Brazoria County, the Texas Department of Transportation and other partners to ensure regional mobility projects are consistent with Manvel's preferences and to maximize available funding for local transportation improvements.



Actions for Transportation

Itemized below are a set of action strategies, involving both near- and longer-term steps, for responding to the key issues and community needs identified in this Comprehensive Plan section.

STRATEGIC PRIORITY 1:
Potential Near-Term MTP Implementation Priorities

The timing and location of private land development, together with the availability of public funds for right-of-way acquisition to accommodate any publicly-led roadway design and construction, will largely determine which Major Thoroughfare Plan (MTP) alignments and connections can occur soonest. With those caveats in mind, the following projects should take precedence where feasible: ***[PENDING review by City officials and staff]***

- Roadway extensions and connections in the vicinity of SH 288 given the extent and pace of development around the freeway corridor, especially as the SH 288 upgrade project is completed (e.g., rest of Rodeo Palms Parkway to Airline Road/CR 48).
- Completion of north-south roadways parallel to SH 288 (e.g., Manvel Parkway on east side and Kirby Drive on west side).
- Elimination of 90-degree turns and new smoother alignment of Croix Road/CR 58 just east of SH 288.
- Completion of more east-west connections in the rapidly-developing area between SH 288 and McCoy Road (e.g., Charlotte Street, Dogwood Avenue and Del Bello Boulevard).
- Northward extension of Pollard Boulevard to Croix Road/CR 58, especially given the eventual completion of the City's planned City Center Complex in this area.
- Targeted right-of-way preservation and road network connections elsewhere, as opportunities arise, to avoid lost possibilities for ever achieving better connectivity and alternative travel routes in particular areas of the city and ETJ (e.g., southward extension of Cemetery Road in conjunction with potential new land development activity in this area south of SH 6).

STRATEGIC PRIORITY 2:
Streets and Pavement Management

The City of Manvel is advancing toward a fully-paved road network with the asphalt paving of 17 gravel roads in 2024-2025 at a cost of $3.4 million. Installation of sidewalks and traffic signals in school zones is planned for late 2025, costing $6 million. Based on the newest Pavement Condition Index (PCI) data, the City aims to prioritize roads under 26 feet wide for widening and implementing rehabilitation strategies. Key road safety concerns include Meridiana Parkway and the Del Bello Road/Masters Road intersection, which require landscape and crash mitigation.

City staff has also noted the need to improve right-of-way clarity and thoroughfare continuity through an updated Major Thoroughfare Plan. Previous planning called for $34 million in roadway widening and $35 million in pavement rehabilitation. Manvel should continue combining rehabilitation and widening where practical and consider innovative cost-saving techniques in walk-through engineering assessments. Additionally, pedestrian and bike infrastructure, especially near schools, should be evaluated for safe access integration.

Manvel's roadway infrastructure must continue to grow and adapt in sync with development. Ongoing updates to the Pavement Condition Index (PCI) is the basis for strategic prioritization, using a tiered strategy:

- Tier 1 (PCI < 25): Full reconstruction.
- Tier 2 (PCI 25-45): Reclaim/widen or resurface.
- Tier 3 (PCI > 45): Preventive maintenance.

Prioritization factors include:

- PCI condition.
- Road width and surface type.
- Traffic volume and usage patterns.

Funding Options

- Road impact fees.
- TxDOT partnerships.
- Federal Better Utilizing Investments to Leverage Development (BUILD) grants (previously TIGER).
- County overlays.
- Municipal bonds.

STRATEGIC PRIORITY 3:
Transportation System Management Best Practices

Along with the City's near-term singular focus on thoroughfare system development, plus ongoing maintenance and upgrades to its existing road and sidewalk assets, the City should also prioritize the following actions and practices as funding and staff resources allow:

- Pursue an ongoing sidewalk improvement program to repair, replace or install new sidewalks, crosswalks and curb cuts in high pedestrian use areas in the city (e.g., around school campuses, near public buildings and spaces, in park vicinities, and in other activity centers in the city) and in other areas with the potential to accommodate more walking with appropriate improvements and safety measures.
- Follow a Transportation System Management (TSM) approach, which emphasizes efficient use of existing roadway capacity when added-capacity projects are unlikely to happen in the near future, or ever, due to physical or fiscal constraints (e.g., improvements and turning movement enhancements focused at congested intersections, access management measures along roadways, improved roadway marking/signage/lighting, traffic signal upgrades and use of “Intelligent Transportation System” or ITS technologies, etc.).
- In keeping with the nationwide Vision Zero movement, which aims to eliminate preventable injuries and fatalities suffered by motorists, pedestrians and cyclists, pursue local actions such as:
  - Committing to capital projects that expand and enhance bicycle and pedestrian circulation and safety, especially involving installation of protected bicycle/pedestrian lanes and facilities.
  - Evaluating whether speeds are a contributor to bicycle/pedestrian accidents and considering potential speed limit reductions in locations of concern, along with targeted traffic calming measures in both new development and existing developed areas.
- Ensure ongoing coordination between local law enforcement and Alvin Independent School District regarding planning for any on-street drop-off/pick-up queueing and related disruptions to usual traffic

flow around school campuses during peak periods, and for overall congestion management and safety, especially at the start of school years.

- Apply a “dig once” strategy, taking advantage of opportunities to synchronize utility work with road construction projects to reduce the cost burden of digging up streets multiple times. Also seek opportunities to implement bicycle/pedestrian improvements in conjunction with street maintenance and rehabilitation projects, utility installation and replacement projects, storm drainage projects and others.
- Continue periodic updates of the City's MTP to set the stage for local capital improvements planning, coordination with private property owners and developers, and pursuit of external funding and grants.
- Actively participate in state-level and regional transportation planning efforts and funding processes, primarily through the Houston-Galveston Area Council as the area's Metropolitan Planning Organization (MPO), to advocate for local needs and advance regional projects with local benefit.
- Continue to plan for the local implications of transportation technology advancements such as more widespread use of electric vehicles, autonomous vehicles, electric bikes and scooters, ride-sharing services and drones (e.g., for package deliveries, etc.).

Major Thoroughfare Plan Review and Updates

The Major Thoroughfare Plan (MTP) is the City's long-term road network plan, intended also to accommodate pedestrian and bicycle circulation within the community where appropriate. The MTP is designed to address current and anticipate future travel needs in and around Manvel. Similar to the Future Land Use and Character map, which is intended to guide land use and development patterns over the next several decades, the MTP map represents a long-term vision for the community's surface transportation system.

Some of the proposed roadway alignments identified on the MTP, particularly in the outlying portions of the city limits or Manvel's extraterritorial jurisdiction (ETJ), may not be needed or fully constructed for some years. Nonetheless, a core purpose of the MTP is to preserve the rights-of-way needed for future transportation corridors so that, if and when land development occurs, adequate and continuous corridors for appropriately sized and designed transportation facilities will be available for public acquisition, use and ongoing maintenance. As noted later in this discussion, this longstanding model for improvement of local roadway networks in Texas has become more difficult due to evolving statutory limitations on municipal authority.

Functional Classifications

Functional street classifications are based on the characteristics of a road and its relationship with other roads in the area. Generally, the highest-level functional classes are designed to carry larger volumes of traffic between travel origins and destinations, often at higher speeds. The lowest-level functional classes are designed primarily to provide property access, and to move traffic to and from the higher-level roadway network. The specifics of the classifications used on Manvel's MTP are compiled in the table below. Minimum required right-of-way widths by roadway type are also specified in the City's Design Criteria Manual, the latest version of which is always available on the Engineering Department page of the City website (https://www.cityofmanvel.com/407/Engineering-Department).

Roadway Type	Characteristics	Right-of-Way Minimum Width	Local Examples
Limited Access Highway	» Limited-access facility for higher speeds and volume of traffic. » Typically physically separated from other roads and travel modes (i.e., no pedestrian or bicycle facilities). » Provides a high level of mobility and serves travel between regional destinations. » Frontage roads sometimes included to provide local access.	Right-of-way need set by other entities besides City (Texas Department of Transportation for SH 288)	» SH 288
Major Thoroughfare	» Carries less traffic than Limited Access Highways, but still at relatively higher speeds than other local roadways to facilitate longer-distance travel to destinations. » Provides greater local access than Limited Access Highways. » Restriction of left turns to particular locations typically implemented over time for safety reasons and given the roadway's primary traffic movement function.	120 feet	» SH 6 (wide right-of-way and extent of travel lanes also fulfills SH 6's function as a hurricane evacuation route)
Parkway	» Moves traffic between regional highways and more local streets. » Enhanced design and landscaping, especially on medians and along parallel greenways with sufficient width outside of the roadway to accommodate winding shared-use paths for pedestrians, joggers and cyclists, especially for longer-distance trips. » Truck traffic sometimes prohibited or discouraged, including through design techniques (e.g., roundabouts).	120 feet	» Airline Rd/CR 48 » Bailey Rd » Belcher Rd » Croix Rd/CR 58 » Del Bello Blvd » Del Bello Rd/CR 90 » Magnolia Pkwy » Manvel Pkwy » Markham Rd (portion) » Masters Rd » McCoy Rd » Meridiana Pkwy » Pollard Blvd » Pomona Pkwy » Rodeo Palms Pkwy

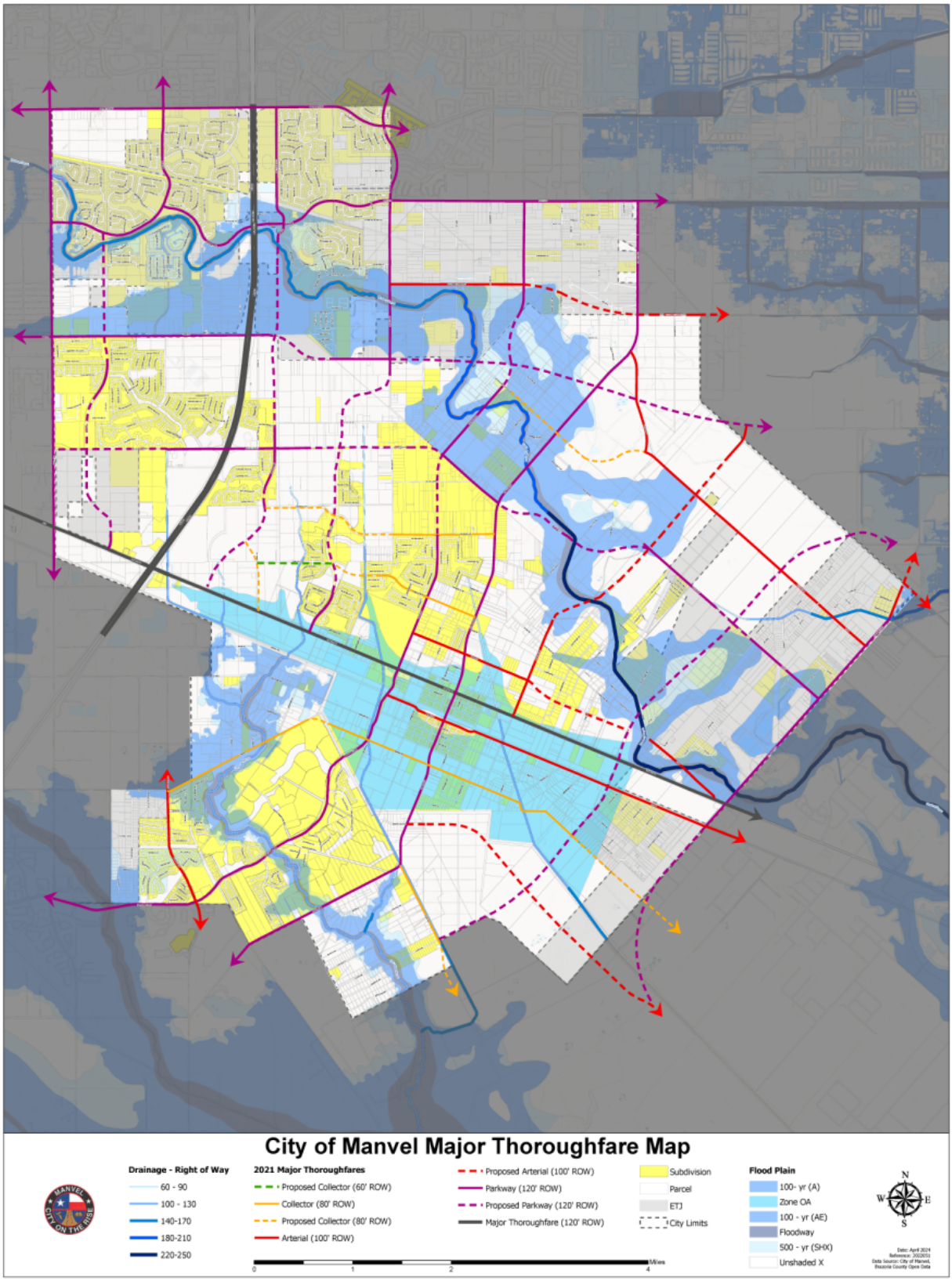
Roadway Type	Characteristics	Right-of-Way Minimum Width	Local Examples
Arterial	» Provides connections between higher-level roadways and Collectors and local streets. » Designed for higher traffic volumes and speeds than Collector or local streets, but with a more local mobility focus than the regional traffic-moving function of Limited Access Highways and Major Thoroughfares. » May or may not include medians and greater control of turns depending on the particular location, right-of-way availability and design considerations. » Should be designed as "complete streets" wherever feasible to accommodate pedestrians and cyclists.	100 feet	» Bissell Rd » Cemetery Rd » Kirby Dr » Lewis Ln » Lira Rd » Markham Rd (portion) » Oilfield Rd » Old Chocolate Bayou Rd (portion) » Old Massey Ranch Rd » Pearland Sites Rd » Pursley Blvd
Collector	» Collects traffic from local streets and provides connections to Arterials and Major Thoroughfares. » Provides access to residential areas and related local traffic generators (e.g., schools, parks, places of worship, etc.). » Collector roadways should not be designated as truck routes unless special precautions are taken with respect to design (e.g., curb return radii, minimum tangent lengths between reverse curves, construction specifications, etc.) and the abutting land uses. » Collectors should extend continuously between Arterials and should cross creeks, drainage channels and other barriers, where feasible, to provide adequate system continuity. » Traffic calming techniques should be used to slow traffic along continuous sections of Collectors (preferably built into the original street design rather than retrofitted later). » Sidewalks should ideally be located on both sides of all Collectors. » When a Collector ties directly into a Major Thoroughfare or TxDOT roadway, widening to Arterial width on the Collector approach to such intersections should be required.	80 feet	» Charlotte St » Clark Rd » Croix Pkwy/CR 84 » Cumulus Rd » Dogwood Ave » Iowa Ln » Jordan Rd » Old Chocolate Bayou Rd (portion) » Orchard Park Ln » Patterson Rd » Scopel Rd » Southfork Pkwy » Uzzell Rd

Observations on 2021 MTP Map

The City of Manvel adopted its current MTP in 2021. As part of Manvel's 2025 Comprehensive Plan update, the MTP map was also reviewed and updated. Along with leadership and public input, the updated MTP reflects discussions with Brazoria County and Texas Department of Transportation representatives, consideration of actual roadway alignments and improvement outcomes based on previous MTPs, trends in and the latest plans for new land development activity within Manvel, and other area transportation projects such as the ongoing SH 288 upgrade through Manvel.

MANVEL 2045

2021 Major Thoroughfare Plan

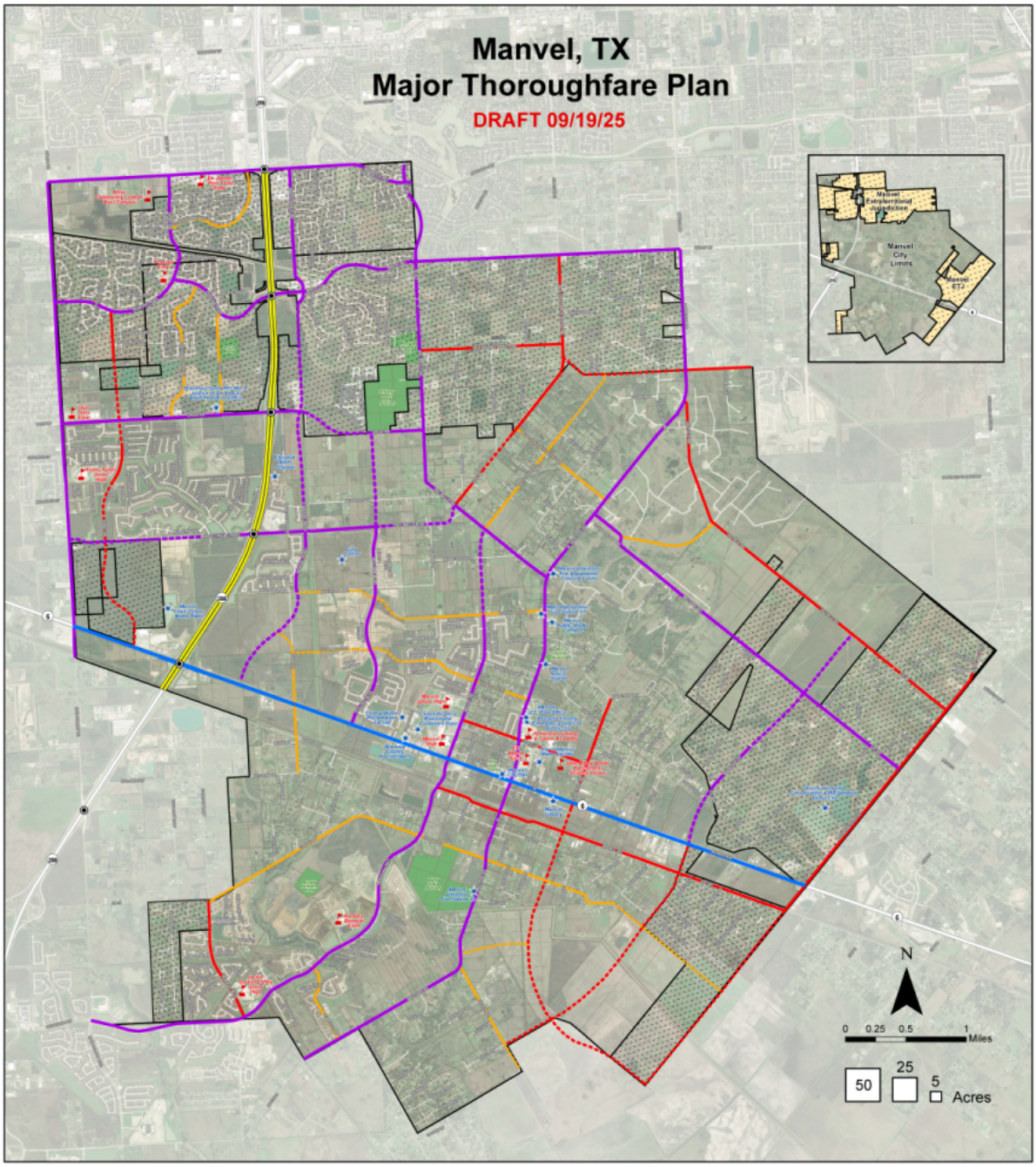


Key observations from the 2021 MTP review included:

- The 2021 MTP map reflects a relatively good network of continuous main roadways both east-west and north-south, although this is primarily north of SH 6. Continuity is less evident south of SH 6, other than Meridiana Parkway and Masters Road.
- The map shows perimeter connections in various locations to roadways that continue beyond Manvel's jurisdiction into neighboring communities and unincorporated areas.
- The map also reflects challenges to MTP implementation in various places due to multiple factors, including:
  - Environmental constraints (e.g., necessary and more costly bridge crossings over canals and bayous, floodplain areas associated with these waterways, etc.).
  - Existing residential and/or commercial development in the path of direct and logical roadway network connections.
  - Abrupt changes in the orientation of properties at various locations in the city limits and ETJ (i.e., due north-south property orientation in the west and northwest and in some south side areas, changing to a northeast-southwest angle on the east side, then areas north and south of SH 6 where properties align more with it and the parallel railroad, and then an entirely different orientation of properties in the Meridiana area and the southernmost city limits).
- Spacing of the highest-level roadways is less than ideal in some locations, sometimes too close and sometimes too far apart, due to the constraints noted above.
- Lost opportunities for roadway network connectivity stand out in some locations, sometimes due to the layout of newer developments that do not accommodate through streets (e.g., lack of more connections across and beyond Meridiana), and elsewhere due to where significant land uses were sited (e.g., large Manvel High School campus blocking a westward extension of Large Avenue and/or Lewis Lane parallel to SH 6).
- Accomplishment of the Meridiana Parkway railroad overpass was a major win for Manvel given substantial obstacles to any such crossings of railroads elsewhere in the region, state and nation. However, lost opportunities for continuous parallel roadways immediately south and north of SH 6 will remain a forever challenge, with both through travelers and local residents having to use the main highway for many cross-town trips.

Itemized below are the specific changes incorporated into the newest adopted map. ***[PENDING finalization and adoption]***

2025 Major Thoroughfare Plan Update



MANVEL 2045

Major Thoroughfare Functional Classifications

Symbol Key:
"M" Street = Major Thoroughfares.
"A" Street = four lane divided roadways with a 14-feet median, parkways and 12-feet wide lanes.
"A1" Street = four lane undivided roadways with parkways and 12-feet wide lanes.
"A2" Street = four lane divided roadways with a 14-feet median a buffered bike lane, parkways and 12-feet wide lanes.
"A3" Street = three lane undivided roadways with a center turn lane. The roadway includes parkways, two 12-feet driving lanes and a 14-feet center turn lane.
"B" Street = four lane undivided roadways with parkways and 12-feet wide driving lanes.
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"P1" Street = Parkways with four lane divided roadways with 12-feet wide multi-purpose pathways within a 26-feet parkway, 12-feet wide travel lanes, and a 14-feet wide median.
"P2" Street = Parkways with four lane divided roadways with 18-feet wide parkways, 6-feet buffered bike lanes, 12-feet wide travel lanes, and a 14-feet wide median.

Functional Classification	Roadway	Segment	Current Classification	Revised Classification	ROW
Limited Access Hwy	SH 288	Magnolia Pkwy to South of SH 6/City Limits	--	--	--
Major Thoroughfare	SH 6	City Limits	M	M	120'
Parkway	Airline Rd/CR 48	Magnolia Pkwy to South of SH 6/City Limits	P1	P1	120'
	Bailey Rd	Pomona Pkwy to Masters Rd	P1	P1	120'
	Belcher Rd	Scopel Rd (merge) to Pearland Sites Rd	P1	A1	100'
	Croix Rd/CR 58	Airline Rd/CR 48 to Del Bello Rd/CR 90	P1	P2	120'
	Del Bello Blvd	SH 288 to Del Bello Rd/CR 90	P1	P1	120'
	Del Bello Rd/CR 90	North of Magnolia Pkwy to Masters Rd	P1	P1	120'
	Magnolia Pkwy	Airline Rd/CR 48 to CR 90	P1	P1	120'
	Manvel Pkwy	SH 6 to Magnolia Pkwy	P1	P1	120'
	Markham Rd	Oilfield Rd to SH 6	P1	P1	120'
	Masters Rd	Bailey Rd to North of Pursley Blvd/City Limits	P1	P1	120'

MANVEL 2045

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Functional Classification	Roadway	Segment	Current Classification	Revised Classification	ROW
	McCoy Rd	SH 6 to Del Bello Rd/CR 90	P1	P1	120'
	Meridiana Pkwy	SH 6 to South of City Limits	P1	P1	120'
	Pollard Blvd	SH 6 to Croix Rd	P1	P1	120'
	Pomona Pkwy	Airline Rd/CR 48 to Magnolia Pkwy	P1	P2	120'
	Rodeo Palms Pkwy	Airline Rd/CR 48 to SH 288	P2	P2	120'
Arterial	Bissell Rd	Meridiana Pkwy to Pearland Sites Rd	B	A1	100'
	Cemetery Rd	Scott Ave to Pearland Sites Rd	A1	A1	100'
	Kirby Dr	Pomona Pkwy to SH 6	P1	A	100'
	Lewis Ln	McCoy Rd to Cemetery Rd	A1	A1	100'
	Lira Rd/Old Chocolate Bayou Rd	Del Bello Rd/CR 90 to Bailey Rd	A1	A1	100'
	Markham Rd	SH 6 to Uzzell Rd	P1	A1	100'
	Oilfield Rd	Masters Rd to Pearland Sites Rd	A3	A1	100'
	Old Massey Ranch Rd	Del Bello Rd/CR 90 to Cullen Pkwy	A1	A1	100'

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Functional Classification	Roadway	Segment	Current Classification	Revised Classification	ROW
	Pearland Sites Rd	North of Oilfield Rd (City Limits) to City Limits	A3	A3	100'
	Pursley Blvd	Clark Rd to Meridiana Pkwy	A	A3	100'
Collector	Charlotte St	Manvel Pkwy to Masters Rd	B1	B1	80'
	Clark Rd	Pursley Blvd to Jordan Rd	B1	B1	80'
	Croix Parkway/CR 84	Pomona Pkwy to Croix Rd/CR 58	--	B1	80'
	Cumulus Rd	Meridiana Pkwy to Masters Rd	--	B2	80'
	Dogwood Ave	Manvel Pkwy to Masters Rd	B1	B1	80'
	Iowa Ln	Charlotte St to Stevens Rd	--	B1	80'
	Jordan Rd	Clark Rd to Pearland Sites Rd	B2	B1	80'
	Old Chocolate Bayou Rd	Lira Rd/Old Chocolate Bayou Rd to Masters Rd	B1	B1	80'
	Orchard Park Ln	Bailey Rd to Croix Rd	--	B	80'
	Patterson Rd	Del Bello Rd/CR 90 to Old Massey Ranch Rd	B1	B1	80'

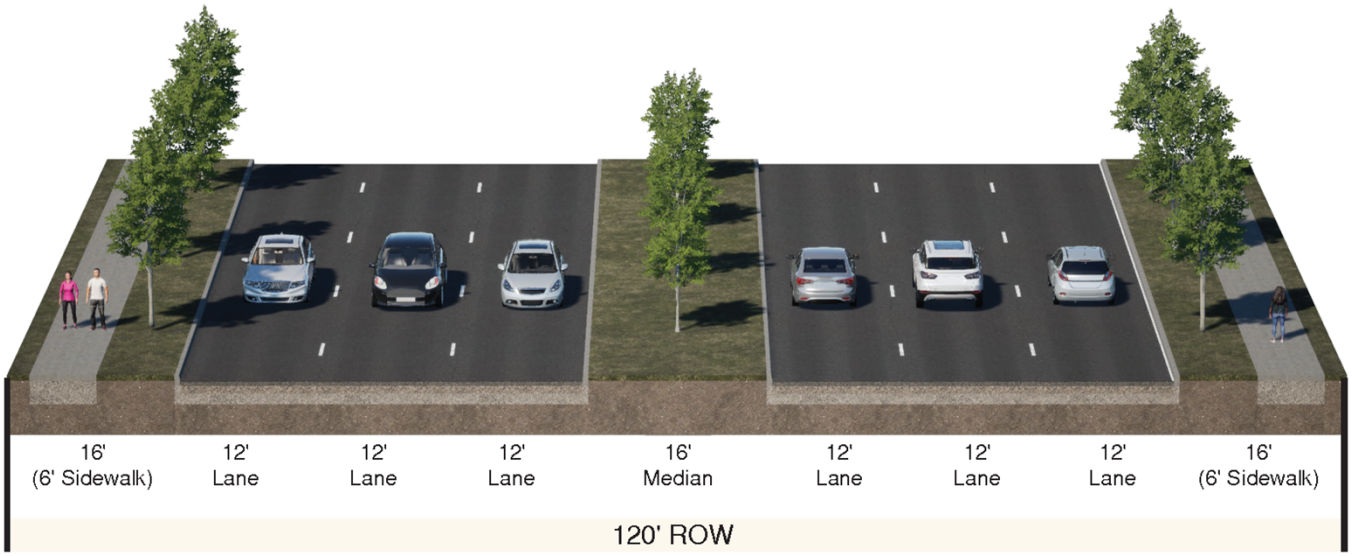
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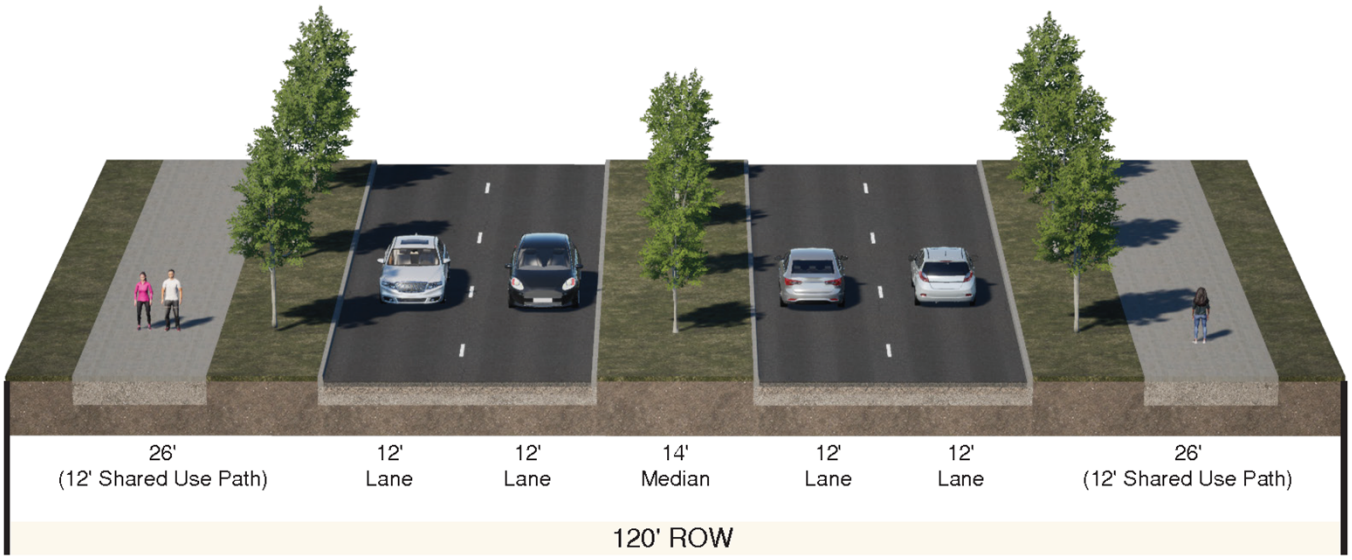
Functional Classification	Roadway	Segment	Current Classification	Revised Classification	ROW
	Scopel Rd	Belcher Rd to Oilfield Rd	A3	B1	80'
	Southfork Pkwy	Kirby Dr/Pomona Pkwy to Magnolia Pkwy	--	B or B2	80'
	Uzzell Rd	Masters Rd to East of City Limits	B1	B1	80'

Typical Street Sections

Type "M" Street

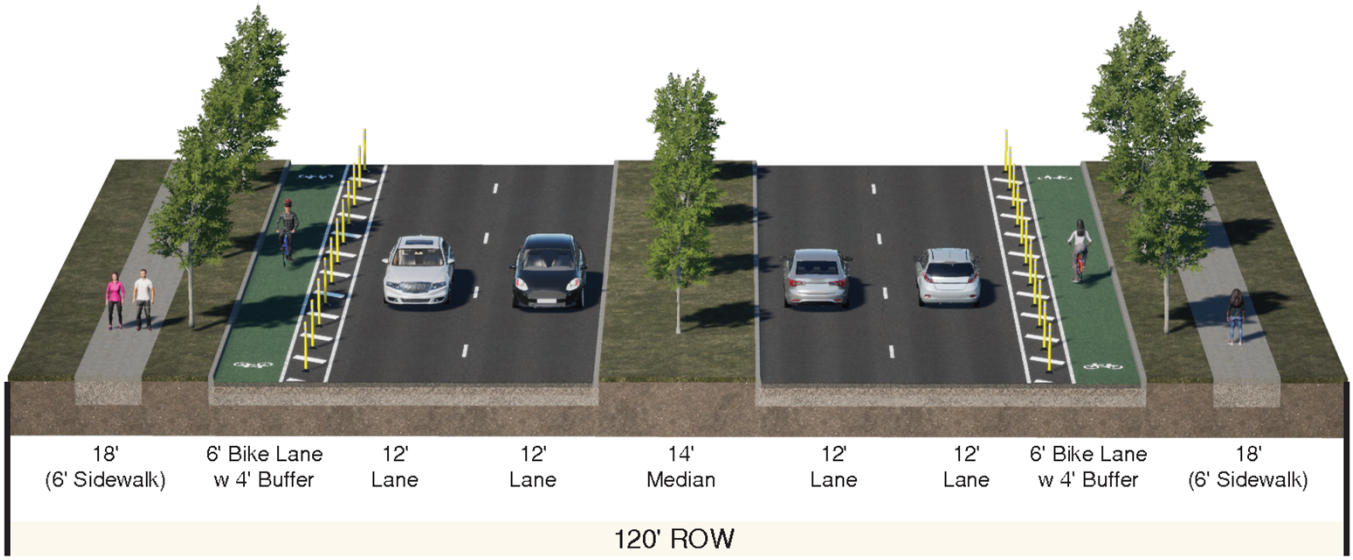


Type "P1" Street

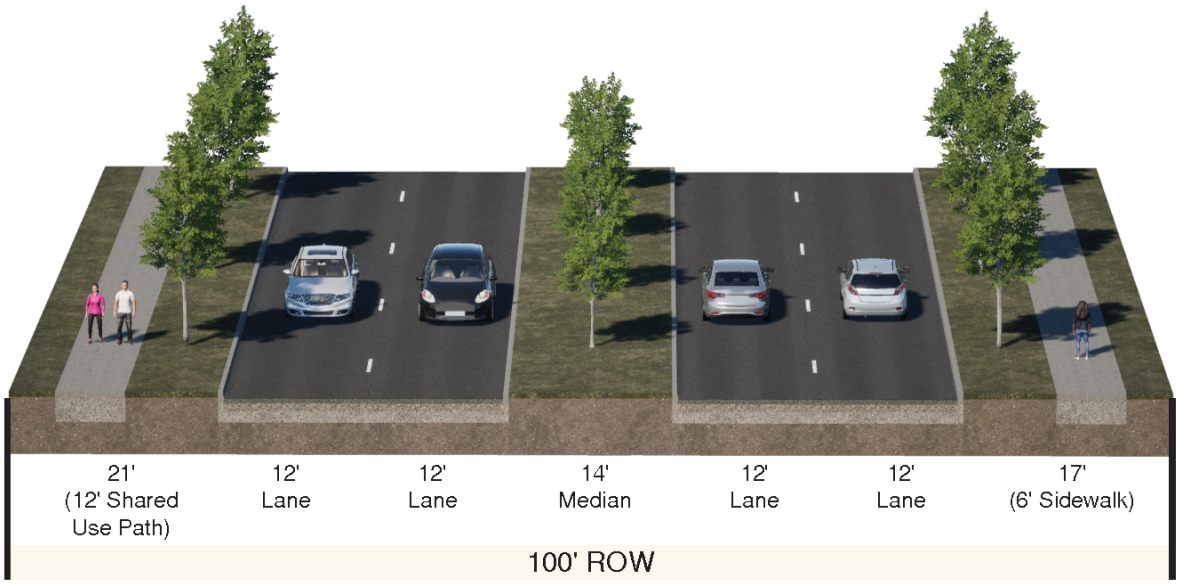


Typical Street Sections

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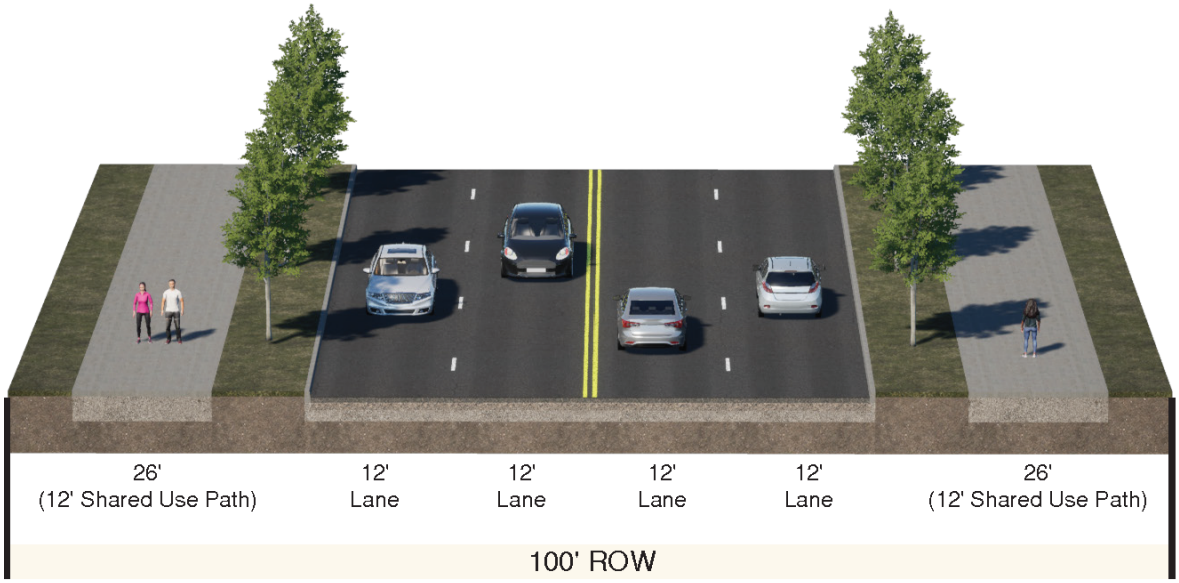


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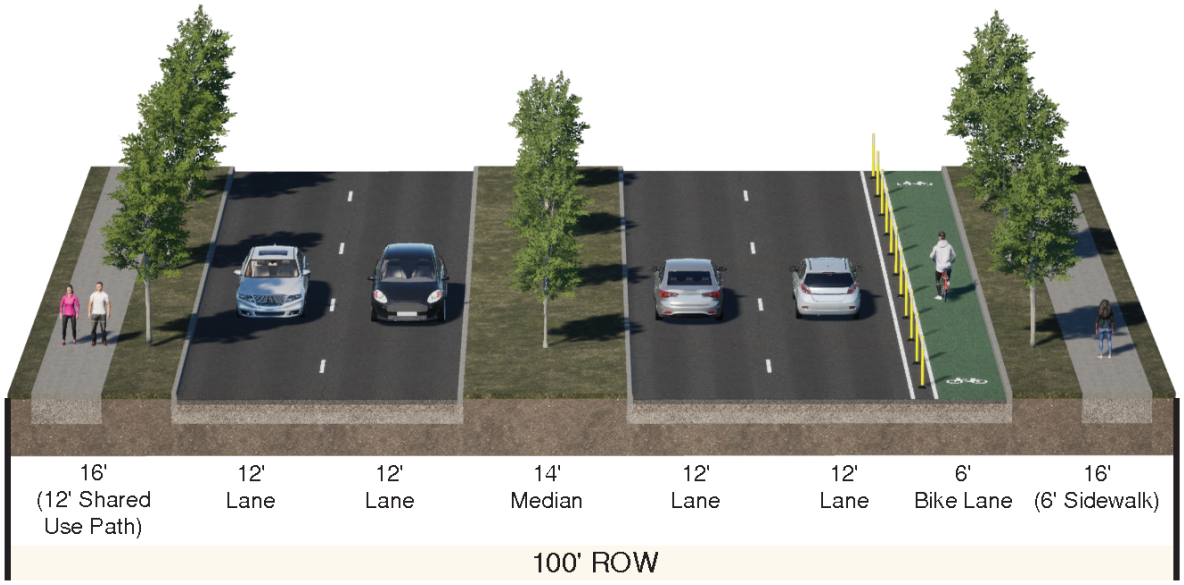


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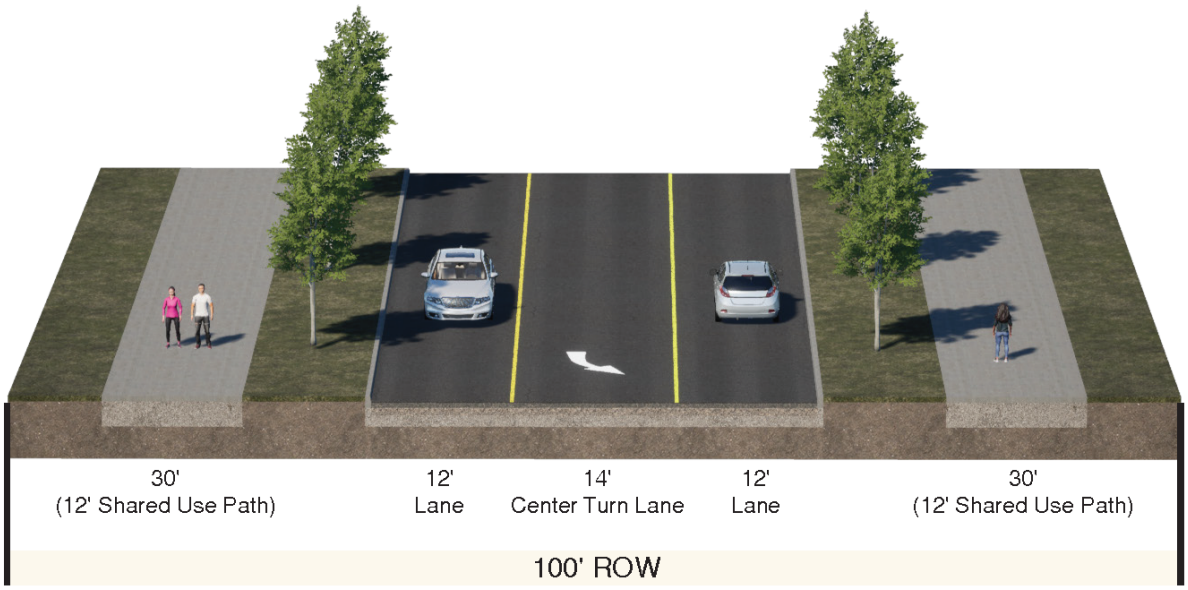


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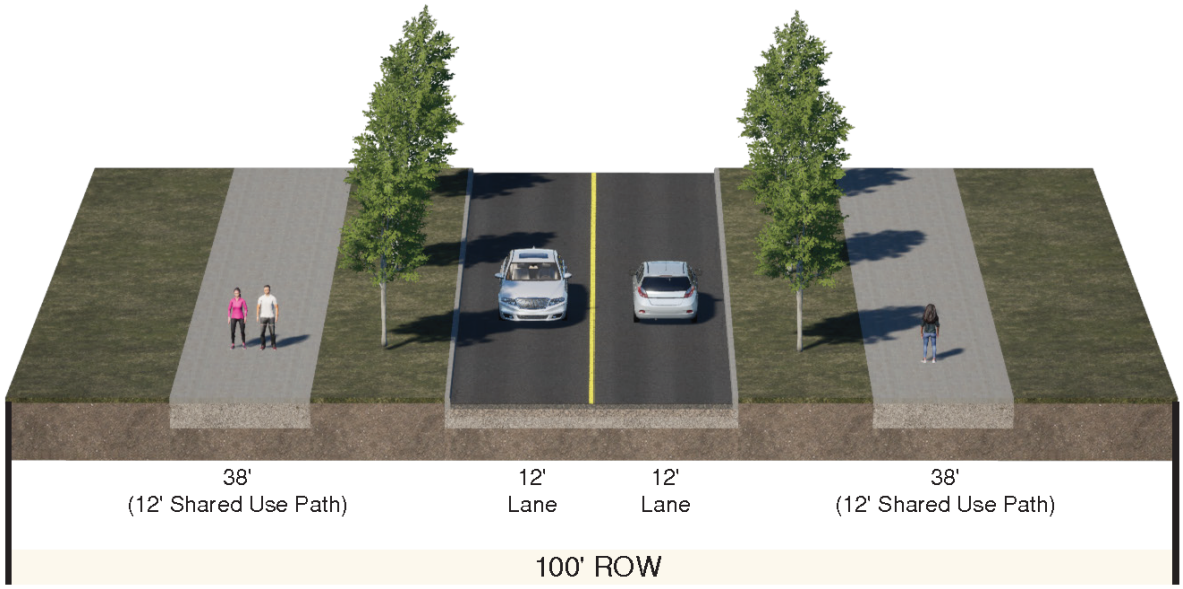


Typical Street Sections

Type "A3" Street

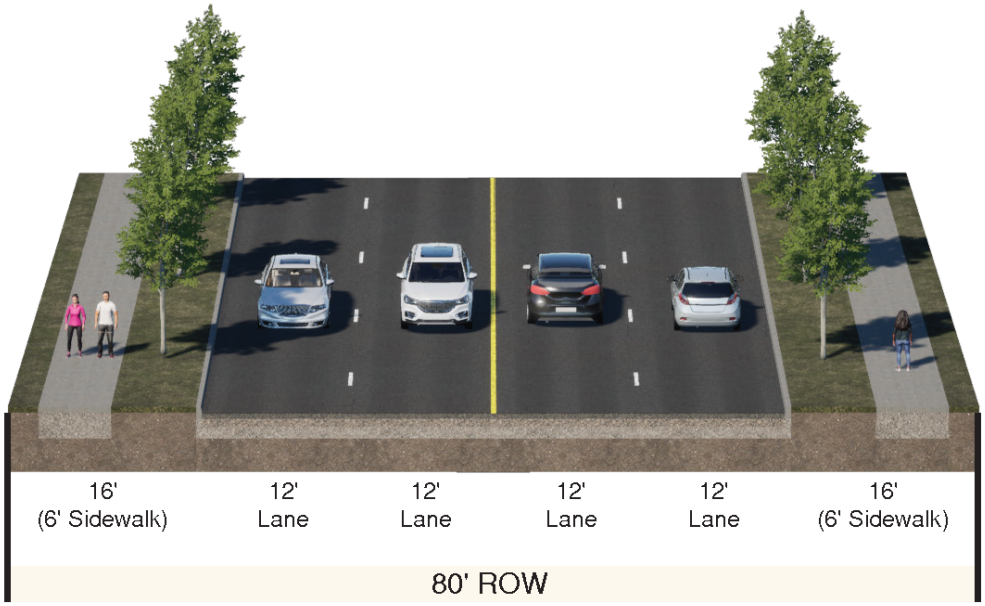


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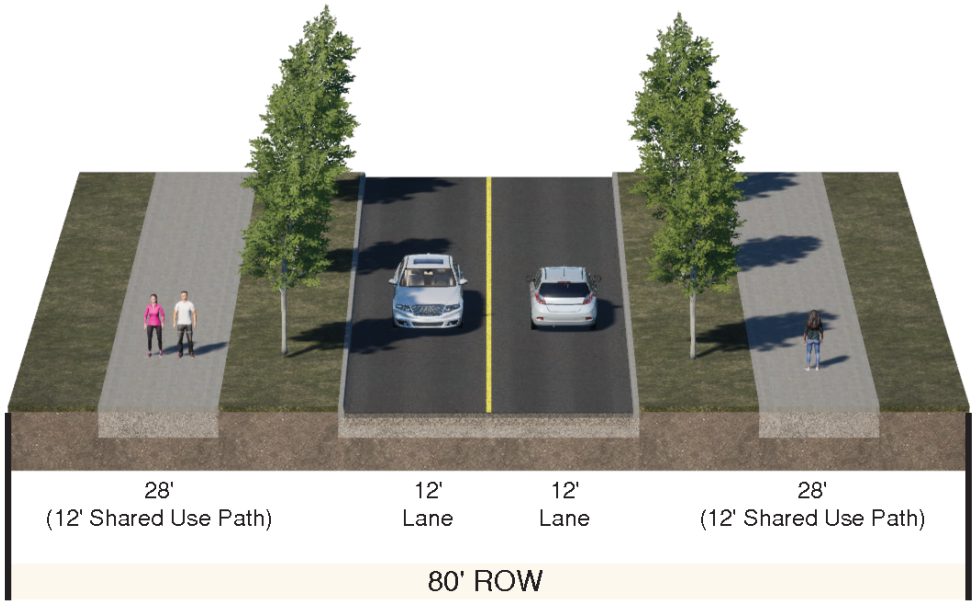


Typical Street Sections

Type "B" Street

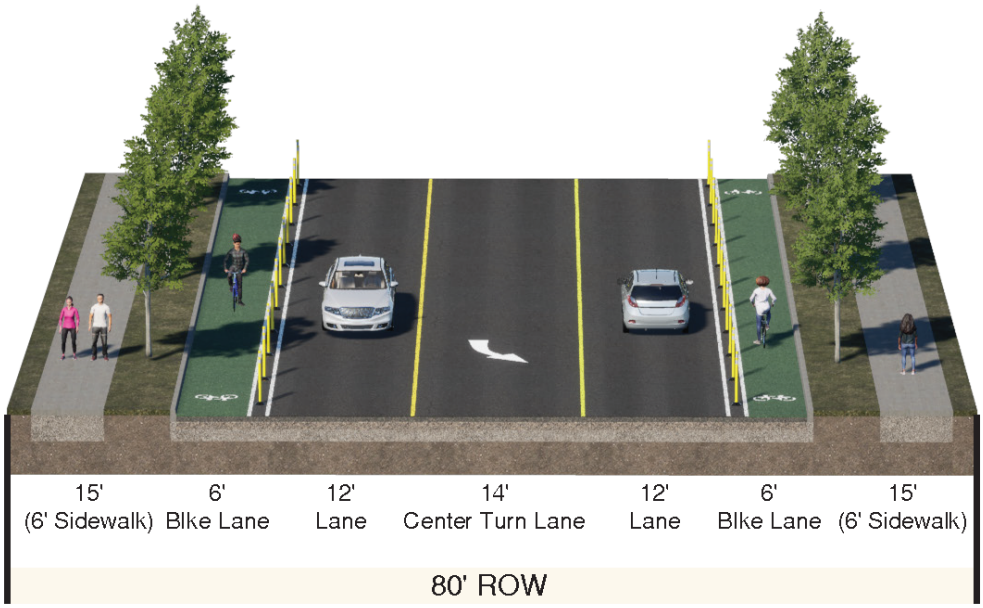


Type "B1" Street

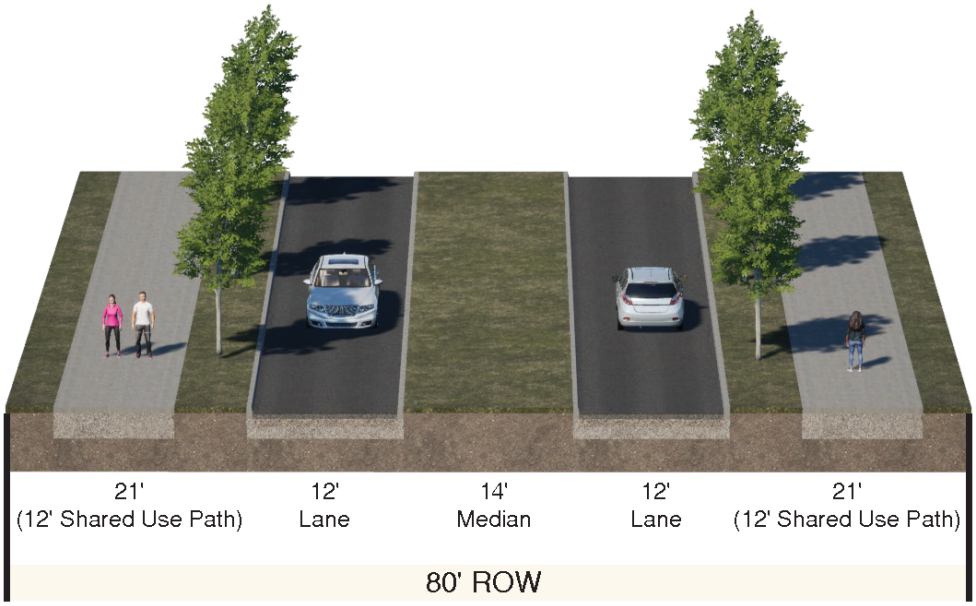


Typical Street Sections

Type "B2" Street

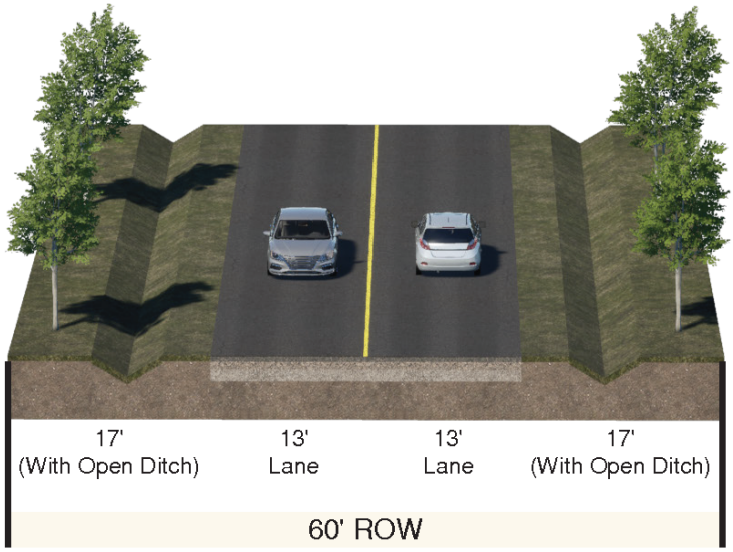


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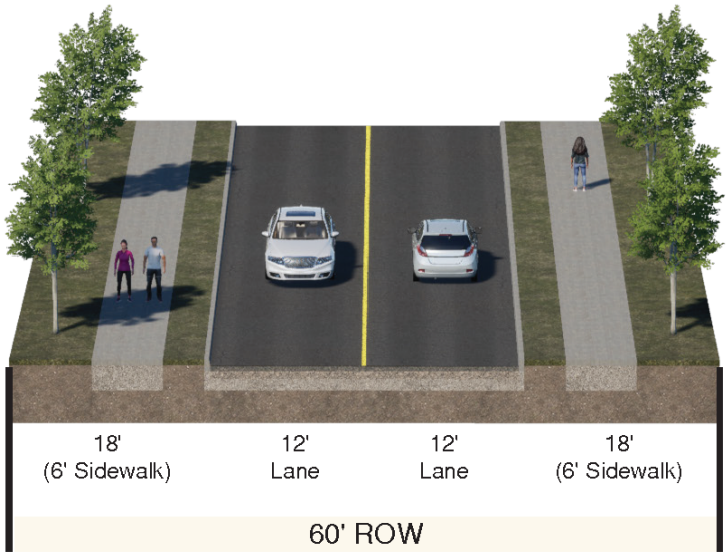


Typical Street Sections

Local Street



Local Street



Completed Roads

Roadway segments that were previously dashed lines on the MTP map but have been built in the last several years and are now shown as solid lines include:

- A portion of Kirby Drive south of Pomona Parkway.
- Del Bello Boulevard east from SH 288 to where it intersects with Pollard Boulevard.
- Pollard Boulevard all the way north to Del Bello Boulevard.

Notable Map Changes

Significant changes to roadway alignments or segments on the map – and removal of some previously-shown alignments – include:

- Adjustment of Old Massey Ranch Road to follow its existing alignment, with a jog at Old Chocolate Bayou Road, rather than a new segment previously shown east of Old Chocolate Bayou Road that would have eliminated the jog and provided a smoother alignment.
- Removal of an eastward extension of Croix Road past Del Bello Road to the eastern city limits, eventually connecting to a northward extension of Cemetery Road, as the alignment did not follow any existing roadways and would have impacted numerous properties and existing residents. This is also an area where preservation of more Rural character is indicated on the Future Land Use and Character map.
- Adjustment of the north end of the Patterson Road alignment to continue in a northeasterly direction and eventually connect to another existing segment of Patterson at Old Massey Ranch Road. This removed a previously shown northward turn of the Patterson alignment that would have connected it instead to Old Chocolate Bayou Road north toward Bailey Road. The northward connection did not follow any

New Challenge to Thoroughfare Plan Implementation and Administration

As part of ongoing efforts by State of Texas elected leaders to limit municipal authorities, the Texas Legislature in 2023 amended Texas Local Government Code Section 212.010 (within Chapter 212, Municipal Regulation of Subdivisions and Property Development) to end the long-held ability of Texas cities to require, as a condition of subdivision plat approval, the dedication of land within the subdivision for a future street or alley that is:

1. Not intended by the owner of the tract (even if on the City's adopted Thoroughfare Plan); and
2. Not included, funded, and approved in:
    a. A capital improvement plan adopted by the municipality; or
    b. A similar plan adopted by a county in which the municipality is located or the state.

This measure undercut a fundamental purpose of thoroughfare planning as stated at the start of this section – to help preserve rights-of-way needed for future connectivity of the area roadway network, which is essential for long-term traffic circulation and for efficient access to properties in residential plus commercial and industrial areas. Network connectivity and smooth access are also crucial for police, fire and emergency medical response; during and after damaging weather events; and for circulation of school buses, solid waste vehicles, transit vehicles, mail and other delivery vehicles, and other public and private service functions.

The very essence of thoroughfare planning is to preserve and acquire the necessary segments of future planned roadway corridors as individual land development projects occur. Often, such right-of-way set-asides happen well before the broader area has developed to the point to justify the roadway's full construction, when enough new traffic volume has built up in the area. Without this thoroughfare plan implementation method, the City will need to rely on interactions with like-minded property owners and developers who see the value in ultimate planned roadway connections to and within their developments. The specifics of priority right-of-way preservation (including potential dedication or public acquisition) and of near-term or later roadway construction responsibilities can also be negotiated and committed to through public/private development agreements.

existing roadways and would have impacted various properties and existing residents in the area. Patterson Road was also changed from a Parkway to Collector designation.

- Adjustment of the Pollard Boulevard alignment to continue straight north to Croix Road, once north of Del Bello Boulevard, rather than a previous northeasterly curve that would have connected Pollard to Del Bello Road. The due-north extension follows property lines while the previous curving alignment would have impacted various properties.
- Adjustment of the east end of the Del Bello Boulevard alignment to turn northeast so it connects directly to Lira Road and intersects with Del Bello Road at a 90-degree angle.
- Removal of a Collector connection previously shown between Oilfield Road and Old Chocolate Bayou Road at Masters Road. Instead, the MTP map now shows the existing alignment of Scopel Road as a Collector, which connects to Belcher Road before its intersection with Masters Road (south of Old Chocolate Bayou Road).
- In the same vicinity, a Parkway designation now stays on the existing alignment of Belcher Road all the way to Masters Road. The previous map showed an entirely new alignment that would have had to cross Mustang Bayou to connect to Del Bello Road at Masters Road.
- The Arterial designation on Cemetery Road now stops where the road turns northeast, at Scott Avenue, and no longer extends all the way to the ETJ boundary north of Oilfield Road. All of the alignment changes in this northeast area are consistent with the aim of preserving more Rural character as indicated on the Future Land Use and Character map.
- Removal of an eastward extension of the Lewis Lane Arterial alignment to connect with CR 95, which would have also required a Mustang Bayou crossing. The portion between Cemetery Road and the Markham Road Parkway alignment would have been challenging due to existing homes and residents along both Mississippi Road and Pine Street.
- Pearland Sites Road now stays on a straight alignment along the City's ETJ boundary south of SH 6 rather than curving southeast as on the previous map. Pearland Sites Road was also changed from a Parkway to Arterial designation.
- The east side Parkway alignment that lines up with existing Markham Road now stops at Oilfield Road on the north end. South of SH 6, this alignment was changed from a Parkway to Arterial designation.
- Kirby Drive changed from a Parkway to Arterial designation.
- The western end of the Rodeo Palms Parkway alignment near its intersection with Airline Road/CR 48, as well as the Kirby Drive alignment south of the Parkway, were both adjusted slightly based on development plans in the area and in coordination with Brazoria County.

Notable Map Additions

Significant roadway alignments or segments that are new on the updated map include:

- Addition of Southfork Parkway as a Collector.
- Addition of Orchard Park Lane and Croix Parkway/CR 84 as Collectors.
- Addition of Lira Road as an Arterial that, with a future crossing of Mustang Bayou, would connect it to Old Chocolate Bayou Road northward to Bailey Road. Also, this north portion of Old Chocolate Bayou Road was changed to Arterial versus Parkway on the City's 2021 MTP map. Therefore, the portion of Old Chocolate Bayou Road between Patterson Road and Masters Road is now shown as a Collector.

- Addition of a new south extension of Cemetery Road from SH 6, as an Arterial that starts to curve to the southeast after crossing the Briscoe Canal until reaching the southernmost point of the City's ETJ at an intersection with the Pearland Sites Road extended alignment.
- Addition of a short new Collector alignment between Masters Road and the new south extension of Cemetery Road. As a result of the alignments added in this south side area, a more east-west Arterial alignment from the previous MTP map, going east from Masters Road, was removed.
- Addition of Cumulus Road as a Collector as it provides a connection between Meridiana Parkway and Masters Road.
- Addition of Iowa Lane south of SH 6 to Stevens Road as a Collector.

Also, the locations of six grade-separated interchanges along SH 288 in the Manvel area are now highlighted on the map, some of which are very new as part of the ongoing SH 288 improvement project.

ADDITIONAL BACKGROUND: Thoroughfare Planning Considerations

Itemized below are typical considerations that factor into thoroughfare planning processes and the resulting maps. Some of the considerations are technical while others involve a broader perspective on community planning beyond just the safe and efficient movement of people and goods within and across a developing area.

Network and Alignment Factors

- Continuity (higher-level roadways) versus discontinuity (lower-level roadways) through an adequate array of north-south and east-west main thoroughfares that extend across and beyond the city.
- Connectivity of the network and between origins/destinations, within the local street system and to the regional highway system.
- Spacing and density of the network.
- Intersection location and spacing of major roadways for effective signalization of key intersections.
- Alternative travel routes for emergency response and during natural disasters.
- Multiple routes and travel options to avoid traffic overload on certain roadways.
- Crossings (water, railroads, freeways, etc.).
- Grade separation needs at key locations to maintain traffic flow and enhance safety.
- Multi-modal planning (pedestrian, bicycle, transit, freight, etc.).

Constraints

- Physical (floodplains, topography, water features, utility/pipeline corridors, etc.).
- Property pattern.
- Existing development.
- Environmental features / assets (e.g., forested areas, wetlands, etc.).
- Parkland and preserved open space.
- Jurisdictions (territorial, roadways, water features, etc.).
- Right-of-way potential (adequate width for eventual construction of a full roadway cross section to standard).

- Existing driveways and developed frontage along roadways (access management needs).
- Fiscal (network cost implications, maintenance, cost of bridges and grade separations, etc.).

Land Use-Transportation Coordination

- Inducement of desired / undesired land use (MTP consistency with future land use plan and zoning).
- Designing roadways in context with their surroundings to maintain desired community character and to minimize effects on valued natural resources.
- Consistency with utility master planning and growth management strategy.
- Potential traffic volumes.
- Location of major traffic generators.
- Location of “sensitive” land uses (e.g., residential, schools, parks, cemeteries, etc.).
- Emergency access (network connectivity) and location of critical destinations such as hospitals, police and fire facilities, emergency operations center for the area, etc.

THE AMERICAN PUBLIC WORKS ASSOCIATION

HAS CONFERRED UPON

Patrick D. Hernandez, CPII

THE DESIGNATION OF

CERTIFIED PUBLIC INFRASTRUCTURE INSPECTOR (CPII)

FOR DEMONSTRATING A HIGH LEVEL OF COMPETENCE FOR INFRASTRUCTURE INSPECTION BY SUCCESSFULLY COMPLETING AN EXAMINATION, DOCUMENTING EDUCATION AND WORK EXPERIENCE, AND FULFILLING PRESCRIBED STANDARDS OF CONDUCT AND PERFORMANCE REQUIRED FOR CPII.

Date of Certification: September 23, 2025

Certified Until: September 22, 2030

Dale G. Braun, CPFP
Chair, Certification Commission

Patrick J. Walsh, CPII
Chair, Certification Council

161581789

Proclamation

OFFICE OF THE MAYOR
CITY OF MANVEL

Whereas, the City of Manvel is committed to ensuring the safety and security of all those living in and visiting Manvel; and

Whereas, fire remains a serious public safety concern both locally and nationally, and the presence of lithium-ion batteries in many household devices introduces unique fire risks; and

Whereas, most of the electronics used in homes daily — including smartphones, tablets, laptops, power tools, e-bikes, e-scooters, and toys — are powered by lithium-ion batteries, which if misused, damaged, or improperly charged, can overheat, start a fire, or explode; and

Whereas, the National Fire Protection Association® (NFPA®) reports an increase in battery-related fires, underscoring the need for public education on the safe use of lithium-ion batteries; and

Whereas, residents should follow three key calls to action: Buy only listed products, charge batteries safely, and recycle them responsibly to prevent battery-related fires; and

Whereas, lithium-ion batteries store a large amount of energy in a small space, and improper use such as overcharging, using off-brand chargers without safety certification, or exposing batteries to damage can result in fire or explosion; and

Whereas, the proper disposal and recycling of lithium-ion batteries help prevent environmental hazards and reduce fire risks in the home and community

Whereas, Manvel first responders are dedicated to reducing the occurrence of fires through prevention, safety education, and community outreach; and

Whereas, the 2025 Fire Prevention Week╬ theme, "Charge into Fire Safety╬ : Lithium-Ion Batteries in Your Home," serves to remind us of the importance of using, charging, and recycling lithium-ion batteries safely to reduce the risk of fires in homes and communities.

Now, Therefore, I, Dan Davis, by virtue of the authority vested in me as Mayor of the City of Manvel, Texas, do hereby proclaim October 5-11, 2025 as

"Fire Prevention Week"

in the City of Manvel, Texas.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

_____

Dan Davis, Mayor
October 6, 2025

Proclamation

OFFICE OF THE MAYOR
CITY OF MANVEL

Whereas, Breast Cancer Awareness Month, observed each October, provides an opportunity to educate the public, encourage early detection, and support continued research in the fight against breast cancer; and

Whereas, breast cancer is the most common cancer among women in Texas and the United States, excluding skin cancers, with more than 21,000 new cases and over 3,500 related deaths estimated in 2024 by the Texas Department of State Health Services; and

Whereas, the Texas Cancer Registry reports that breast cancer accounts for nearly 30 percent of all cancer diagnoses in women statewide, highlighting the urgent need for prevention, timely screening, and continued advancements in treatment; and

Whereas, early detection through regular mammograms can save lives, yet many women, particularly those in rural and underserved communities, continue to face barriers in accessing essential healthcare services; and

Whereas, nearly one-third of breast cancer cases in Texas are diagnosed at a late stage, further emphasizing the importance of equitable access to screening and care; and

Whereas, local organizations, healthcare professionals, and advocates across Texas work tirelessly to provide resources, support, and hope for those affected by breast cancer, while advancing awareness and research; and

Whereas, Breast Cancer Awareness Month reminds us to stand with survivors, honor the memory of those we have lost, and reaffirm our shared commitment to a future without breast cancer;

Now, Therefore, I, Dan Davis, by virtue of the authority vested in me as Mayor of the City of Manvel, Texas, do hereby proclaim October 2025

"Breast Cancer Awareness Month "

in the City of Manvel, Texas, and encourage all residents to join in activities that promote education, early detection, support for patients and families, and continued progress toward ending this disease.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

_____

Dan Davis, Mayor
October 6, 2025

Proclamation

OFFICE OF THE MAYOR
CITY OF MANVEL

Whereas, Abriella Soleil, at the remarkable age of six, recognized that something as simple as a new pair of shoes could restore dignity, confidence, and opportunity for children in need; and

Whereas, through her vision and leadership, Abriella founded *Abby's Shoes*, a charitable organization that has provided hundreds of children in our local community and around the world with new shoes, ensuring that no child is held back from walking into school, playing with friends, or pursuing their dreams due to the absence of this basic necessity; and

Whereas, Abriella's commitment to service has been recognized through the prestigious First-Ever Youth Impact Award from the Community Assistance Providers (CAP) of Pearland, honoring her pioneering efforts and the far-reaching impact of her organization; and

Whereas, her initiative has grown beyond donation drives to become a movement of hope and empowerment, uplifting families, strengthening communities, and inspiring other young leaders to step forward with courage and compassion; and

Whereas, the positive ripple effects of *Abby's Shoes* are evident not only in the joy of the children who receive them, but also in the volunteers, donors, and community members who are encouraged by Abriella's leadership and selfless example; and

Whereas, the City of Manvel is proud to honor Abriella Soleil as a shining example of the power of youth leadership, innovation, and service, proving that one individual, regardless of age, can make an impact on the world;

Now, Therefore, I, Dan Davis, by virtue of the authority vested in me as Mayor of the City of Manvel, Texas, do hereby recognize and commend

"Abriella Soliel"

founder of Abby's Shoes, for her extraordinary dedication to serving others. I encourage all residents to join me in celebrating her achievements and supporting the spirit of compassion, service, and leadership she represents.

In witness thereof, I have hereunto set my hand and caused the seal of the City of Manvel to be affixed.

_____

Dan Davis, Mayor
October 6, 2025

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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). (Proposed Ordinance No. 2025-O-25)

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 Final Report.

STAFF RECOMMENDATION: Since the subject site does not meet the 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.

PD&Z PUBLIC HEARING AND DISCUSSION (September 22, 2025): Two individuals residing adjacent to the subject site spoke to express their opposition to the proposed rezoning. They generally indicated that (a) When they were interested in buying the property, staff told them that the property will not be rezoned to allow residential use, and (b) the City is growing and the Light Commercial designation is appropriate for the subject site.

The applicant also spoke and requested to rezone the subject site and explained that the existing house is in good condition and with no use of the property, the house will deteriorate. He also explained the challenges he faced in trying to rent the property for commercial use.

PD&Z RECOMMENDATION: The PD&Z Commission is forwarding a Final Report recommending approval of the request to rezone subject site from LC district to HMU district, with a vote of six (6) "Yeas" to one (1) "Nay" at their September 22, 2025, meeting.

ATTACHMENTS: PD&Z Final Report and Proposed Ordinance No. 2025-O-25

FUNDING ISSUES
_X_ 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___

FINAL REPORT TO CITY COUNCIL

Rezoning

Agenda of:	October 6, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH6 to HMU/SH6	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by Consideration and Possible Action to Approve Ordinance No. 2025-O-25		

SUMMARY

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.

Staff Recommendation: Not Recommending Approval
PD&Z Recommendation: Approval

EXHIBITS

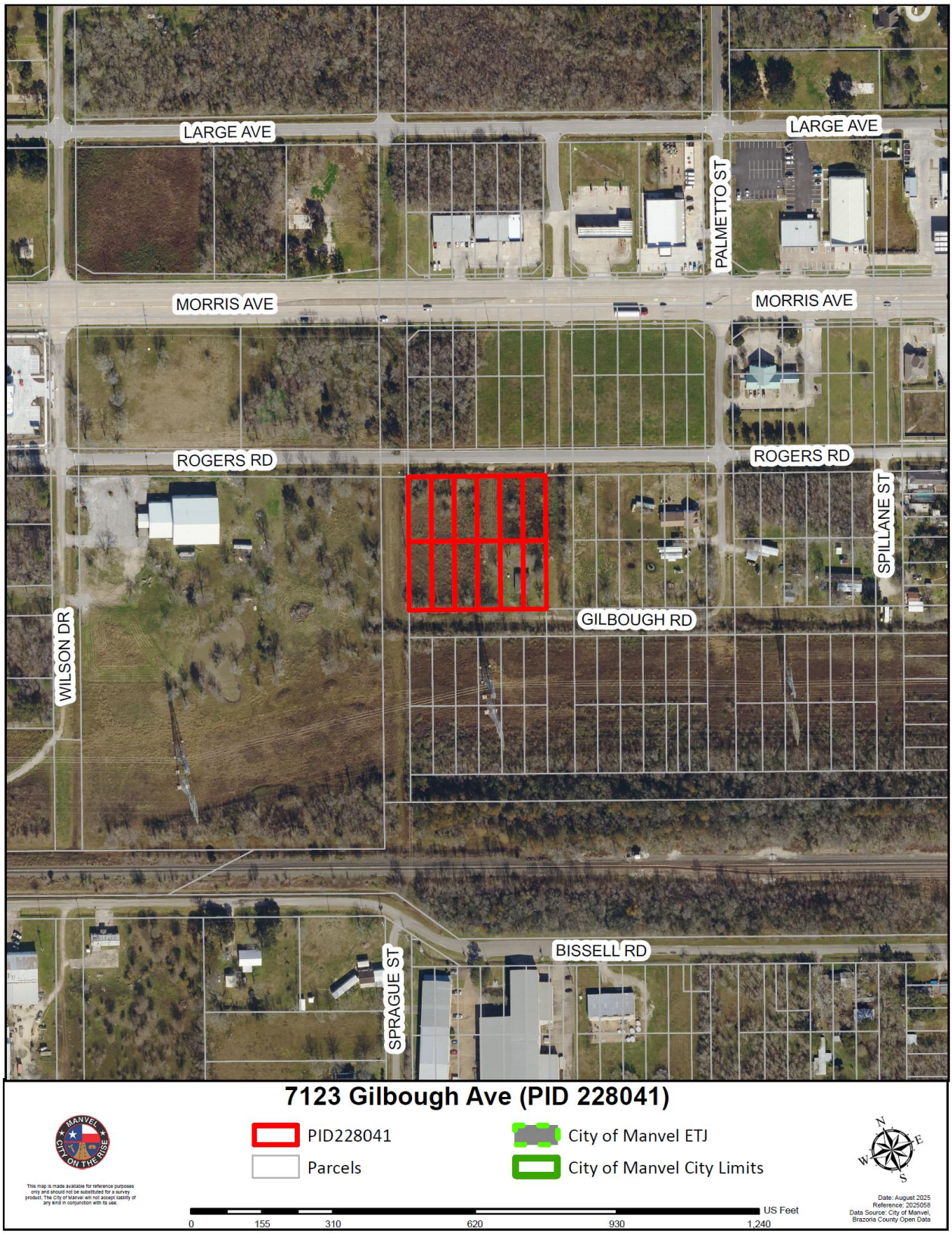
Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Letter of Request, Survey, and Public Hearing Notice, Pictures.

GENERAL SITE INFORMATION

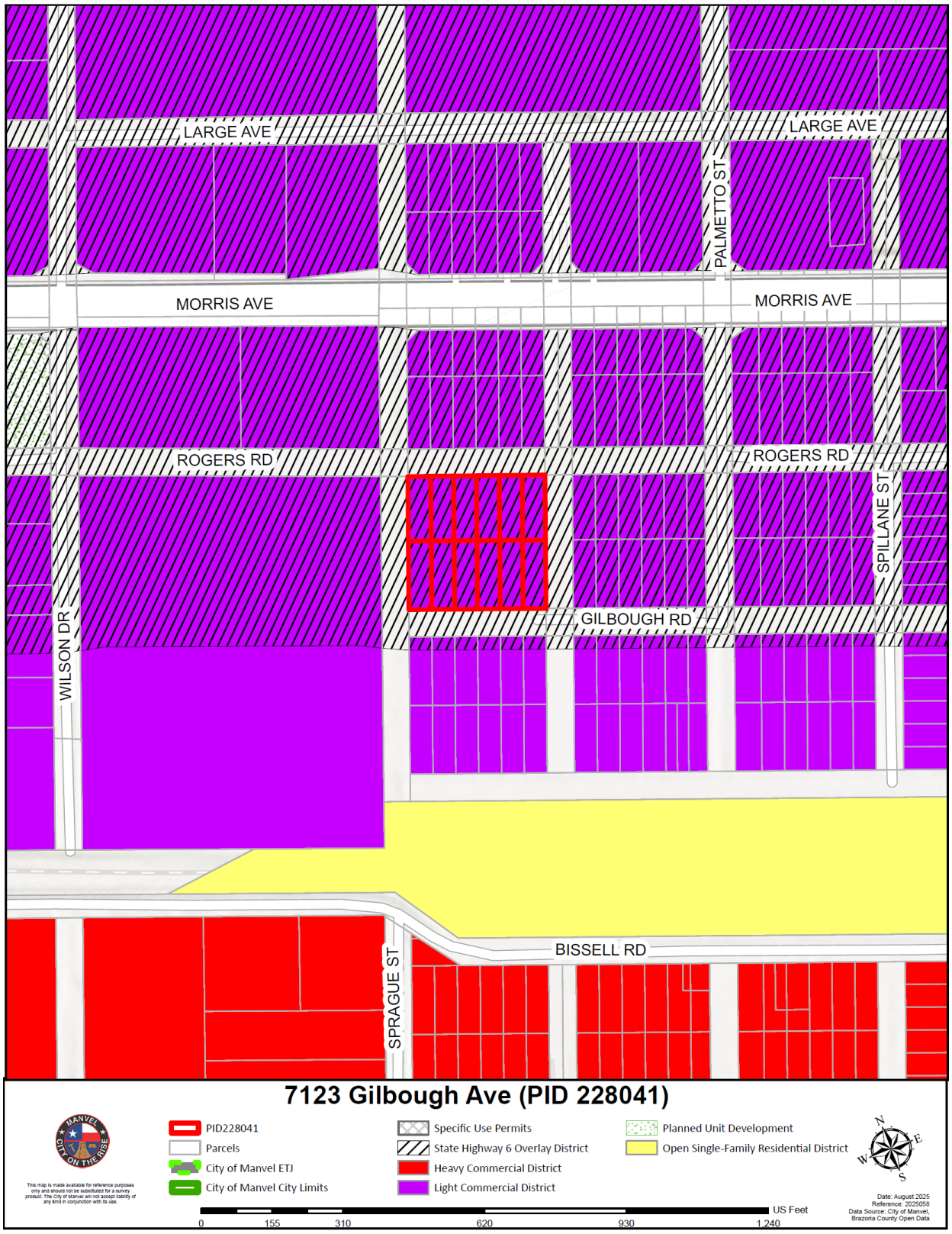
The following is a summary of general site information.

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
Major Thoroughfare	Not located along a Major Thoroughfare. Subject site has access from two local streets (Rodgers Rd -Improved and Gilbough Rd – Unimproved)

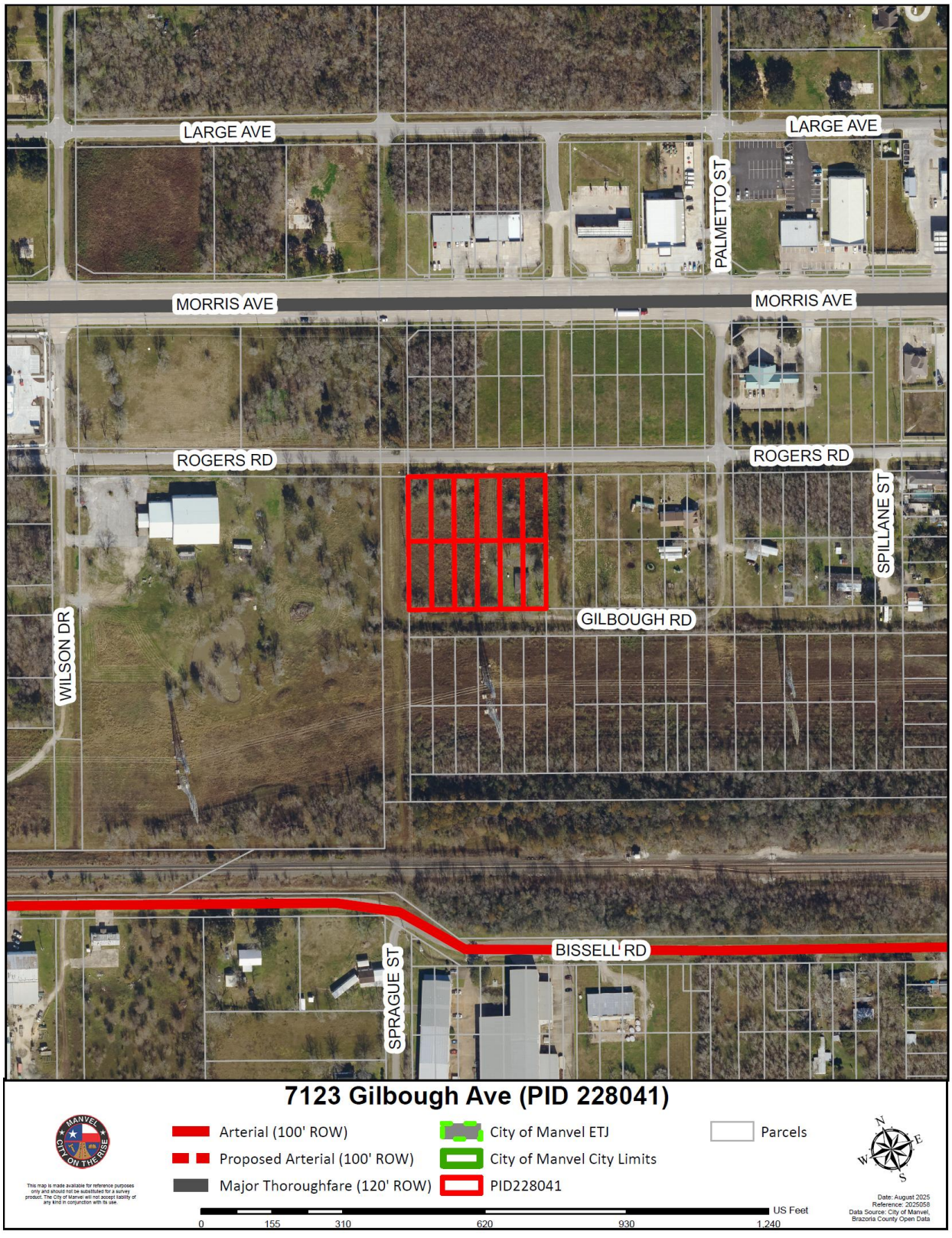
AERIAL VICINITY MAP



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. Staff has not received any written letter of opposition at the time of writing this Final Report.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At September 22, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. Two individuals spoke at the public hearing expressing their opposition to the proposed rezoning. Their opposition was based on: (a) When they were interested in buying the property, staff told them that the property will not be rezoned to allow residential use, and (b) the City is growing, and the Light Commercial designation is appropriate for the subject site. The applicant also spoke and requested support for the rezoning and explained that the existing house is in good condition and appropriate for residential use. He stated that the existing house was broken into twice in the recent past. He also explained the challenges he faced in trying to rent the property out for commercial use.

The Commission generally discussed their concerns and questions about the proposed use and legal non-conformity. The applicant clarified that he understood that the property has lost legal non-conforming status after speaking with City Staff. He added that his understanding was that the house can be used residentially based on the fact the house had Power connection since 2017.

The PD&Z Commission is recommending approval of this request to request to rezone subject site from LC district to HMU district. The motion to approve passed with a vote of six (6) “Yeas” to one (1) “Nay.” Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-25

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.

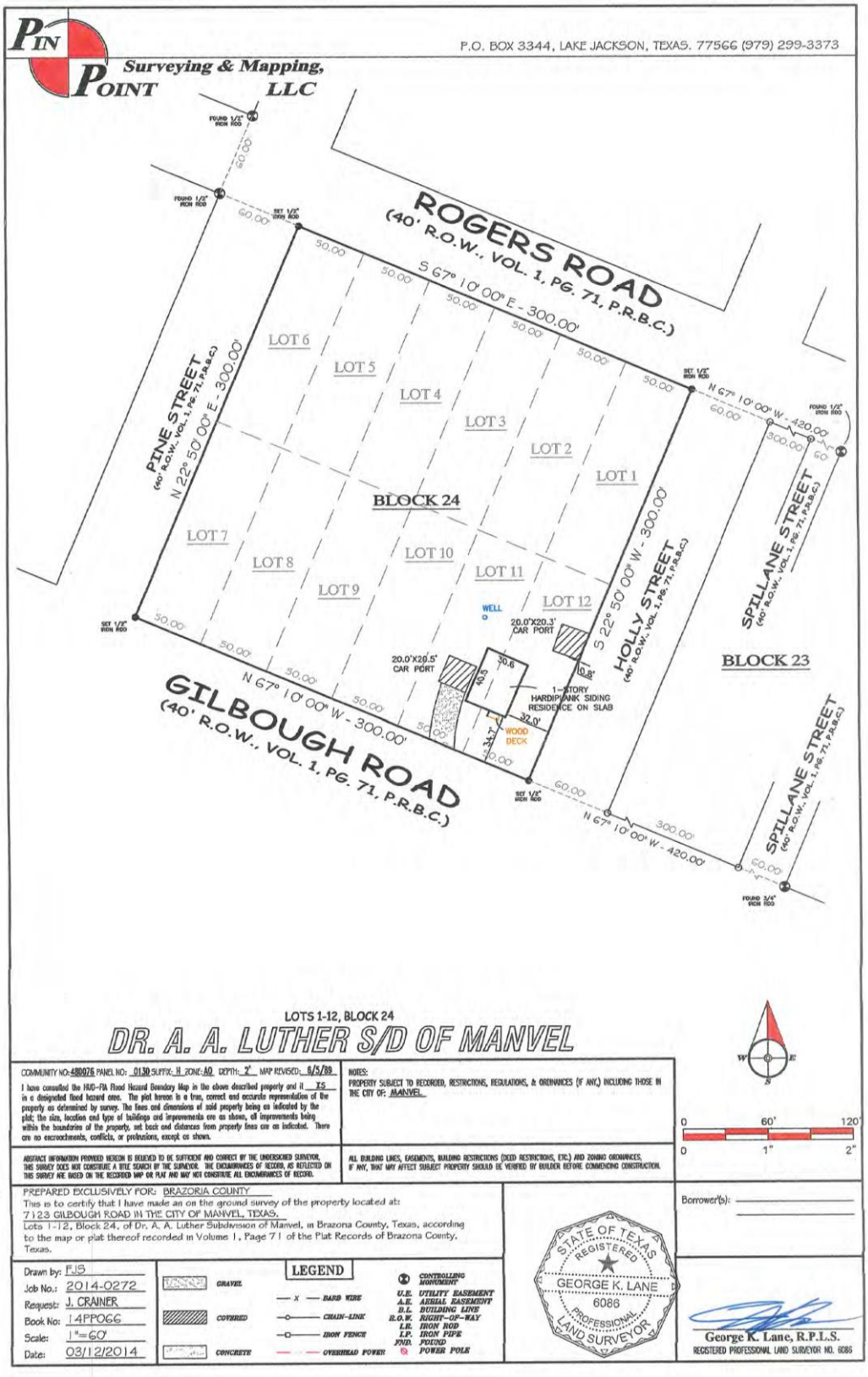
The house located on the property used as residential previously, Next neighbor properties are also currently being used as residential. We advertised the house for commercial use in popular website loopnet.com and through the local agents, however, we never found any interest by any business partners.

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


PIN POINT Surveying & Mapping, LLC
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373
ROGERS ROAD
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
S 67° 10' 00" E - 300.00'
PINE STREET
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
N 22° 50' 00" E - 300.00'
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
BLOCK 24
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
WELL
20.0'X20.3' CAR PORT
20.0'X29.5' CAR PORT
1-STORY HARDIPLANK SIDING RESIDENCE ON SLAB
WOOD DECK
HOLLY STREET
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
S 22° 50' 00" W - 300.00'
SPILLANE STREET
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
N 67° 10' 00" W - 420.00'
BLOCK 23
GILBOUGH ROAD
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
N 67° 10' 00" W - 300.00'
LOTS 1-12, BLOCK 24
DR. A. A. LUTHER S/D OF MANVEL
COMMUNITY NO: 480076 PANEL NO: 0130 SUFFIX: H ZONE: AO DEPTH: 2' MAP REVISED: 6/5/89
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.
NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: MANVEL
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.
ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.
0 60' 120'
0 1" 2"
PREPARED EXCLUSIVELY FOR: BRAZORIA COUNTY
This is to certify that I have made an on the ground survey of the property located at:
7123 GILBOUGH ROAD IN THE CITY OF MANVEL, TEXAS.
Lots 1-12, Block 24, of Dr. A. A. Luther Subdivision of Manvel, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 71 of the Plat Records of Brazoria County, Texas.
Borrower(s):
Drawn by: FJS
Job No.: 2014-0272
Request: J. CRAINER
Book No: 14PP066
Scale: 1"=60'
Date: 03/12/2014
LEGEND
GRAVEL
COVERED
CONCRETE
BARB WIRE
CHAIN-LINK
IRON FENCE
OVERHEAD POWER
CONTROLLING MONUMENT
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
I.R. IRON ROD
I.P. IRON PIPE
FND. FOUND
POWER POLE
STATE OF TEXAS
REGISTERED
GEORGE K. LANE
6086
PROFESSIONAL
LAND SURVEYOR
George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

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 HOUSE









MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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. (Proposed Ordinance No. 2025-O-26)

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 Final Report.

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

PD&Z PUBLIC HEARING (September 22, 2025): There were no public comments made on the proposed project. The Commission discussed the proposed condition regarding prohibition of outdoor storage and display of tires. Based on input from staff and the applicant, made a motion to revise the condition to allow outdoor storage and display with restrictions.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested SUP with conditions listed in the Final Report with a vote of seven (7) "Yeas" to zero (0) "Nays" at their September 22, 2025, meeting.

ATTACHMENTS: Final Report, and Ordinance No. 2025-O-26

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

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

FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	October 6, 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 Possible Action to Approve Ordinance No. 2025-O-26		

SUMMARY

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).

Staff Recommendation: Approval with conditions
PD&Z Recommendation: Approval with conditions

EXHIBITS

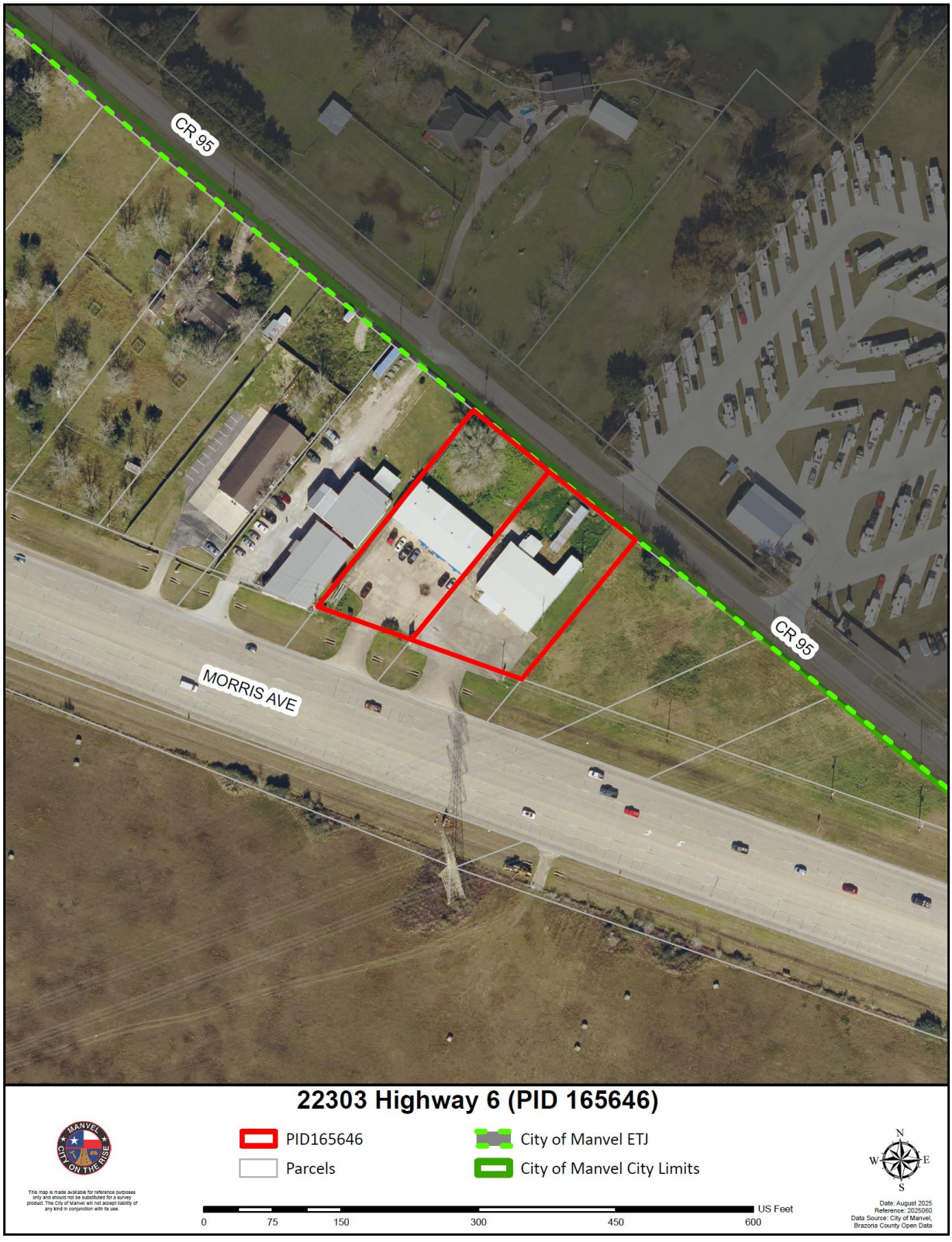
Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Letter of Request, Site Plan, and Public Hearing Notice.

GENERAL SITE INFORMATION

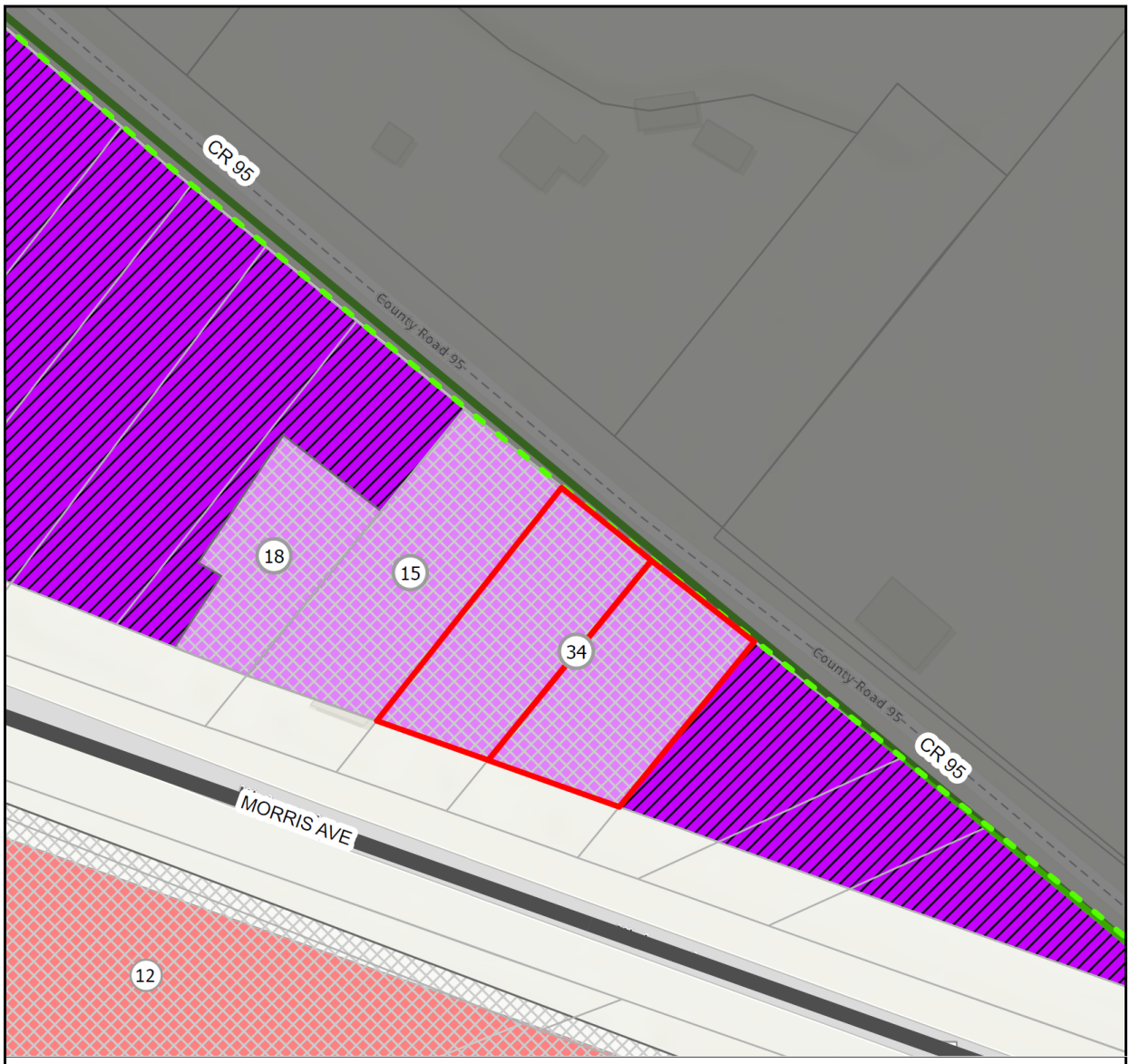
The following is a summary of general site information.

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



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
12	22102 HIGHWAY 6	UTILITIES, CHEMICAL MANUFACTURING, TRANSPORTATION AND WAREHOUSING, WAREHOUSE AND STORAGE, PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES, MANAGEMENT OF COMPANIES AND ENTERPRISES, AND WASTE MANAGEMENT AND REMEDIATION SERVICES	2015-O-27	9/14/2015	HC
15	22217 HWY 6	NAICS USE #811192 CAR WASHES, #811122 AUTOMOTIVE GLASS REPLACEMENT SHOPS, #811111 GENERAL AUTOMOTIVE REPAIR, AND #811198 ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE	2016-O-15	6/27/2016	LC
18	22221-D WEST HWY 6	NAICS USE #813110 CHURCHES	2016-O-21	8/29/2016	LC
34	22303 Highway 6	NAICS USE 8111111 GENERAL AUTOMOTIVE REPAIR AND USE 811121 AUTOMOTIVE BODY PAINT AND INTERIOR REPAIR AND MAINTENANCE	2022-O-14	6/6/2022	LC/SH6-SUP

22303 Highway 6 (PID 165646)

PID165646
Parcels
City of Manvel ETJ
City of Manvel City Limits
Major Thoroughfare (120' ROW)
Specific Use Permits
State Highway 6 Overlay District
Heavy Commercial District
Light Commercial District

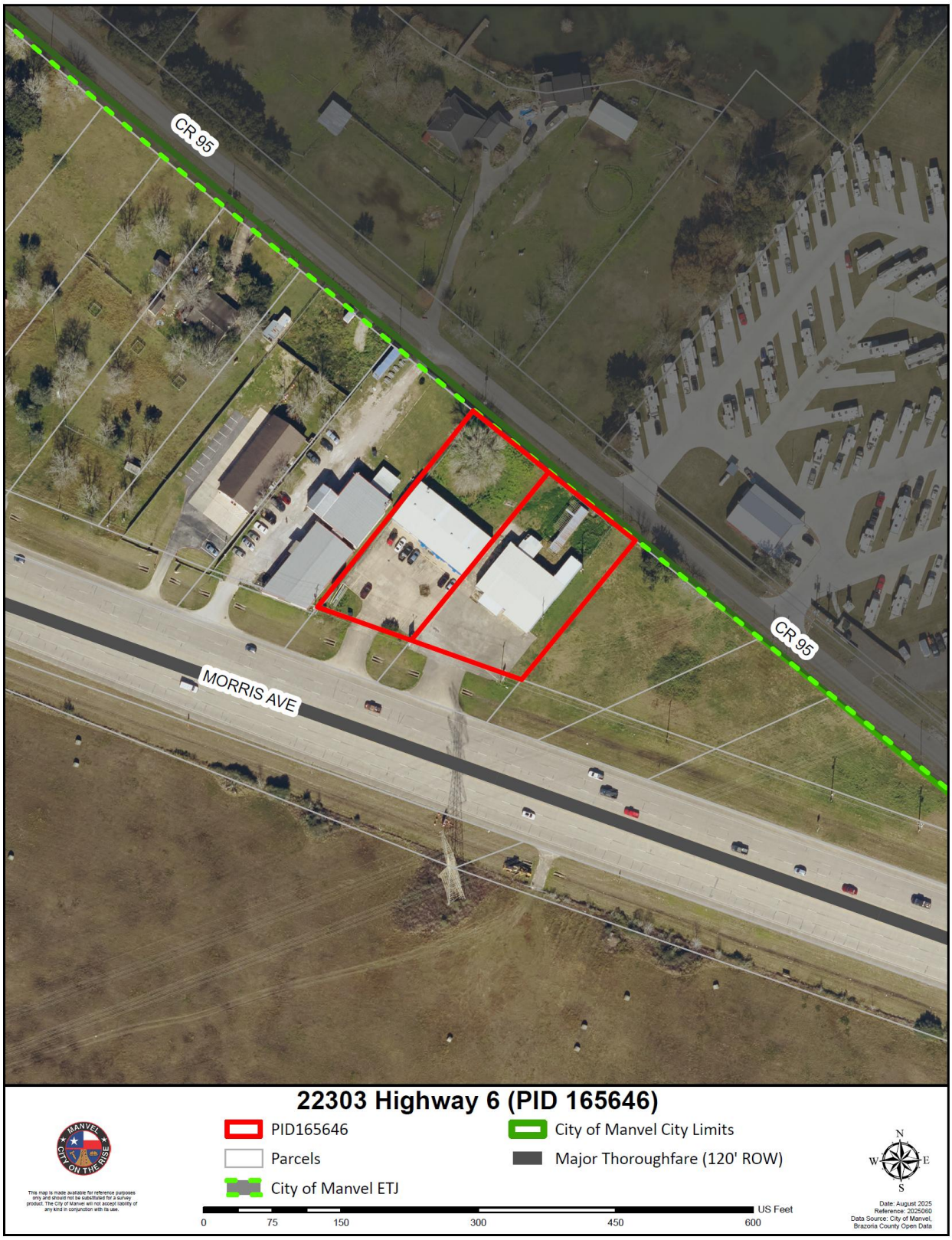
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 75 150 300 450 600 US Feet

N W E S

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

MAJOR THOROUGHFARE PLAN MAP



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 recommended 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.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At their September 22, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The Commission generally asked for clarification on the condition prohibiting outdoor storage and display of tires. Staff clarified that the condition is based on the understanding that outdoor storage and display of tires can have a negative impact aesthetically and could also result in hazardous situation if not maintained responsibly. Staff explained that the City's standards require, *"Open storage and display of merchandise for sale or display is permitted only when incidental to a commercial or residential use located on the same property and must not be located in any required parking or landscaping areas and must be set back at least 25 feet from the front property line and ten feet from any and all side property lines."* The applicant explained that they have sufficient space within the building for storage, but allowance of outdoor display could help the business. (Please note that the applicant in their application mentioned that outside storage or display of tires is not proposed).

The PD&Z Commission made a motion to revise the condition regarding outside storage and display of tires to:

- Outside storage of tires shall be prohibited. Outside display of tires shall be limited to eight (8) tires during business hours and must not be located in any required parking or landscaping areas and must be set back at least 25 feet from the front property line and 10 feet from any and all side property lines.

PD&Z Commission is recommending approval of this request with the aforementioned revision to the conditions recommended by staff. The motion to approve passed with a vote of seven (7) "Yeas" to zero (0) "Nays." Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-26

REQUEST LETTER

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

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,

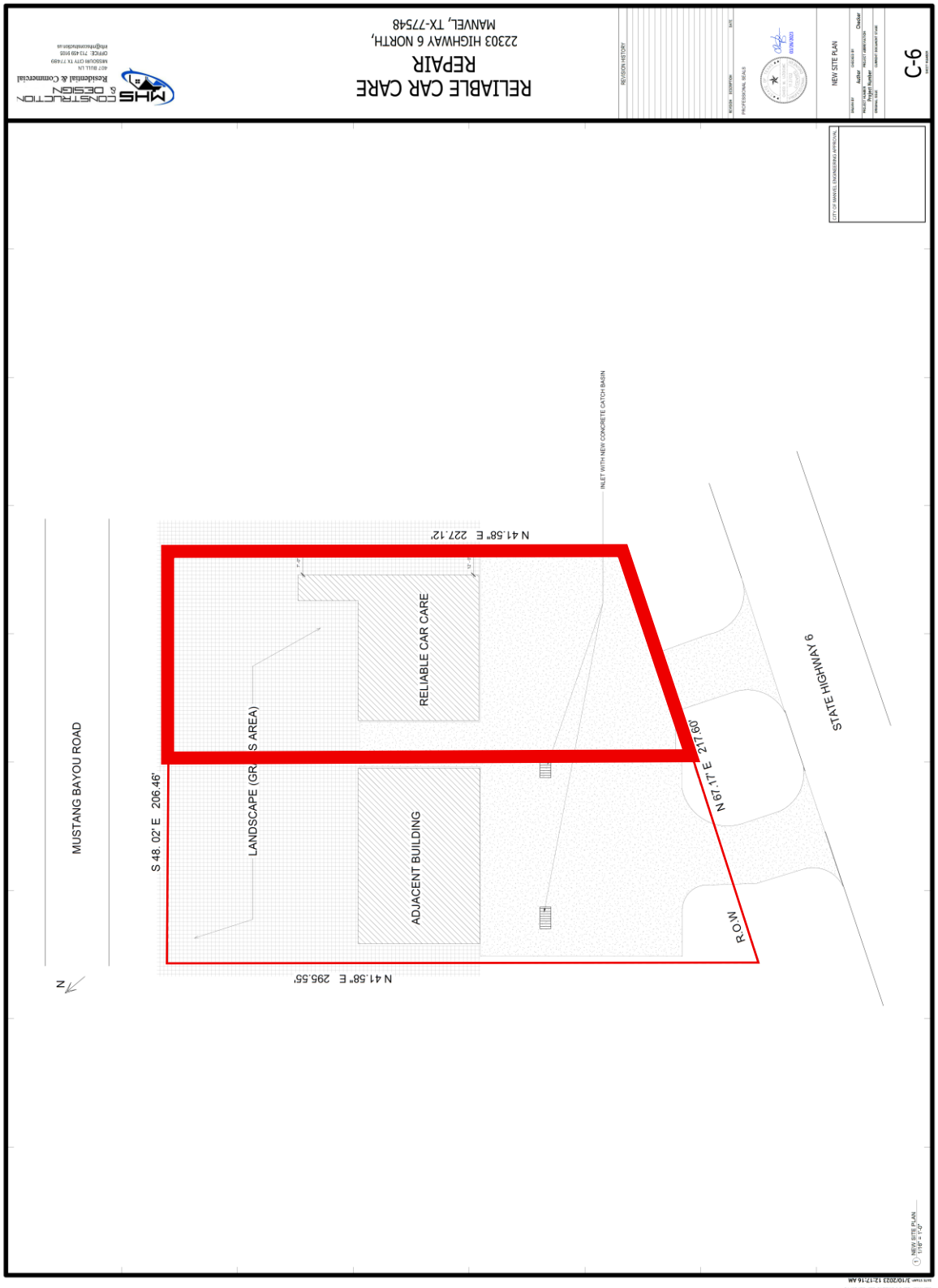
AuthentiSIGN
Philip Joseph

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.

SITE PICTURES



View of the subject site from Highway 6



View of the subject site from Highway 6

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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”, subject to conditions. (Proposed Ordinance No. 2025-O-27)

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 Final Report.

Additional details and staff analysis are included in the attached Final Report.

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

PD&Z PUBLIC HEARING (September 22, 2025): There were no public comments made on the proposed project. The Commission generally discussed the proposed use and the overall development plan with the applicant.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested SUP with conditions listed in the Final Report with a vote of seven (7) "Yeas" to zero (0) "Nays" at their September 22, 2025, meeting.

ATTACHMENTS: Final Report, and Ordinance No. 2025-O-27

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

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Jesica Portie, Assistant Planner	**CITY MANAGER APPROVAL** ___YES___

STAFF REPORT TO CITYCOUNCIL

Specific Use Permit

Agenda of:	October 6, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	LC/SH6 to LC/SH6-SUP	**Presented By:**	Jesica Portie Assistant Planner
Recommended Action:	Consideration And Possible Action to Approve Ordinance No. 2025-O-27		

SUMMARY

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).

Staff Recommendation: Approval with conditions
PD&Z Recommendation: Approval with conditions

EXHIBITS

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

GENERAL SITE INFORMATION

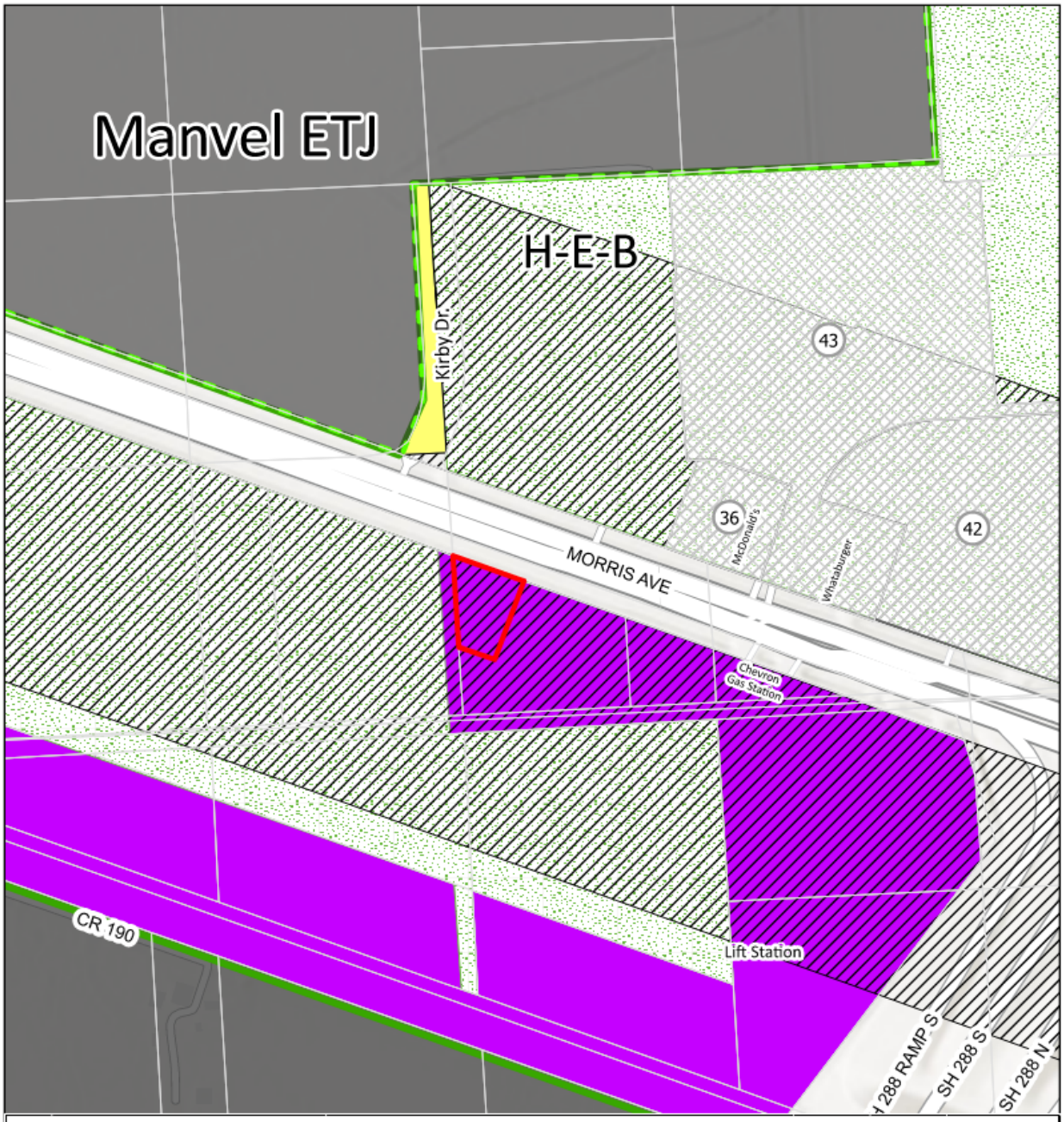
The following is a summary of general site information.

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 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

Whitewater Express Carwash (PID:167704)

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

0 200 400 800 1,200 1,600 Feet

N W E S

Date: July 2025
Reference: 2025052
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 not substantially underway or completed within one year from the date of approval.

City staff recommended 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.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the September 22, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The applicant introduced himself and briefly discussed their business. The applicant emphasized that based on their projection, Manvel has sufficient population to support their business. The Commission generally discussed the proposed use, overall development plan, and recommended conditions with the applicant and staff.

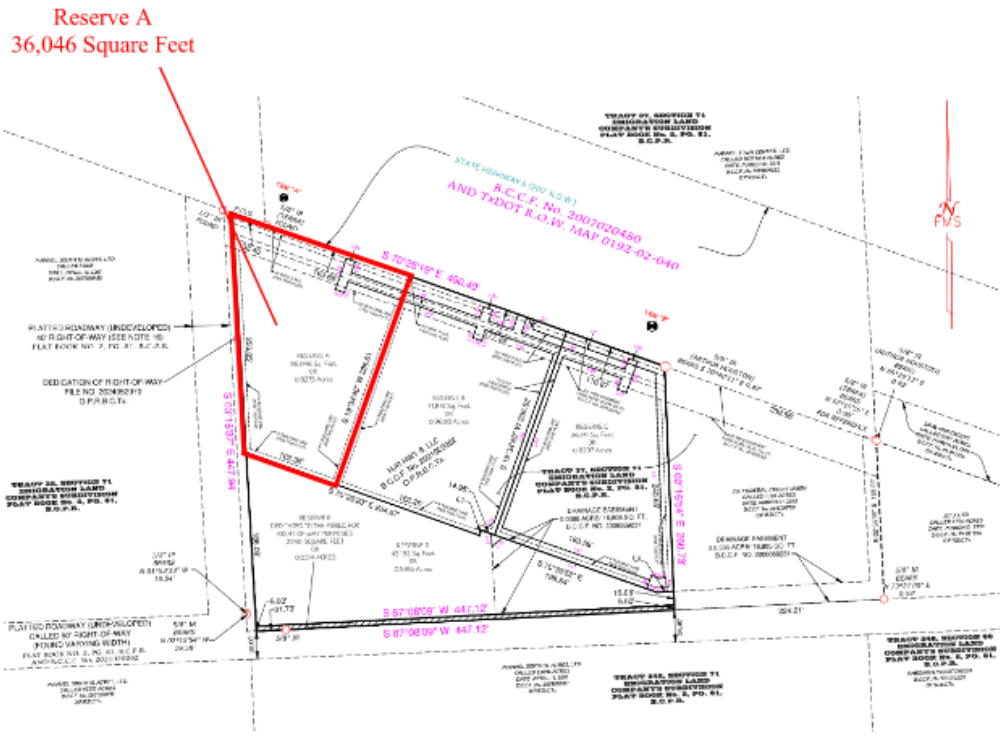
The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of seven (7) “Yeas” to zero (0) “Nays.” Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-27.

Depiction of Land

EXHIBIT "A"

Depiction of Land

36,046 square feet out 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.) labeled as "Reserve A" on the proposed plat depicted below.



REQUEST LETTER

CLAYMOORE ENGINEERING

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

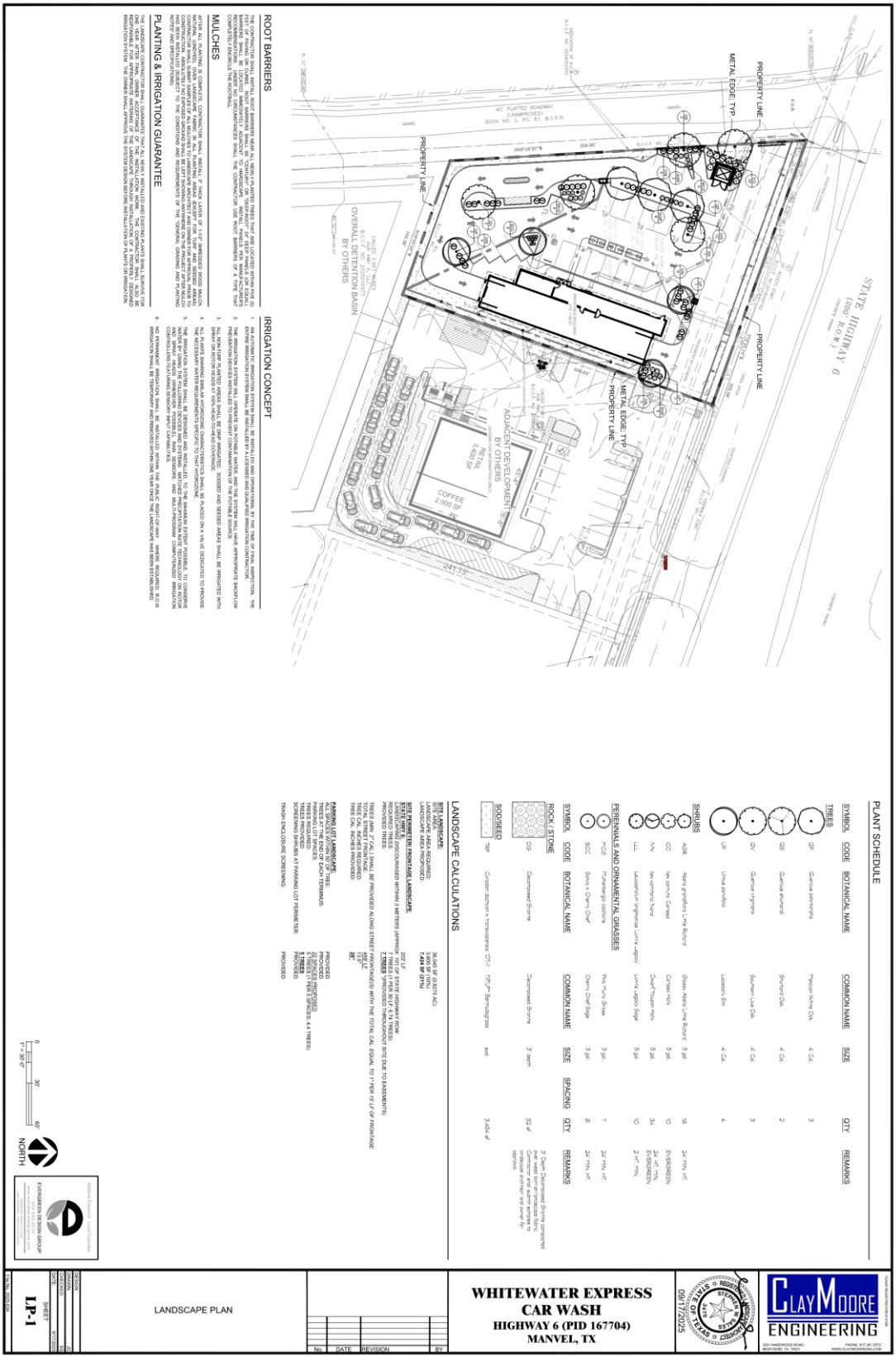
Should you have any questions, please feel free to contact me.

Sincerely,

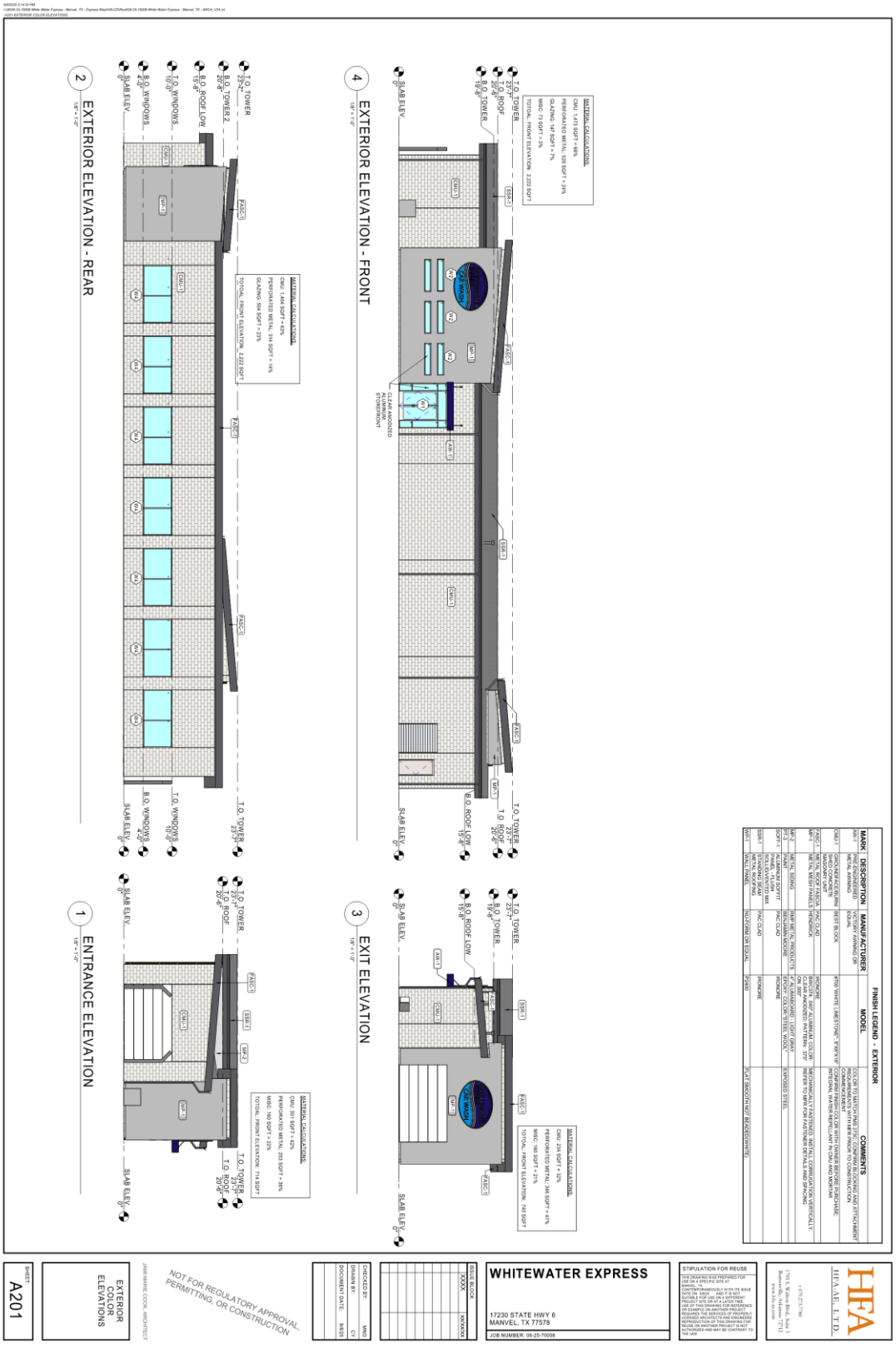
Claymoore Engineering, Inc.

Drew Donosky, P.E.

SITE PLAN


PLANT SCHEDULE
TREES
SYMBOL CODE BOTANICAL NAME COMMON NAME SIZE QTY REMARKS
GP Quercus polymorpha Mexican White Oak 4" Cal. 3
QS Quercus shumardii Shumard Oak 4" Cal. 2
QV Quercus virginiana Southern Live Oak 4" Cal. 3
LIT Liriodendron tulipifera Tuliptree 4" Cal. 4
SHRUBS
AGR Agave gracilipes 'Lime Ricard' Ghost Agave 'Lime Ricard' 5 gal. 16 24" HT, MIN. SPR.
ICC Ilex cornuta 'Carissa' Carissa Holly 5 gal. 10 EVERGREEN
NN Nerium oleander 'Nana' Dwarf Oleander 5 gal. 34 24" HT. MIN. EVERGREEN
LLL Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage 5 gal. 10 2' HT. MIN.
PERENNIALS AND ORNAMENTAL GRASSES
PCG Pennisetum glaucum 'Purple Majesty' Purple Majesty Ornamental Millet 3 gal. 7 24" MIN. HT.
SCC Salvia x Cherry Chief 'Cherry Chief Sage' Cherry Chief Sage 3 gal. 9 24" MIN. HT.
ROCK / STONE
DG Decomposed Granite Decomposed Granite 3" depth 52 s.f. 3" Depth Decomposed Granite compacted
SODSEED
TBF Cynodon dactylon x transvaalensis 'DT-1' TIFTuf™ Bermudagrass sod 3,454 s.f. Contractor shall submit sample to Owner/Landscape Architect for approval prior to installation
LANDSCAPE CALCULATIONS
SITE AREA:
GROSS LANDSCAPE AREA REQUIRED: 36,045 SF (0.8275 AC)
LANDSCAPE AREA PROVIDED: 7,626 SF (21%)
SITE PERIMETER FRONTAGE LANDSCAPE:
STATE HWY 6: 207' LF
LANDSCAPE AREA REQUIRED WITHIN 3 METERS (APPROX. 10') OF STATE HIGHWAY ROW: 2,070 SF
REQUIRED TREES: 7 TREES (1 PER 30 LF, 6 IN TREES)
PROVIDED TREES: 7 TREES SPROVIDED THROUGHOUT SITE DUE TO EASEMENTS)
PARKING LOT LANDSCAPE:
TOTAL STREET FRONTAGE: 485 LF
TREE CAL. INCHES REQUIRED: 485 LF PROVIDED ALONG STREET FRONTAGE WITH THE TOTAL CAL. EQUAL TO 1" PER 15 LF OF FRONTAGE
TREE CAL. INCHES PROVIDED: 32"
PARKING LOT LANDSCAPE: 32"
TREES AT THE END OF EACH TERMINUS: PROVIDED
PARKING ROW SHADE TREES: PROVIDED
TREES REQUIRED: 22 TREES (1 PER 8 SPACES, 4.4 TREES)
SCREENING (SHRUBS AT PARKING LOT PERIMETER: PROVIDED
TRASH ENCLOSURE SCREENING: PROVIDED
ROOT BARRIERS
IRRIGATION CONCEPT
MULCHES
PLANTING & IRRIGATION GUARANTEE
PROPERTY LINE
METAL EDGE, TYP.
STATE HIGHWAY 6
(120' R.O.W.)
40' PLATTED ROADWAY UNIMPROVED
BOOK NO. 2, PG. 51, B.C.F.R.
OVERALL DETENTION BASIN BY OTHERS
ADJACENT DEVELOPMENT BY OTHERS
RETAIL 3,400 SF
COFFEE 2,000 SF
S41°19'E
0 30 60
1" = 30'-0"
NORTH
CLAYMOORE ENGINEERING
WHITEWATER EXPRESS CAR WASH
HIGHWAY 6 (PID 167704)
MANVEL, TX
09/17/2025
LANDSCAPE PLAN
LP-1
EVERGREEN DESIGN GROUP

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



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



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

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 Mariott 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

DEVELOPMENT SERVICES DEPARTMENT

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

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.

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

KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
GARRETT ROSSI KNOX, COUNCIL PLACE 6

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

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

MINUTES 9/15/2025

Workshop Session

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

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson (Arrived Late)
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Garrett Knox

Absent: None

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

Discussion on any topic as listed on the current agenda.

Consent agenda highlights:
Routine items; notable item is MUD 57 bond issuance consent, now formally brought to Council as a matter of practice (similar to prior MUD 56 consent).

Zoning/SUP clarification (Consent #4):
The "13.08-acre" reference is the size of the reserve in Manvel Town Center; the SUP applies only to the medical office lease space within the building, not the full 13 acres.

Budget & tax rate (Items 1–3):
Public hearing noticed at $0.58; the proposed budget is built at $0.56.
Staffing: 13 new positions (12 General Fund + 1 Utility); 3% COLA included.
Supplementals: 34 of 35 funded; the TMRS Updated Service Credit (~$650k) planned for action in late Nov/Dec. Fund balance: After a $2M transfer, projected to ~43.53% (~159 days) which is still above policy expectations; strength driven largely by spending restraint.
Council direction/interests: make departmental goals more measurable, plan a mid-year budget review, consider capital strategy for water (no new capital projects included yet), outline a mid-year adjustment roadmap if revenues outperform, and communicate progress to the public (dashboards/updates). Preference to review any fund balance policy changes earlier in the fiscal year. Administrative clean-up: update an outdated complex layout (p. 146) before finalizing the budget book.

BCAD Board nominations (Item 4):
10 applications received; Council will select two during the regular meeting. Some candidates were individually invited by Council members.

Library lease renewal (Item 5):
Three-year renewal with a one-time 10% increase (lower overall escalation than prior 5%/yr). Broad support, with clear intent to pursue a new/better facility within the next three years.

Impact fees report (Item 6):
Semiannual update noted SUEs below 2021 projections (approx. 827 vs. 1,300), largely attributed to growth in areas outside the City's system (e.g., Meridiana) and prior wastewater capacity constraints now being addressed. Request to press Valencia for completion dates on dependent projects.

Residential boat/trailer parking (Item 7):
Council does not favor a broad City ordinance duplicating HOA covenants. Openness only to narrow, life-safety language (e.g., not blocking ingress/egress); treat as complaint-based if pursued. The current incident appears isolated and resolved.

ROW abandonment near Redeemer Church (Item 8):
Applicant revised request to exclude CenterPoint transmission area after obtaining no-objection; abandonment would leave a small City ROW segment near the railroad with limited access. Any escrow refunds depend on appraisal/transaction details.

Truck parking on 288 feeders (City Manager update):
Following a TxDOT meeting, staff will bring an ordinance to prohibit parking on 288 feeder roads; TxDOT will install No Parking signage at targeted locations upon adoption.

Regular Session
Call To Order
Mayor Davis called the meeting of the Manvel City Council to order at 6:02 p.m.
Those in attendance were:

Present:	Mayor Dan Davis City Councilmember Place 1 Keith Bonner City Councilmember Place 2 David Lands City Councilmember Place 3 Harry Opliger City Councilmember Place 4 Carmyn Robey-Robinson City Councilmember Place 5 Crystal Sarmiento City Councilmember Place 6 Garrett Knox
Absent:	None
Also Present:	Dan Johnson, City Manager Robert Gervais, City Attorney Tammy Bell, City Secretary Keith Traylor, Chief of Police Jose Abraham, Director of Development Services Rosa Donaire, Director of Finance Robbie Hall, Director of Public Works Chad Dumont, Director of Personnel

Invocation

Inspirational Reading - Councilmember Opliger

Pledge

Presentations

Proclamation
National Mexican Heritage Month -September 15, 2025 - October 15, 2025.
*Presented after the public comments section

Public Hearing

TO HEAR INPUT ON THE 2025 TAX YEAR PROPOSED PROPERTY TAX RATE:

A tax rate of $0.580000 per $100 valuation has been proposed by the governing body of the City of Manvel.

PROPOSED TAX RATE $0.580000 per $100
NO-NEW-REVENUE TAX RATE $0.539339 per $100
VOTER-APPROVAL TAX RATE $0.611867 per $100

The proposed tax rate is not greater than the voter-approval tax rate. As a result, the City of Manvel is not required to hold an election at which voters may accept or reject the proposed tax rate.

Public Hearing opened at 6:07 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Public Hearing closed at 6:07 p.m.

Public Comments: "Comment Card" Required

Jackie Lowry has concerns about the intersection at Jordan and Meridiana Parkway. On January 18, she was in a car accident at that intersection that resulted in a broken neck. She would like to see a four-way stop or a traffic light.

Katie Smith with the Manvel Library - most successful summer program in history. Looking forward to the potential of a bigger space because they are capping out the occupancy when they hold their summer programs.

City Manager Update

Public Works Facility – The notice to proceed was signed, with construction scheduled to begin the week of September 22.
Employee Performance Reviews – Staff will begin the annual evaluation process this week, using a newly revised form aligned with the City's core values. Reviews are expected to be completed by the end of October.
Fall Music Festival – Scheduled for October 18. Staff are coordinating with Brazoria County regarding a potential road closure near Croy Park to improve safety for event parking and shuttles.
State of the City – Tentatively set for November 5 at New Hope Church.
City Center Project – Work is beginning on a Request for Qualifications (RFQ) for a potential public-private partnership (P3) development of the City's 160-acre tract.
Budget – The proposed tax rate in the budget document is 56 cents, despite the 58-cent rate advertised for public hearing purposes.

SH 288 Updates – Reported on coordination with TxDOT regarding:
Installation of traffic lights at Rodeo Palms/Del Bello.
Resolution of a contractor illegally discharging water into a roadside ditch.
Plans to address tractor-trailer parking on feeder roads through a forthcoming City ordinance, after which TxDOT will install no-parking signage.

Consent Agenda

1. Acceptance of the meeting minutes to date.

2. Approve second and final reading of Resolution 2025-R-34;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2025-02 – GREASE MONKEY LOCATED AT 20815 HIGHWAY 6, MANVEL TEXAS TO APPROVE AN EXPENDITURE OF UP TO $20,000.00 FOR SITE IMPROVEMENTS FOR THE AUTO SHOP FACILITY IN A COMMERCIALLY TARGETED AREA, WHICH WILL FURTHER ECONOMIC DEVELOPMENT, CREATE COMMERCIAL INVESTMENT, AND CREATE AND/OR RETAIN JOBS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

3. Approve Resolution 2025-R-37;
RESOLUTION OF THE CITY OF MANVEL, TEXAS GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 57 OF BRAZORIA COUNTY.

4. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-23;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)". (Forwarded with favorable recommendation by PD&Z - vote 7-0)

5. Acceptance of Infrastructure for Lift Station No. 1—Phase 1 to serve Valencia for Brazoria County Municipal District No. 83, Brazoria County, Texas, and begin the two-year maintenance period.

6. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Thirty Two – C for Brazoria County Utility District No. 56, Brazoria County, Texas, and begin the two-year maintenance period.

7. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Four-B East for Brazoria County Utility District No. 57, Brazoria County, Texas, and begin the two-year maintenance period.

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

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: City Councilmember Place 5 Crystal Sarmiento

Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Consideration and possible action to approve on first reading, Ordinance 2025-O-28; **AN ORDINANCE APPROVING AND ADOPTING THE CITY OF MANVEL, TEXAS, OPERATING, CAPITAL IMPROVEMENT PROGRAM, SOUTH MANVEL DEVELOPMENT AUTHORITY (SMDA) AND MEDC BUDGET** FOR THE FISCAL YEAR 2026; AND MAKING APPROPRIATIONS FOR THE CITY FOR SUCH YEAR AS REFLECTED IN SAID BUDGET; ESTABLISHING THE PROCEDURE FOR INTRA-BUDGET TRANSFERS; APPROVING ALL PROGRAMS AND EXPENDITURES CONTAINED THEREIN; AUTHORIZING THE CITY MANAGER TO MAKE ANY BUDGETED EXPENDITURE WITHOUT FURTHER ACTION BY THE CITY COUNCIL; AND APPROVING THE REAUTHORIZATION OF MUNICIPAL BUILDING PERMIT FEES; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

   Council considered approval of the Fiscal Year 2026 budget, effective October 1, 2025.
   Tax Rate: Balanced at $0.56 per $100 valuation (flat from prior year, down from the $0.58 rate noticed for public hearing).
   Fund Balance: Maintains 159 days (≈5.5 months) of reserves, compared to the standard 3 months in many cities, ensuring preparedness for emergencies.
   New Positions: 13 new staff positions across three departments.
   Supplemental Items: 34 items, including vehicles, equipment, and AI-assisted plan review software.
   Employee Investment: 3% cost-of-living adjustment (COLA) for all employees.
   Corrections: Capital Improvement Project pages will be updated to remove outdated references to the former City Center plan and to properly reflect that Heritage Park is not funded by GO bonds.

   Council members expressed appreciation to staff and the community for their input and noted the ability to maintain a historic flat tax rate while funding growth, services, and employees. Councilwoman Sarmiento highlighted the diligence required to balance conservative fiscal management with city needs.

   Councilmember Bonner made the motion to approve. Councilmember Garrett Rossi Knox seconded the motion.

   The motion carried with a vote: 7/0

   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None
Absent: None
Abstained: None

2. Consideration and possible action to ratify the property tax increase reflected in the 2026 Fiscal Year Budget that was just adopted that raises more property taxes than the Fiscal Year 2025 budget.

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

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No: None
Absent: None
Abstained: None

3. Consideration and possible action to approve on first reading, Ordinance 2025-O-29;
AN ORDINANCE PROVIDING FOR THE ASSESSMENT, LEVY, AND COLLECTION OF AD VALOREM TAXES FOR THE CITY OF MANVEL, TEXAS, FOR THE YEAR 2025, AND FOR EACH YEAR THEREAFTER UNTIL OTHERWISE PROVIDED; PROVIDING THE DATE ON WHICH SUCH TAXES SHALL BE DUE AND PAYABLE; PROVIDING FOR PENALTY AND INTEREST ON ALL TAXES NOT TIMELY PAID, AND REPEALING ALL ORDINANCES AND PARTS OF ORDINANCES IN CONFLICT HEREWITH.

Mayor Dan Davis made the motion that the property tax be increased by the adoption of a tax rate of 56 cents, which is effectively a 6.44% increase in the tax rate. The tax rate consists of .31980 cents for maintenance and operations and .2402 cents for debt service, as reflected in Ordinance 2025-O-29 to adopt the municipal tax rate for tax year 2025. Councilmember Keith Bonner seconded the motion.
Roll Call Vote:
Mayor Dan Davis - AYE
City Councilmember Place 1 Keith Bonner - AYE
City Councilmember Place 2 David Lands - AYE
City Councilmember Place 3 Harry Opliger - AYE
City Councilmember Place 4 Carmyn Robey-Robinson - AYE
City Councilmember Place 5 Crystal Sarmiento - AYE
City Councilmember Place 6 Garrett Rossi Knox - AYE
The motion carried with a roll call all-in-favor vote of 7/0.

4. Consideration and possible action to approve Resolution 2025-R-35;
A RESOLUTION OF THE CITY OF MANVEL NOMINATING CANDIDATE(S) FOR A POSITION ON THE BOARD OF DIRECTORS OF THE BRAZORIA COUNTY APPRAISAL DISTRICT. (Postponed on 9/2/25).

Council discussed applicants for the Brazoria County Appraisal District Board and ultimately decided to put forward Chelsea Lei and Nina Harrison.

Councilmember Robey-Robinson made the motion to nominate Chelsey Lay. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

Councilmember Sarmiento made the motion to nominate Nina Harrison. Councilmember Opliger seconded the motion.

The motion carried with a vote: 6/1

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: City Councilmember Place 4 Carmyn Robey-Robinson

Absent: None

Abstained: None

Mayor Davis made the motion to approve Resolution with Nina Harrison and Chelsey Lay as the nominees. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

Absent: None

Abstained: None

5. Consideration and possible action to authorize the City Manager to execute the property lease renewal for the Manvel Library.

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

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

6. Acceptance of Water and Wastewater Impact Fee Semiannual Report as recommended by the Capital Improvement Advisory Committee.

   Councilmember Rossi Knox made the motion to approve. Councilmember Robey-Robinson seconded the motion.

   The motion carried with a vote: 7/0

   Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

   No: None

   Absent: None

   Abstained: None

7. Consideration and possible action to direct staff on Article IV Residential Parking Sec 59-84 Boats and Trailers.

   Council discussed in the workshop to take **no action** on this. Direction given to Chief that if he sees that there's a recommendation to make regarding the life and safety component of this, he'll bring that forward at a later date.

8. Consideration and possible action to approve the first of two readings of Ordinance No. 2024-O-28;
   AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

   (1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; AND

   (2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; AND

   (3) A 0.8888 ACRE (38,715 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., ET AL. B.C.C.F. NO. 2006018645; AND

   VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
   (Forwarded with 7/0 favorable recommendation by PD&Z on July 22, 2024)
   (Postponed by City Council on 8/5/2024)

Council discussed a request to abandon a right-of-way segment near Highway 6 and Iowa Lane. The roadway currently terminates at the railroad/ditch and does not serve as a through street. While abandonment would support planned development in the area (including Redeemer Church expansion and a potential hotel project), the applicants excluded a portion of the right-of-way due to CenterPoint easement requirements. Staff noted this would leave an isolated, inaccessible strip of right-of-way, which is not best practice. Council expressed concern about creating a landlocked public parcel and agreed the applicants should complete CenterPoint's process for full abandonment before the request can move forward.

No action was taken.

Mayor and Council Comments

Performance Reviews for City Manager and City Attorney in October.

Adjourn

Mayor Davis made the motion to adjourn the meeting at 7:11 p.m. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 7/0

Yes:	Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox
No:	None
Absent:	None
Abstained:	None

CERTIFICATION

_____
TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

_____
DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: 10/6/25

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: Infrastructure improvements for Valencia Lake E & F

This is a request for: ○ **Initial Acceptance** (Start 2-year maintenance period)
◉ **Final Acceptance** (Bond Release)

MUD District: Brazoria County Utility District No. 83

BACKGROUND:

- ☐ City Staff has approved the final walk through on this project for the civil site work.
- ☐ The applicant has submitted the Two-Year Maintenance Bond
- ☐ The As-Built Construction Plans have been submitted
- ☑ This is a Final Acceptance and release of associated Maintenance Bond.

STAFF RECOMMENDATION:

Staff recommends approval of this request: ◉ YES ○ NO

Notes (if applicable):

ATTACHMENTS: Request Form and Project Details

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER	
Percy Ben Associate Engineer	**PUBLIC WORKS DIRECTOR APPROVAL** ☑ **FINANCE DIRECTOR APPROVAL** ☐ **CITY MANAGER APPROVAL** ☑

INFRASTRUCTURE ACCEPTANCE PROJECT DETAILS

PROJECT DETAILS (To be filled in by requestor)

Project Name: Valencia Lakes "E" & "F"

Project Cost: $2,703,440.93

Project Type: ✓ WS&D, Paving, ✓ Other Detention Facilities

WS&D Total Quantity (ft & in)	
Water Line Size:	Water Line Length:
Sanitary Line Size:	Sanitary Line Length:
Storm Line Size: See right for storm quantities.	Storm Line Length:

Storm Line Size	Storm Line Length
36"	81'
42"	86'
54"	112'
4'X4' RCB	276'
7'X3' RCB	444'
12'X4' RCB	174'

Other Quantities:

Street Total Quantity (ft & in) **by Street name (if applicable)**			
Street Name	**Length**	**Width**	**Thickness**

Sidewalk Total Quantity (ft & in) **by Street name (if applicable)**			
Street Name	**Length**	**Width**	**Thickness**

Prepared by: Valerie Lizak

Company Name: LJA Engineering

Email: vlizak@lja.com Ph: 713-380-4420

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

INFRASTRUCTURE ACCEPTANCE REQUEST FORM

INSTRUCTIONS

- This request form, along with any required documents must be sent to permits@cityofmanvel.com no later than **8 business days** before the proposed date of infrastructure acceptance by City Council (meeting date).
- Inspection (final walk) of the infrastructure proposed to be accepted must be completed and approved prior to submitting this form.
- For Initial Acceptance, this form must be submitted **on the same day or after** the paper copy of the Maintenace Bond has been delivered to Permits Department at City Hall Annex, 20025 Highway 6, Manvel, TX. 77578.
- Include a **copy of this form as cover sheet** when submitting paper copy of the maintenance bond.
- For Final Acceptance, provide accurate plat name below to avoid delay in plat recordation.

PROJECT DETAILS: This is a request for ○ **Initial Acceptance** ◉ **Final Acceptance** (Bond Release)

Project Name: Valencia Lakes "E" & "F"

Project Type: ☑ WS&D, ☐ Paving, ☑ Other | Total Project Cost: $2,703,440.93

MUD (if applicable): BCMUD No. 83

MyGov Permit No.: 23-000184 Inspection (Final Walk) Approval Date: 09/24/2025

Proposed Acceptance Date (Council Meeting Date): 10/06/2025

Approved Plat Name: Final Plat of Valencia Lake E and F

REQUESTER CONTACT INFORMATION

Name & Company Name: Valerie Lizak with LJA Engineering

Email: vlizak@lja.com Phone No. 713-380-4420

INFRASTRUCTURE ACCEPTANCE CHECKLIST: *(Please check applicable items in the following checklist)*

Required Documents	Check
➢ *Inspection (final walk) is complete and approved with no outstanding punch list items*	☐
➢ *Initial Acceptance required documents have been submitted or are provided with this form*	☐
• Physical copy of Two-year maintenance bond (100% of the total cost)	☐
• PDF Copy of Two-year maintenance bond (100% of the total cost)	☐
• Updated Original Tax Certificate (showing no delinquent taxes)	☐
• As-built Plans (PDF)	☐
➢ *Final Acceptance to release maintenance Bond. No Document Required.*	☑

Notes (if any):

Requester Signature: Valerie Lizak Date: 09/24/2025

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: 10/6/25

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: Water Distribution, Wastewater Collection, Storm Water Facilities, and Paving to serve Meridiana Section Eighty Two

This is a request for: (•) **Initial Acceptance** (Start 2-year maintenance period)
( ) **Final Acceptance** (Bond Release)

MUD District: Brazoria County Utility District No. 57

BACKGROUND:

- [x] City Staff has approved the final walk through on this project for the civil site work.
- [x] The applicant has submitted the Two-Year Maintenance Bond
- [x] The As-Built Construction Plans have been submitted
- [ ] This is a Final Acceptance and release of associated Maintenance Bond.

STAFF RECOMMENDATION:

Staff recommends approval of this request: (•) YES ( ) NO

Notes (if applicable):

ATTACHMENTS: Request Form and Project Details

FUNDING ISSUES

- [x] **Not applicable**
- [ ] **Not budgeted**
- [ ] **Full amount already budgeted**
- [ ] **Funds to be transferred from Acct.#**

SUBMITTING STAFF MEMBER	
Percy Ben Associate Engineer	**PUBLIC WORKS DIRECTOR APPROVAL** [x] **FINANCE DIRECTOR APPROVAL** [ ] **CITY MANAGER APPROVAL** [x]

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

INFRASTRUCTURE ACCEPTANCE REQUEST FORM

INSTRUCTIONS

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- For Initial Acceptance, this form must be submitted **on the same day or after** the paper copy of the Maintenace Bond has been delivered to Permits Department at City Hall Annex, 20025 Highway 6, Manvel, TX. 77578.
- Include a **copy of this form as cover sheet** when submitting paper copy of the maintenance bond.
- For Final Acceptance, provide accurate plat name below to avoid delay in plat recordation.

PROJECT DETAILS: This is a request for (●) **Initial Acceptance** ( ) **Final Acceptance** (Bond Release)

Project Name: Brazoria County Municipal Utility District No. 57 Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section Eighty Two

Project Type: [✔] WS&D, [ ] Paving, [ ] Other | Total Project Cost: $3,150,984.92

MUD (if applicable): Brazoria County Municipal Utility District No. 57

MyGov Permit No.: _____ Inspection (Final Walk) Approval Date: 9/24/2025

Proposed Acceptance Date (Council Meeting Date): October 6, 2025

Approved Plat Name: Meridiana Section 82

REQUESTER CONTACT INFORMATION

Name & Company Name: Dane Kendall EHRA Engineering

Email: dkendall@ehra.team Phone No. 713-337-7431

INFRASTRUCTURE ACCEPTANCE CHECKLIST: *(Please check applicable items in the following checklist)*

Required Documents	Check
➢ *Inspection (final walk) is complete and approved with no outstanding punch list items*	✔
➢ *Initial Acceptance required documents have been submitted or are provided with this form*	✔
• Physical copy of Two-year maintenance bond (100% of the total cost)	✔
• PDF Copy of Two-year maintenance bond (100% of the total cost)	✔
• Updated Original Tax Certificate (showing no delinquent taxes)	✔
• As-built Plans (PDF)	✔
➢ *Final Acceptance to release maintenance Bond. No Document Required.*	

Notes (if any): _____

Requester Signature: Dane Kendall Date: 9-24-2025

INFRASTRUCTURE ACCEPTANCE PROJECT DETAILS

PROJECT DETAILS (To be filled in by requestor)

Project Name: Meridiana Section Eighty Two

Project Cost: $3,150,984.92

Project Type: (WS&D,) (Paving,) Other _____

WS&D Total Quantity (ft & in)	
Water Line Size: 6inch/8 inch	Water Line Length: 120 lf/4,703 lf
Sanitary Line Size: 8 inch	Sanitary Line Length: 4,326 lf
Storm Line Size: 48 in./42 in./36 in./30 in./24 in	Storm Line Length: 190 lf./ 754 lf./156 lf./ 323 lf. /994 lf

Other Quantities:

Street Total Quantity (ft & in) **by Street name (if applicable)**			
Street Name	**Length**	**Width**	**Thickness**
Monument Hill Court	1249 lf	28 lf	
Big Bend Trail	818 lf	28 lf	
Palo Pinto Lane	796 lf	28 lf	
Birch Creek Lane	796 lf	28 lf	
McKinney Falls Drive	778 lf	28 lf	

Sidewalk Total Quantity (ft & in) **by Street name (if applicable)**			
Street Name	**Length**	**Width**	**Thickness**
n/a			

Prepared by: Dane Kendall

Company Name: EHRA Engineering

Email: dkendall@ehra.team Ph: 713-337-7431

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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 request 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.
- At the September 22, 2025, PD&Z meeting, the applicant presented additional information pertaining to challenges associated with dedication of right-of-way (Exhibits attached and listed below). Originally, staff recommended not approving the right-of-way dedication based on the principle that waiving dedication requirements or abandoning without a good understanding of the overall development is not beneficial and can put a cost burden on the City. However, staff agrees with the reasoning and justification provided by the applicant and acknowledges the unique circumstances associated with this property. Following are the additional input provided by the applicant at the Sept 22, 2025 PD&Z meeting:

    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."*

STAFF RECOMMENDATION: Based on the above discussion, staff provided the following recommendation to PD&Z Commission for the applicant's request for a variance to Chapter 62, Sections *62-111*(a) & (c), *62-113 regarding perimeter street and sidewalk construction, 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 proposed development shall 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.

PD&Z RECOMMENDATION: Planning, Development, and Zoning (PD&Z) Commission is recommending conditional approval of the applicant's request for a variance to Chapter 62, Sections *62-111*(a) & (c), *62-113* regarding perimeter street and sidewalk construction*, and* 62-42 (b) (4)*,* for the southern ROW dedication 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 proposed development shall include a plat note specifying waiver of 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.

The motion to approved passed with a vote of six (6) "Yeas" to one (1) "Nay" at their September 22, 2025, meeting.

ATTACHMENTS: Letter of Request, Survey, Proposed Plat, Vicinity Aerial Map, Zoning Map, Major Thoroughfare Plan Map, Proposed Site Plan, Preliminary TxDOT Approval, additional information, and Development Agreement.

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

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

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

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

Project Name: Highway 6 Commercial Development

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

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

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

Project Description: Commercail Development of 3.661 acre tract. The development will consist of a White Water Tunnel Car Wash, 5,044SF retial 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 — August 12, 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)	
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 8.12.2025

Applicant Signature Date

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

LETTER OF AUTHORIZATION

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

_____
Owner Name

_____
Owner Address

_____
Owner City, State Zip

_____
Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

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

Sincerely,

Owner Name _____

Owner Signature _____

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

August 12, 2025

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

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

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

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

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

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,

Richard Rainer
Manager

Jake Baker
Manager

NOTES:

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

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

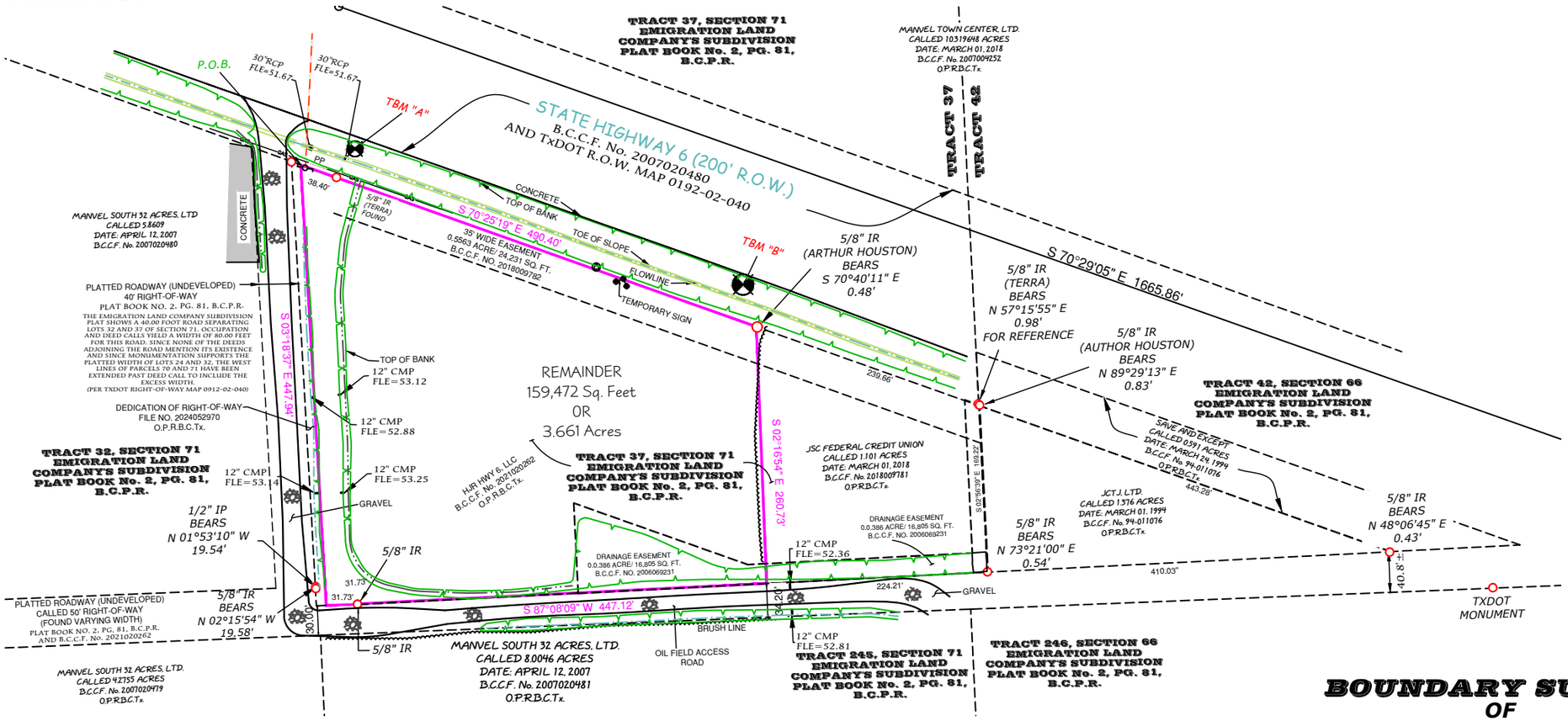
B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS
CMP.	CORRUGATED METAL PIPE
O.P.R.B.C.Tx.	OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS
P.O.B.	POINT OF BEGINNING
PP.	POWER POLE
RCP.	REINFORCED CONCRETE PIPE

0 150 300 450

SCALE: 1"=150'

N

FMS



BOUNDARY SURVEY OF

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

AUGUST 11, 2025

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

FMS SURVEYING,INC
ESTABLISHED 1978

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

STATE OF TEXAS
REGISTERED
SCOTT R. SHERIDAN
6171
PROFESSIONAL
LAND SURVEYOR

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 = *0.99986596*. 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 AMERICAN TITLE COMPANY WITH A GF NUMBER OF 279102 2-02642, 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, BCDD#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, 2025, RECORDED UNDER COUNTY CLERK'S FILE NO. 2025010977.

PROJECT BENCHMARK: BBD#4 CB-2

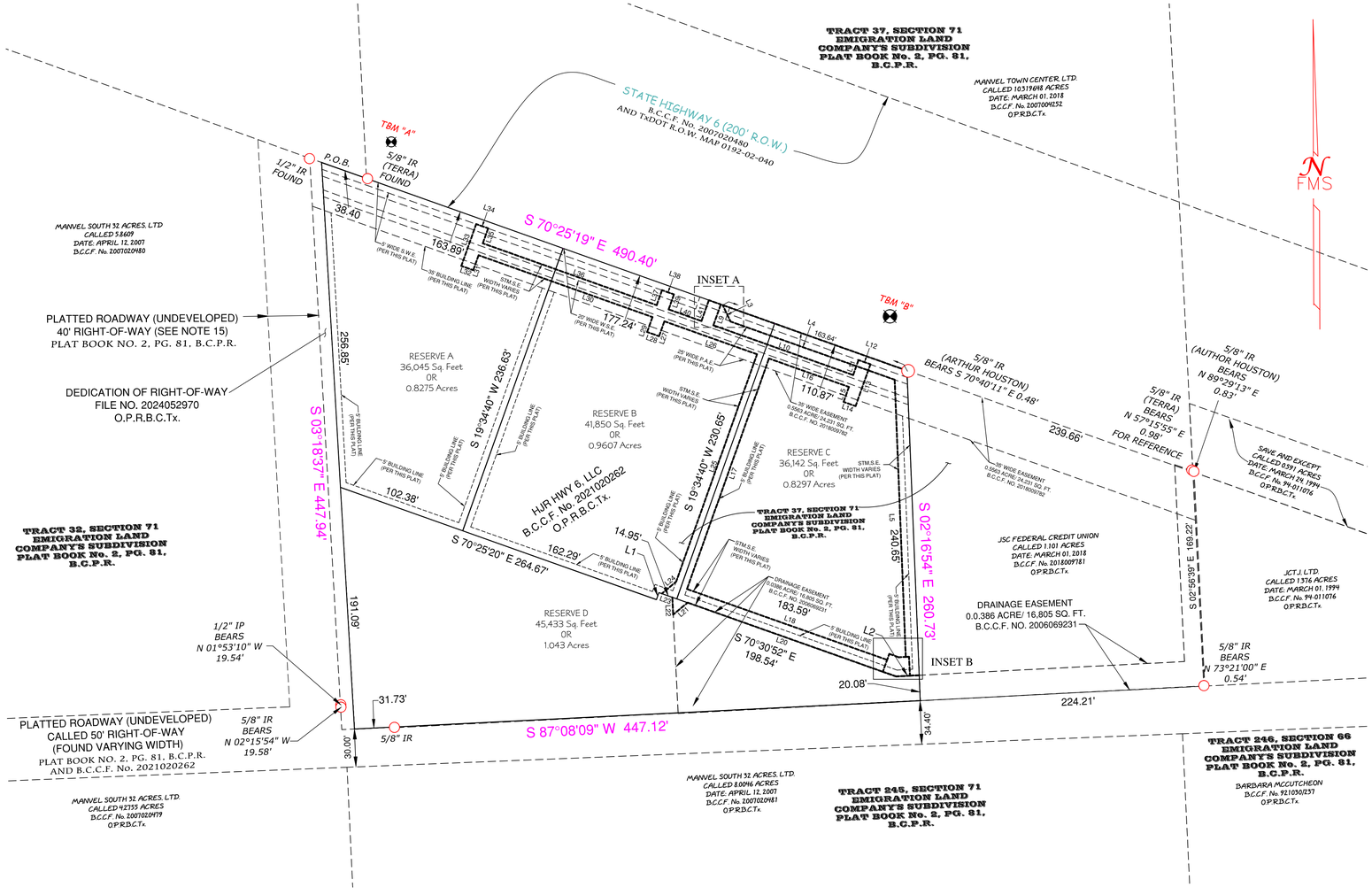
PROJECT BENCHMARK IS DESCRIBED AS BEING A BRASS CAP STAMPED "CB-2" SET IN THE NORTH SIDE OF COUNTY ROAD 81 BRIDGE OVER WEST FORK CHOCOLATE BAYOU, AT STREAM CENTERLINE, IN KEYMAP 652X, NEAR UNIT CB100-00-00.
PUBLISHED ELEV: 56.51 NAVD 88, 2001 ADJUSTMENT

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



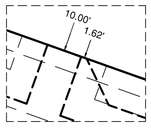
LEGEND

B.C.C.F.	BRAZORIA COUNTY CLERK'S FILE.
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS.
C	CALLED.
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.

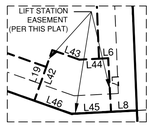
LINE	BEARING	DISTANCE
L1	N 19°34'40" E	5.95'
L2	N 87°02'33" E	18.28'
L3	S 25°25'19" E	14.34'
L4	S 70°28'44" E	137.48'
L5	S 02°16'54" E	219.00'
L6	N 87°02'33" E	2.58'
L7	S 03°03'58" E	14.98'
L8	N 87°12'32" E	7.22'
L9	S 19°34'41" W	17.48'
L10	S 70°25'06" E	117.12'
L11	N 19°34'40" E	12.55'
L12	S 70°25'20" 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	77.62'
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'

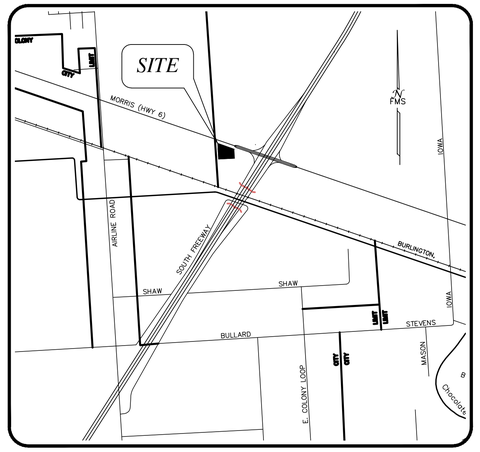
LINE	BEARING	DISTANCE
L31	S 19°34'41" W	12.53'
L32	N 70°25'19" W	10.00'
L33	N 19°34'41" E	35.06'
L34	S 70°25'19" E	10.00'
L35	S 19°34'41" W	12.53'
L36	S 70°25'06" E	145.67'
L37	N 19°34'40" E	12.54'
L38	S 70°25'20" E	10.00'
L39	S 19°34'40" W	12.54'
L40	S 70°25'06" E	27.50'
L41	N 19°34'41" E	17.48'
L42	N 19°30'20" E	15.00'
L43	S 70°30'52" E	8.01'
L44	N 87°02'33" E	8.06'
L45	S 86°56'02" W	11.06'
L46	N 70°29'40" W	10.99'



INSET A
SCALE: 1"=20'



INSET B
SCALE: 1"=20'



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.

0 50 100 150
SCALE: 1"=50'

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

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

FMS SURVEYING,INC
ESTABLISHED 1978

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

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.

THE STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY OF BRAZORIA

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 wave 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.

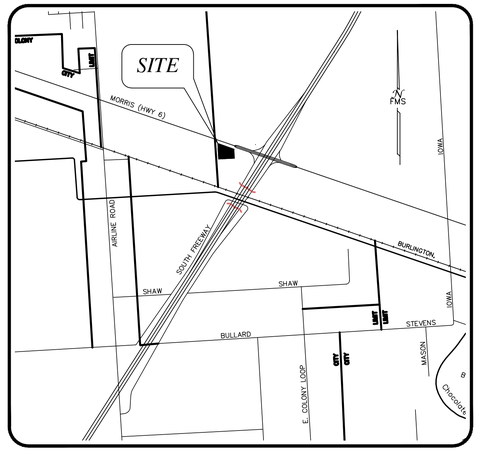
_____
Notary Public for the
State of Texas
My Commission Expires:___

BRAZORIA COUNTY DRAINAGE DISTRICT No. 4 NOTES:

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
3. 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.
4. 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.
5. 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.
6. 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.
7. Any future development of this property must be in conformance with the DISTRICT'S Rules, Regulations & Guidelines.
8. 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.
9. 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.
10. 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.
11. 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.
12. 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 previsions 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

FMS SURVEYING,INC
ESTABLISHED 1978

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

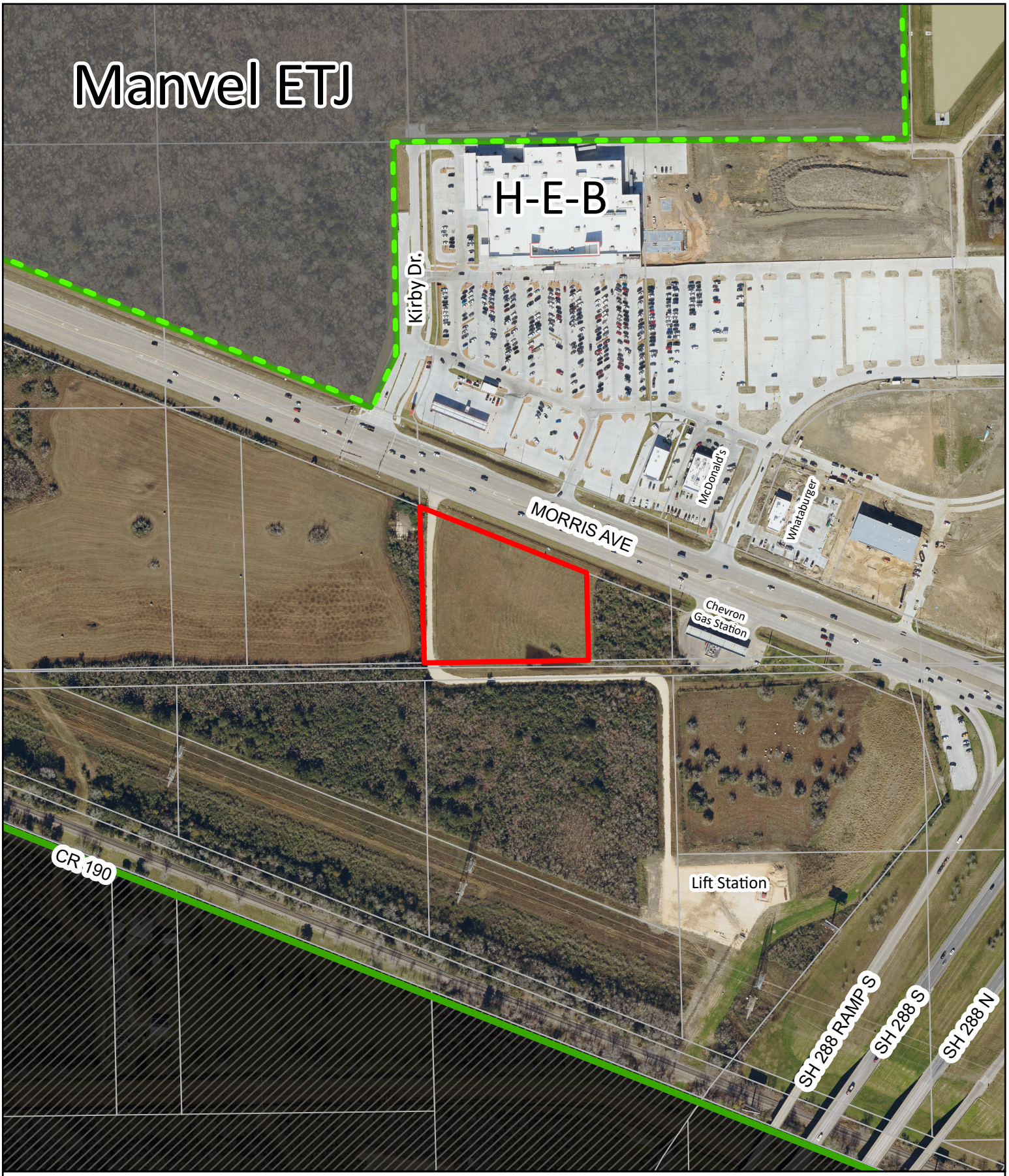
MINOR PLAT
OF

HJR RETAIL CENTER

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

AUGUST 12, 2025



Highway 6 Commercial Development

Parcels

Highway 6 Commercial Development

City of Manvel ETJ

City of Manvel City Limits

N

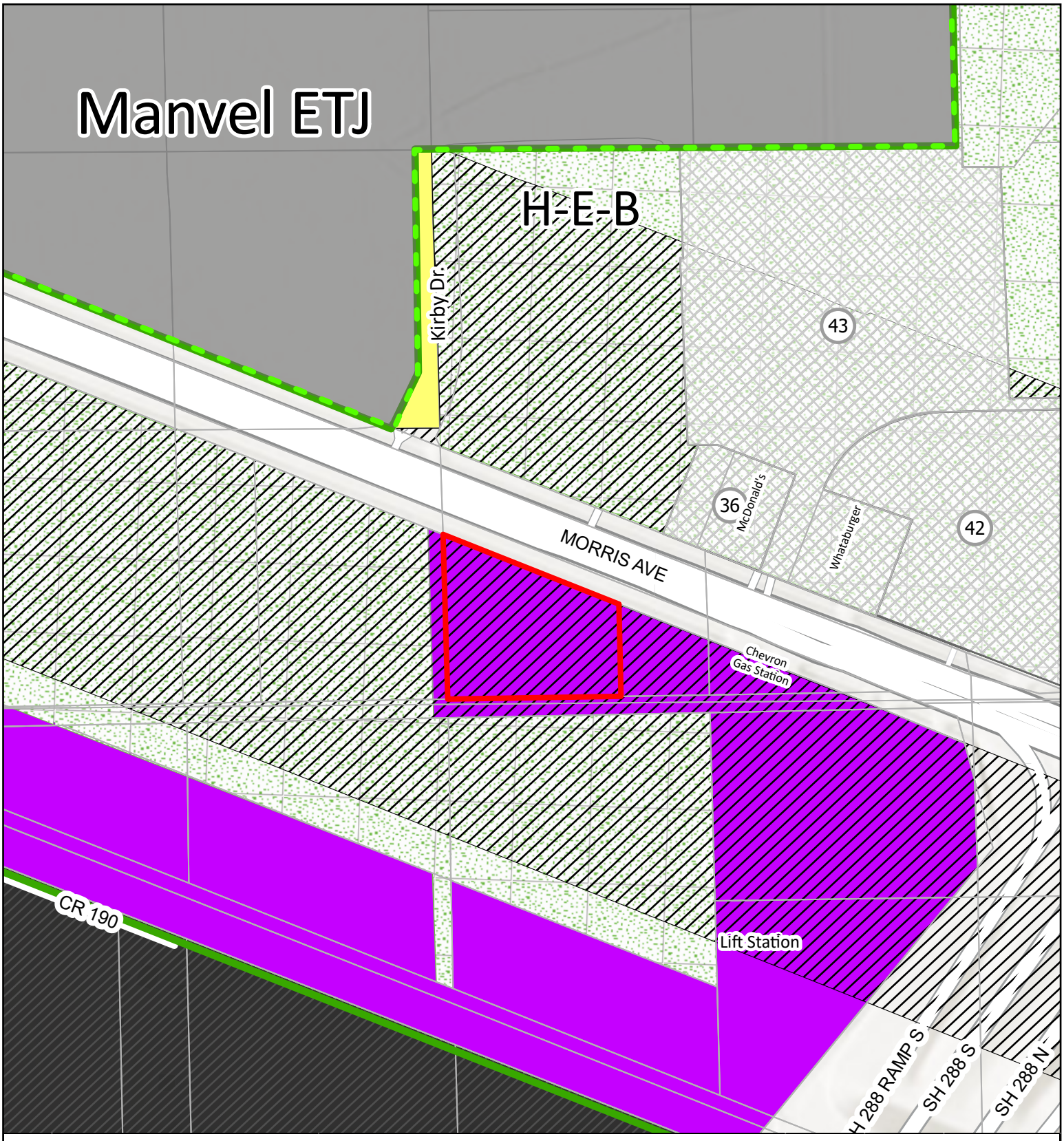
W E

S

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

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

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



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
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

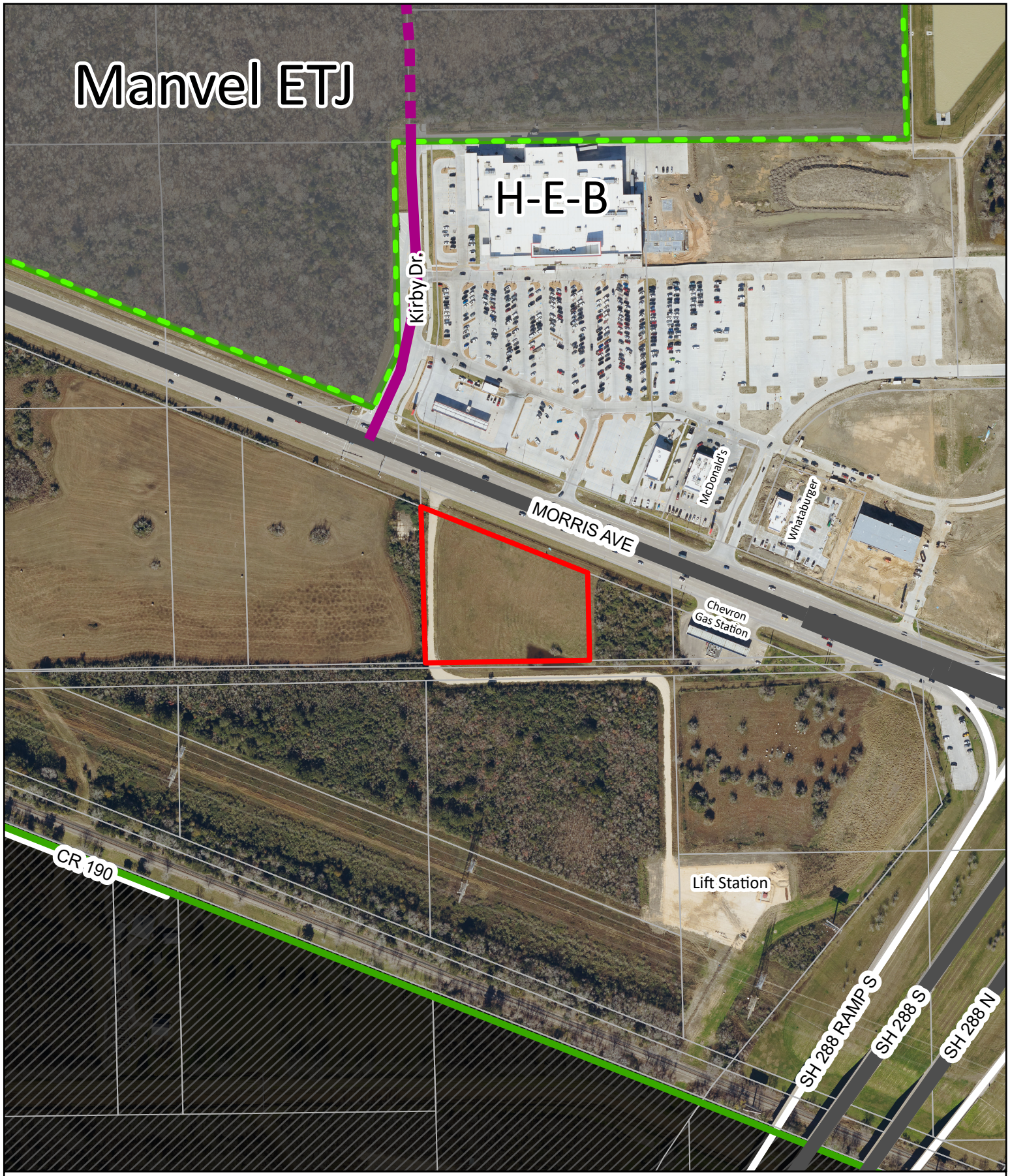
Highway 6 Commercial Development
City of Manvel ETJ
City of Manvel City Limits
Specific Use Permits
State Highway 6 Overlay District
Heavy Commercial District
Light Commercial District
Multi-Family District
Planned Unit Development
Open Single-Family Residential District
Parcels

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

N W E S

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



Highway 6 Commercial Development

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

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

N W E S

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

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

DECELERATION LANE

RESERVE A
36,046 Sq. Feet
OR
0.8275 Acres

RESERVE B
41,851 Sq. Feet
OR
0.9608 Acres

RESERVE C
36,141 Sq. Feet
OR
0.8297 Acres

35' WIDE EASEMENT
0.5563 ACRE/ 24,231 SQ. FT.
B.C.C.F. NO. 2018009782

JSC FEDERAL CREDIT UNION
CALLED 1.101 ACRES
DATE: MARCH 01, 2018
B.C.C.F. No. 2018009781
O.P.R.B.C.Tx.

RETAIL
3,377 SF

COFFEE
1,667 SF

QSR
2,800 SF.

28 PARKS

RESERVE D
45,432 Sq. Feet
OR
1.0430 Acres

DRAINAGE EASEMENT
0.0.386 ACRE/ 16,805 SQ. FT.
B.C.C.F. NO. 2006069231

MANVEL SOUTH 32 ACRES, LTD.
CALLED 8.0046 ACRES
DATE: APRIL 12, 2007
B.C.C.F. No. 2007020481
O.P.R.B.C.Tx.

5' BUILDING LINE (PER THIS PLAT)

August 11, 2025

HWY 6
MANVEL, TX

24052-00_xsite_250811.dwg 11:34 AM

SITE PLAN

Scale: 1" = 30'

0 15' 30' 60'

N

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.

DESIGN GROUP

C:\Users\willk\kodesigngroup.net\Project Files - Documents\Project Files_Starbucks\SB Manvel\CDs\24052-00_xsite_250811.dwg plotted by William Kalkman on 2025-08-11 at 11:34 AM

DocuSign Envelope ID: 0A14C9F4-1F04-40A0-8EB3-6FBF2102A4BA

Texas Department of Transportation

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.

DocuSign Envelope ID: 0A14C9F4-1F04-40A0-8EB3-6FBF2102A4BA

Sincerely,

DocuSigned by:
Maria Pilar Aponte
C8B39625B1F14DE...

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

LOW USE ACCESS
DRIVEWAY PER
TX-DOT PERMIT#
34020107

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

HJR HWY 6 & JSCFCU
PROPOSED DRIVEWAY

75' TO EXISTING SIGNAL AT KIRBY DR

RESERVE A
36,046 Sq. Feet
OR
0.8275 Acres

RESERVE B
41,851 Sq. Feet
OR
0.9608 Acres

25' PARALLEL
ACCESS EASEMENT
14,669 Sq. Feet or
0.3368 Acres

25'-0"

RESERVE C
36,141 Sq. Feet
OR
0.8297 Acres

PROPOSED BUILDING
FFF = 56.67

RETAIL
3,377 SF

COFFEE
1,667 SF

PROPOSED
POPEYE'S
2,558 SQ. FT.

9 PARKING SPACES

11 PARKING SPACES

5' BUILDING LINE (PER THIS PLAT)

TERMINUS POINT

S16°15'01"E 208.88'

35' WIDE EASEMENT
0.5563 ACRE/ 24,231 SQ. FT.
B.C.C.F. NO. 2018009782

JSC FEDERAL CREDIT UNION
CALLED 1.101 ACRES
DATE: MARCH 01, 2018
B.C.C.F. No. 2018009781
O.P.R.B.C.Tx.

DRAINAGE EASEMENT
0.0.386 ACRE/ 16,805 SQ. FT.
B.C.C.F. NO. 2006069231

EXISTING DRAINAGE EASEMENT
0.0.386 ACRE/ 16,805 SQ. FT.
B.C.C.F. NO. 2006069231

RESERVE D
45,432 Sq. Feet
OR
1.0430 Acres

PROPOSED ACCESS
RAMP

MANVEL SOUTH 32 ACRES, LTD.
CALLED 8.0046 ACRES
DATE: APRIL 12, 2007
B.C.C.F. No. 2007020481
O.P.R.B.C.Tx.

CITY OF MANVEL
REQUESTED DEDICATION

CENTERLINE OF
EXISTING OCCUPIED
ROAD ROW

BDD4 REQUIRED
MAINTENANCE BERM

SITE PLAN

Scale: 1" = 30'

0 15' 30' 60'

N

September 18, 2025

HWY 6
MANVEL, TX

24052-00_xsite_250918B.dwg 11:15 AM

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

DESIGN GROUP

C:\Users\willk\kodesigngroup.net\Project Files - Documents\Project Files_Starbucks\38 Manvel_INcoming\250917_rahner\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 — November 14, 2023
No. 11 — 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 Feuless Jim Mooney

Others Attending:

See Attached List

Following the Invocation led by Commissioner Mooney and Pledge of Allegiance led by Commissioner Feuless, 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 Feuless

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 Gonzales	BDD4
Jason Dyer	BDD4
DREW TIFFANY	BGE, INC
Willie Alfaro	DSE
Manny	Burns Aff.
Alicia	Buss Aff.
Jake Baker	Excel

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feuless
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 RAINER	EXCEL Commercial LE, LLC
Cameron Miller, PE	Flood & Pear
Jennie Edmonson	BDD4
Michelle Estes	BDD4
WAEL TABARA	Brazoria County
Matt Adams	Cobb Fendley
Chris Gosdin	BDD4

Jim Mooney
Commissioner

Jeffrey Brennan
Commissioner

Scott Feuless
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,

/Hulse Wagner

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 Bern 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 prosection 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

Doc# 2006069231

EASEMENT FOR DETENTION POND, PUMP STATION AND UNDERGROUND DRAINAGE PIPELINES

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STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS THAT:
COUNTY OF BRAZORIA §

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

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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

27842 REAL 0999999\1 MHL

STATE OF TEXAS §
§
COUNTY OF HARRIS §

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

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.

NOTARY PUBLIC, STATE OF TEXAS

Please Return To:

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

27842 REAL 099999\1 MHL

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

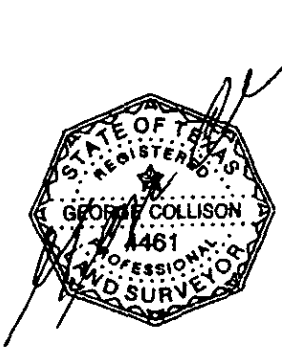


EXHIBIT "B"

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 an 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

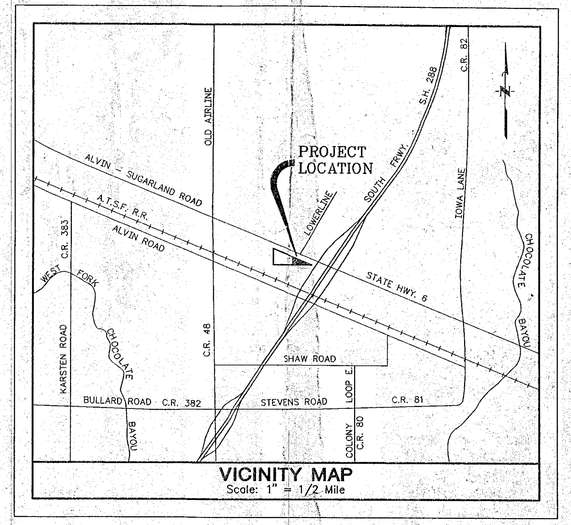
A.N. RUSCHE DISTRIBUTING CO.

IN

BRAZORIA COUNTY, TEXAS

INDEX OF DRAWINGS

SHEET No.	*TITLE*
1.	COVER SHEET & INDEX
2.	CIVIL SITE PLAN 1
3.	CIVIL SITE PLAN 2
4.	CIVIL DETAILS



VICINITY MAP
Scale: 1" = 1/2 Mile

KEY MAP: 652-U

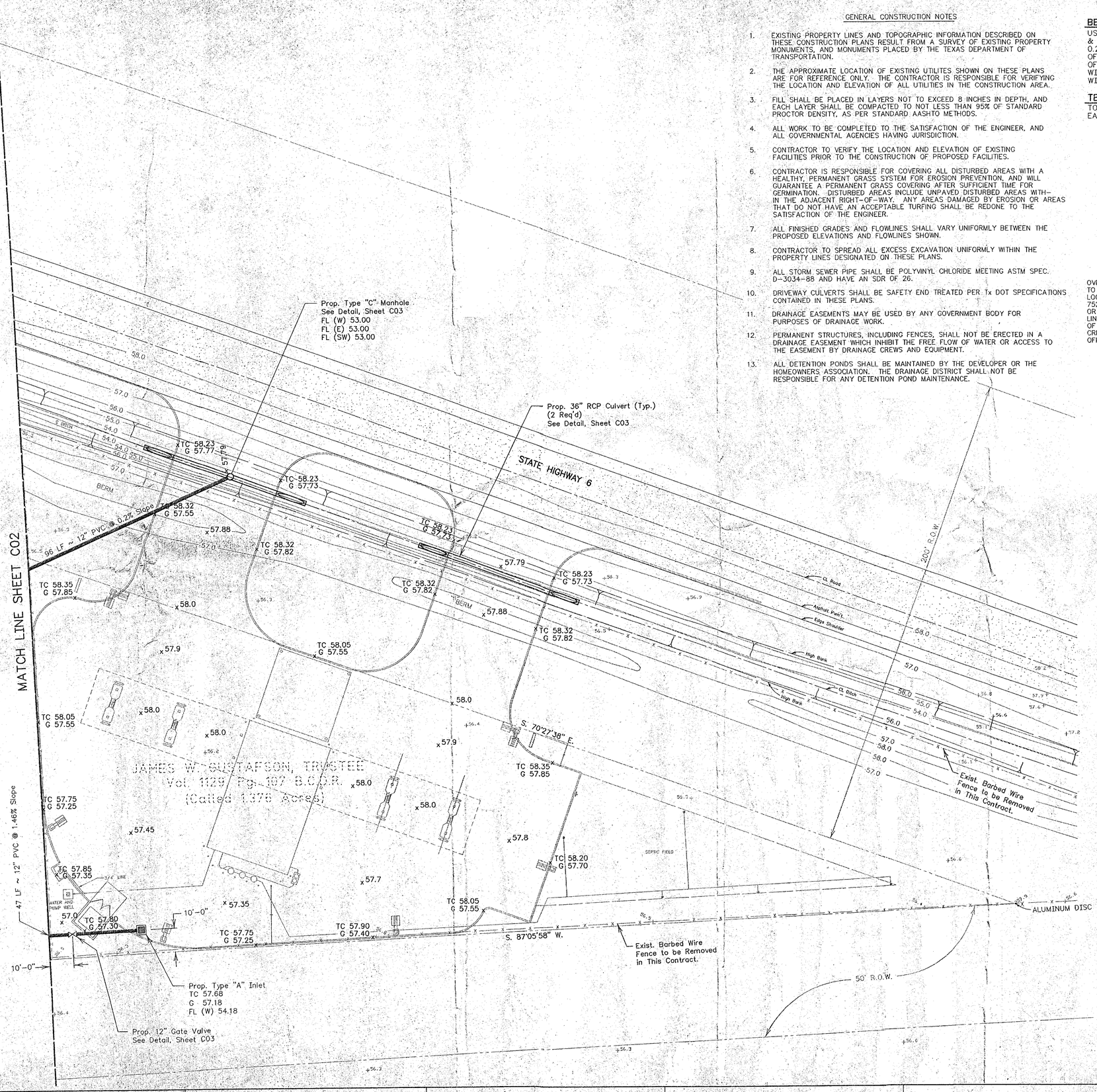
JUNE, 1993

JONES & CARTER, INC.
Consulting Engineers
6335 Gulfton Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

NOT FOR CONSTRUCTION

JONES & CARTER, INC.
Consulting Engineers
Houston, Texas

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



GENERAL CONSTRUCTION NOTES

1. 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.
2. THE APPROXIMATE LOCATION OF EXISTING UTILITES 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.
3. 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.
4. ALL WORK TO BE COMPLETED TO THE SATISFACTION OF THE ENGINEER, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION.
5. CONTRACTOR TO VERIFY THE LOCATION AND ELEVATION OF EXISTING FACILITIES PRIOR TO THE CONSTRUCTION OF PROPOSED FACILITIES.
6. 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.
7. ALL FINISHED GRADES AND FLOWLINES SHALL VARY UNIFORMLY BETWEEN THE PROPOSED ELEVATIONS AND FLOWLINES SHOWN.
8. CONTRACTOR TO SPREAD ALL EXCESS EXCAVATION UNIFORMLY WITHIN THE PROPERTY LINES DESIGNATED ON THESE PLANS.
9. ALL STORM SEWER PIPE SHALL BE POLYVINYL CHLORIDE MEETING ASTM SPEC. D-3034-88 AND HAVE AN SDR OF 26.
10. DRIVEWAY CULVERTS SHALL BE SAFETY END TREATED PER Tx DOT SPECIFICATIONS CONTAINED IN THESE PLANS.
11. DRAINAGE EASEMENTS MAY BE USED BY ANY GOVERNMENT BODY FOR PURPOSES OF DRAINAGE WORK.
12. 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.
13. 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

x56.4	EXISTING ELEVATION
x58.0	PROPOSED ELEVATION
TC 58.05	TOP OF CURB ELEVATION
G 57.55	GUTTER ELEVATION
57.0	EXISTING CONTOUR
	PROPERTY BOUNDARY
x x	EXISTING BARBED WIRE FENCE
	FUTURE FACILITIES
	CL DITCH
	CL ROAD
	ASPHALT PAVEMENT

N

SITE PLAN - CIVIL

SCALE: 1"=20'

JONES & CARTER, INC.
Consulting Engineers
6330 Gulfton Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

INTERPLAN ARCHITECTS INC.
PLANNING ARCHITECTURE INTERIORS
713-492-2206

PROJECT NUMBER
ANR04SIT - CHEVRON

PROJECT TITLE

HANDI PLUS 42

17230 STATE HIGHWAY 6
BRAZORIA COUNTY, TEXAS

A PROJECT OF:
A.N.RUSCHE 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. Nall, Chairman Date 6-14-93

O.E. Terry, Secretary Date

Bob Rose, Treasurer Date

Malcolm Collins, District Engineer Date 6/14/93

REVISIONS

NO.	DATE	DESCRIPTION

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

SHEET TITLE

CIVIL SITE PLAN 1

DRAWING NUMBER C01 NO.

–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

+56.4	EXISTING ELEVATION
x58.0	PROPOSED ELEVATION
TC 58.05	TOP OF CURB ELEVATION
G 57.55	GUTTER ELEVATION
57.0	EXISTING CONTOUR
	PROPERTY BOUNDARY
x x	EXISTING BARBED WIRE FENCE
	FUTURE FACILITIES
	CL DITCH
	CL ROAD
	ASPHALT PAVEMENT
	FLOWLINE
56	PROPOSED CONTOUR

ALUMINUM DISC
ALUMINUM DISC
STATE HWY. 6
CL Road
Asphalt Pvmt.
Edge Shoulder
High Bank
CL Ditch
High Bank
CL Road
200' ROW
Berm
S. 70°27'38" E.
40' R.O.W.
Exist. Barbed Wire Fence to be Relocated This Contract
N. 02°50'56" W.
Prop. Barbed Wire Fence
Prop. 0.95 Ac. (41,389 Sq. Ft.) Easement For Detention Facilities
JAMES W. GUSTAFSON
Vol. 1202, Pg. 351 B.C.D.R.
(Called 5.204 Acres)
230'-0"
4:1 Side Slopes (Typ.)
91'-6"
Slope 0.1%
Prop. 0.38 Ac. (16,471 Cu. Ft.) Detention Pond
FL 53.73
Prop. 20' D.E.
S. 87°05'58" W.
Prop. Barbed Wire Fence
Exist. Barbed Wire Fence To Be Relocated This Contract
50' R.O.W.
416'-3"
Slope 0.1%
7'-6"
10'-0"
Type "C" Manhole See Detail Sheet C03
FL (S) 53.19
FL (NE) 53.19
148 LF ~ 12" PVC @ 0.2% Slope
MATCH LINE SHEET C01
Prop. 15' D.E.
FL 53.49 (N)
FL 53.49 (E)
Prop. Slope Paving See Detail, Sheet C03
15'

N

SITE PLAN - CIVIL

SCALE: 1"=30'

JONES & CARTER, INC.
Consulting Engineers
6330 Gulfton Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

INTERPLAN ARCHITECTS INC.
PLANNING ARCHITECTURE INTERIORS
713-492-2206

PROJECT NUMBER
ANR04SIT – CHEVRON

PROJECT TITLE

HANDI PLUS 42
17230 STATE HIGHWAY 6
BRAZORIA COUNTY, TEXAS

A PROJECT OF:
A.N. RUSCHE 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, Chairman — Date 6-14-93

O.E. Terry, Secretary — Date

Barry Rose, Treasurer — Date

Malcolm Collins, District Engineer — Date 6/14/93

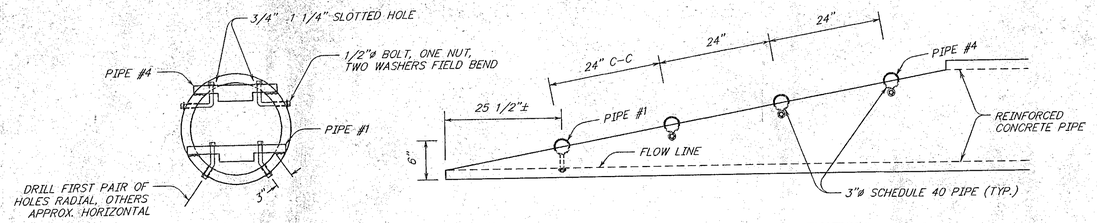
REVISIONS

NO.	DATE	DESCRIPTION

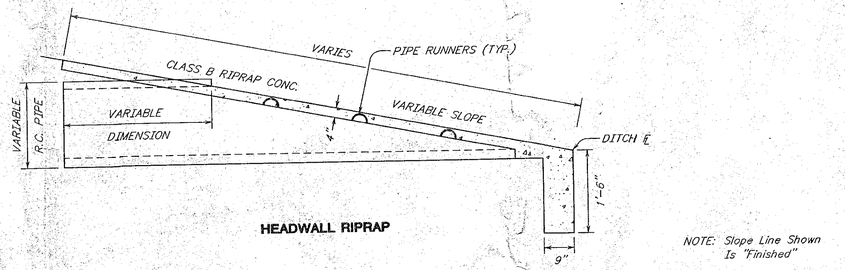
DRAWN BY: JRH\FMJ | CHECKED BY: CAR | DATE 6-7-93

SHEET TITLE
CIVIL
SITE PLAN 2

DRAWING NUMBER C02 | NO.



END VIEW **ELEVATION**



HEADWALL RIPRAP

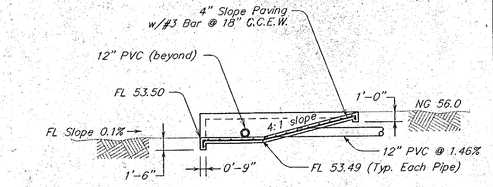
NOTE: Slope Line Shown Is "Finished"

X CULVERT HEADWALL w/PIPE RUNNERS

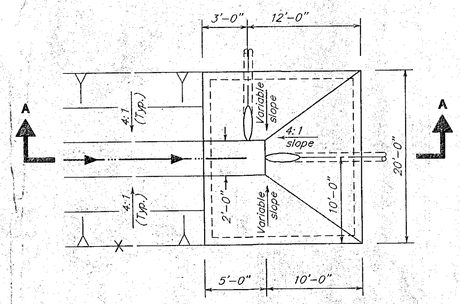
Tx DOT Detail, District 12

NOT TO SCALE

RE:



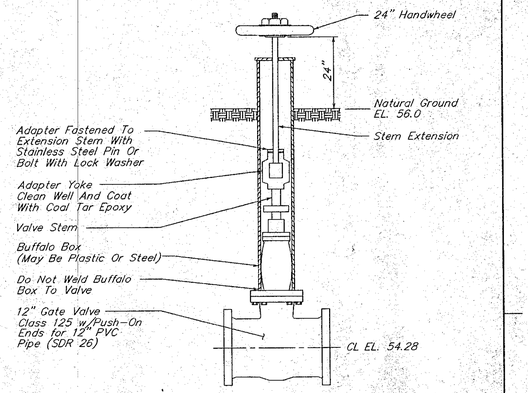
SECTION A-A



X SLOPE PAVING DETAIL

NOT TO SCALE

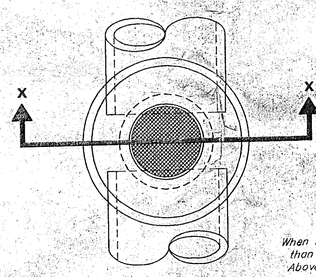
RE:



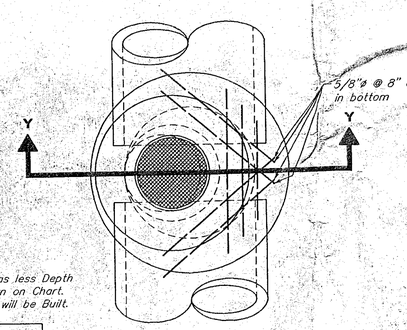
X GATE VALVE

NOT TO SCALE

RE:



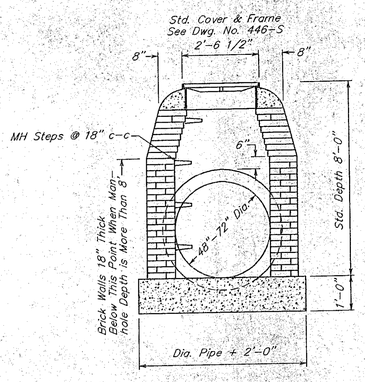
GENERAL PLAN of SECTION X-X



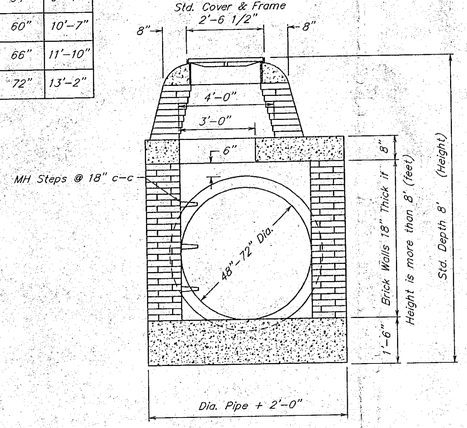
GENERAL PLAN of SECTION Y-Y

When Manhole has less Depth than Min. Shown on Chart, Above Manhole will be Built.

Size of Pipe	Min. Depth
48"	8'-0"
54"	9'-4"
60"	10'-7"
66"	11'-10"
72"	13'-2"



SECTION X-X

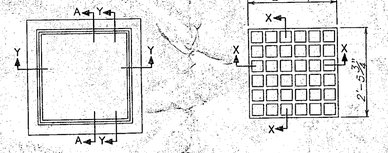


SECTION Y-Y

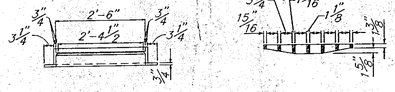
X TYPE "C" MANHOLE

NOT TO SCALE

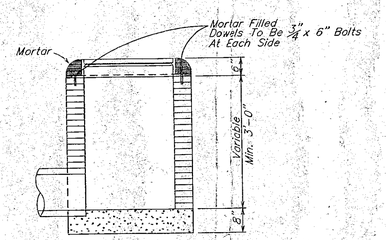
RE:



PLAN **PLAN**



SECTION Y-Y FRAME **SECTION X-X GRATE**



NOTE: Walls To Be Constructed Of 8" Brick Masonry

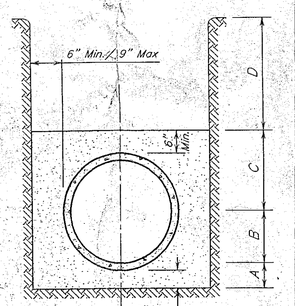
SECTION A-A

X TYPE "A" INLET

NOT TO SCALE

RE:

A) 7" THICKNESS OF CEMENT-STABILIZED SAND PLACED BEFORE PIPE IS LAID, SHAPE SAND TO CONFORM TO BOTTOM OF PIPE, MAINTAIN 4" MINIMUM THICKNESS OF SAND BELOW PIPE.



B) CEMENT-STABILIZED SAND PLACED AFTER PIPE IS LAID, TO BE THOROUGHLY RODDED AND BROUGHT TO SPRINGLINE OF PIPE.

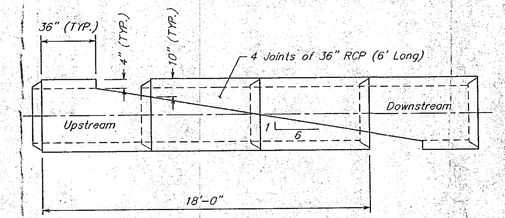
C) INITIAL BACKFILL WHEN UNDER OR WITHIN 1' OF PROPOSED PAVING OR SIDEWALK, TO BE CEMENT-STABILIZED SAND, THOROUGHLY RODDED, BROUGHT TO 6" ABOVE PIPE. INITIAL BACKFILL NOT UNDER PROPOSED PAVING TO BE SELECT FILL MATERIAL BROUGHT UP TO 6" ABOVE PIPE AND COMPACTED TO 95% STANDARD PROCTOR DENSITY.

D) IF SECONDARY BACKFILL IS UNDER OR WITHIN 1' OF PROPOSED PAVING OR WALKWAYS, BACKFILL SHALL BE CEMENT-STABILIZED SAND, THOROUGHLY RODDED AND BROUGHT UP TO 1' FROM TOP OF PAVING SUBGRADE. IF SECONDARY FILL BACKFILL IS NOT UNDER PROPOSED PAVING, BACKFILL SHALL BE SELECT FILL MATERIAL COMPACTED TO 95% STANDARD PROCTOR DENSITY. SECONDARD BACKFILL TO BE PLACED NEXT DAY AFTER PIPE INSTALLATION.

X BEDDING AND BACKFILL

NOT TO SCALE

RE:



X TYPE "4" SAFETY END TREATMENT (2 PAIR REQ'D)

NOT TO SCALE

RE:

JONES & CARTER, INC.
Consulting Engineers
6330 Gulfton Dr., Suite 100 Houston, Texas 77081 (713) 777-5337

INTERPLAN ARCHITECTS INC.
PLANNING ARCHITECTURE INTERIORS
713-492-2206

PROJECT NUMBER
ANR04SIT – CHEVRON

PROJECT TITLE

HANDI PLUS 42

17230 STATE HIGHWAY 6
BRAZORIA COUNTY, TEXAS

A PROJECT OF:
A.N.RUSCHE 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. Neil, Chairman — Date 6-14-93

O.E. Terry, Secretary — Date

Barry Rose, Treasurer — Date

Malcolm Collins, District Engineer — Date

REVISIONS

NO.	DATE	DESCRIPTION

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

SHEET TITLE

CIVIL DETAILS

DRAWING NUMBER C03 | NO.

JONES & CARTER, INC.
Consulting Engineers
6335 Gulfton, Suite 200 Houston, Texas 77081
713/777-5337 Fax 713/777-5976

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

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

Gentlemen:

We are sending you: [X] Attached [ ] Under separate cover via _____ the following items:

[ ] Shop drawings [ ] Prints [X] 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:

[X] 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

LOW USE ACCESS DRIVEWAY PER TX-DOT PERMIT# 34020107

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

HJR HWY 6 & JSCFCU PROPOSED DRIVEWAY

75' TO EXISTING SIGNAL AT KIRBY DR

RESERVE A
36,046 Sq. Feet
OR
0.8275 Acres

RESERVE B
41,851 Sq. Feet
OR
0.9608 Acres

25' PARALLEL ACCESS EASEMENT
14,669 Sq. Feet or
0.3368 Acres

RESERVE C
36,141 Sq. Feet
OR
0.8297 Acres

35' WIDE EASEMENT
0.5563 ACRE/ 24,231 SQ. FT.
B.C.C.F. NO. 2018009782

JSC FEDERAL CREDIT UNION
CALLED 1.101 ACRES
DATE: MARCH 01, 2018
B.C.C.F. No. 2018009781
O.P.R.B.C.Tx.

PROPOSED BUILDING
FFF = 56.67

RETAIL
3,377 SF

COFFEE
1,667 SF

PROPOSED POPEYE'S
2,558 SQ. FT.

9 PARKING SPACES

11 PARKING SPACES

5' BUILDING LINE (PER THIS PLAT)

25'-0"

RESERVE D
45,432 Sq. Feet
OR
1.0430 Acres

PROPOSED ACCESS RAMP

30'-0"

DRAINAGE EASEMENT
0.0.386 ACRE/ 16,805 SQ. FT.
B.C.C.F. NO. 2006069231

EXISTING DRAINAGE EASEMENT
0.0.386 ACRE/ 16,805 SQ. FT.
B.C.C.F. NO. 2006069231

10' ROW DEDICATED TO THE CITY OF MANVEL ON 11/25/24

CITY OF MANVEL REQUESTED DEDICATION

CENTERLINE OF EXISTING OCCUPIED ROAD ROW

MANVEL SOUTH 32 ACRES, LTD.
CALLED 8.0046 ACRES
DATE: APRIL 12, 2007
B.C.C.F. No. 2007020481
O.P.R.B.C.Tx.

NORTH BOUNDARY OF EXISTING ROW WEST OF THE NORTH/SOUTH ROW

DOES NOT ALIGN WITH PROPERTY ON WEST SIDE

BDD4 REQUIRED MAINTENANCE BERM

CITY OF MANVEL REQUESTED DEDICATION

September 18, 2025

HWY 6
MANVEL, TX

24052-00_xsite_250918.dwg 11:10 AM

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

SITE PLAN

Scale: 1" = 30'

0 15' 30' 60'

N

DESIGN GROUP

C:\Users\willk\kodesigngroup.net\Project Files - Documents\Project Files_Starbucks\SB Manvel_INcoming\250917_rahner\24052-00_xsite_250918.dwg plotted by William Kalkman 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**

DEVELOPMENT AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2025, is by and between the City of Manvel, Texas, ("City") and HJR HWY 6, LLC, property owner of certain hereinafter described property located within the City of Manvel, (together known as "Developer"), all collectively referred to as the "Parties. This Agreement is in regard to the platting and subdivision of an approximately 3.661-acre tract of land to create commercial development, located along south of Highway 6 south, 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.

WHEREAS, the Developer/Owner is requesting variances from the City of Manvel's requirement to dedicate the amount of right-of-way required to bring existing rights-of-way to minor street standards; and

WHEREAS, the Developer/Owner is also requesting variances from the City of Manvel's requirements for one-half of perimeter roadway improvements and sidewalk construction within existing rights-of-way along the western and southern boundary to allow escrowing funds in lieu of construction.

WHEREAS, the subdividing of land will require approval of a plat and compliance with the City's subdivision ordinance; and

WHEREAS, Section 62-42 (b)(4), of the city code requires dedication of rights-of-way (ROW) of acceptable width and configuration to qualify for a minor plat.

WHEREAS, Section 62-111(a) & (c) of the city code requires construction of all streets in accordance with the city's design criteria; construction of all roadways within the development in accordance with the city's minor street standards; and construction of perimeter streets in conjunction with plat approval; and

WHEREAS, Section 62-113 of the City Code requires that sidewalks be constructed at a minimum of five 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.; and

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, said variance is granted by the City Council, if the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a subdivision of 3.661-acre tract of land, being a part of 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. The Property is more fully described and depicted in the map and description attached as Exhibit "A", attached hereto.

1.02 Project Description. This Agreement is in regard to subdivision of land to create a commercial development on the Property, owned by Developer.

1.02 Improving the property for business development will require approval of a plat and compliance with the City's Subdivision Ordinance. The Developer/Owner is requesting a Subdivision Variance from the requirement to dedicate additional public right-of-way (ROW) along the southern boundary of the 3.661-acre property and from the requirement to construct one-half perimeter roads and sidewalks within the existing rights-of-way along the western and southern boundary. Section 62-42. (b)(4), Minor Plat, requires dedication of rights-of-way (ROW) to qualify for a minor plat. Section 62-111(a) & (c) of the City Code further requires that; 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. Section 62-113 of the City Code requires sidewalks to 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.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of Section 62-42. (b)(4) of the City's subdivision ordinance to qualify for a minor plat without right-of-way dedication; and Section 62-111(a) & (c) and Section 62-113 to allow escrowing funds in lieu of construction of one-half of perimeter roadway improvements and sidewalk within existing rights-of-way along the western and southern boundary.

2.02 Conditions. The required conditions are as follows:

1. Fund shall be escrowed for construction of street and sidewalk in an amount approved by the City Engineer. The fund shall be escrowed prior to plat approval;
2. The plat for the proposed development shall 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 developer if the construction of the proposed development does not start within 2 years from the date of approval.

2.03 City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Developer agrees to begin construction of development structures within two-years of City Council approval, and diligently pursue completion; and

(ii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing the development and associated infrastructure. Failure of the Developer to begin to construction within two-years of City Council approval and diligently pursue completion; shall constitute failure of this condition, and the agreement shall automatically be null and void.

4. MISCELLANEOUS

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.

4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.

4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN: City Manager

If to Developer: HJR HWY 6, LLC
9121 Elizabeth Road, Suite 108
Houston, Texas 77055

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 20___.

CITY OF MANVEL:

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DAN DAVIS, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

_____
Notary, State of Texas

HJR HWY 6, LLC**:**

By: _____
Name: Richard Rainer

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

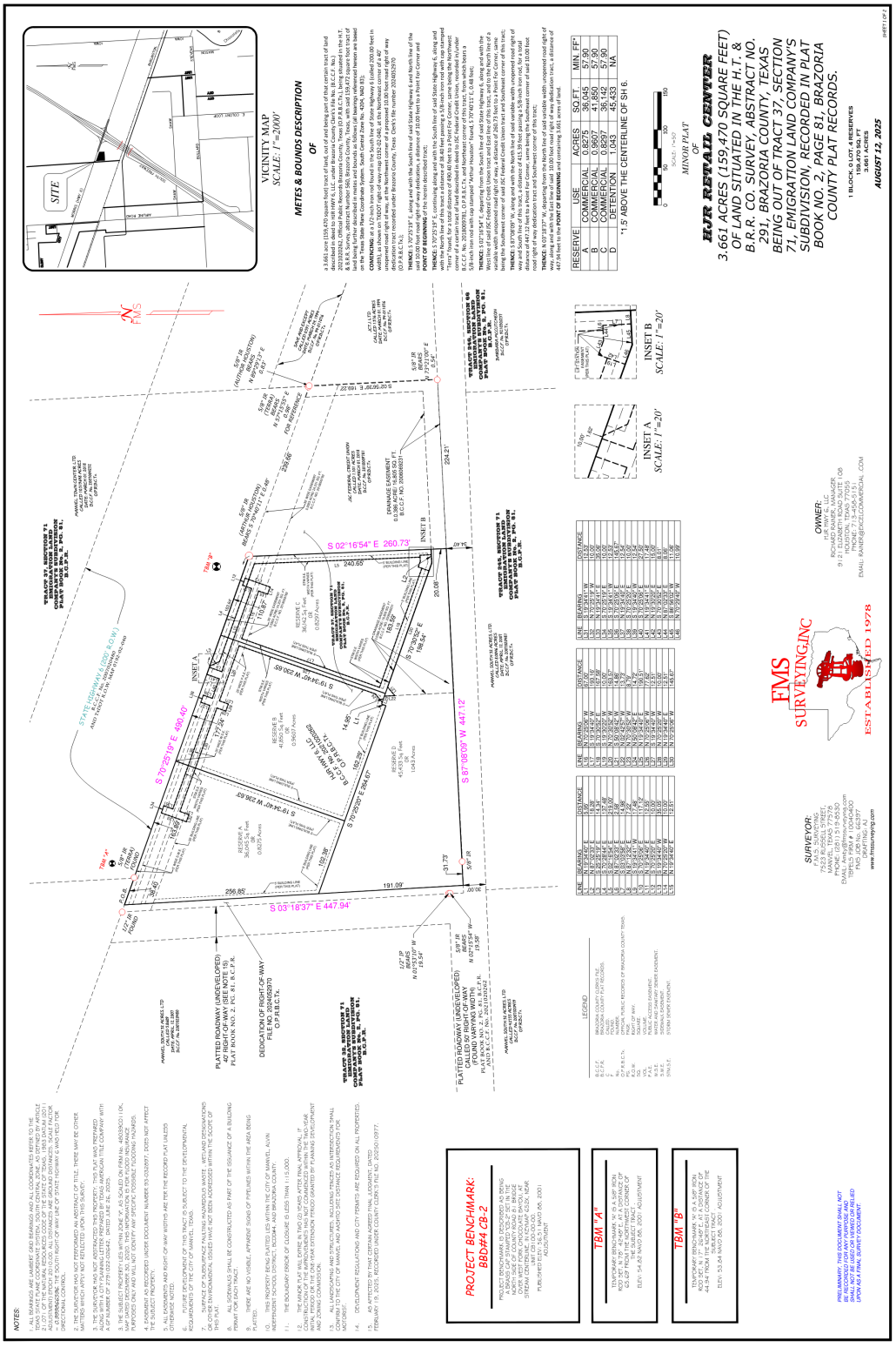
This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, as property owner.

_____
Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Being a 3.661-acre tract of land 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.



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

STATE OF TEXAS
REGISTERED
SCOTT R. SHERIDAN
6171
PROFESSIONAL
LAND SURVEYOR

AUGUST 11, 2025

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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 less. 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.
- At the September 22, 2025 PD&Z meeting, the applicant presented additional information pertaining to challenges associated with construction of a sidewalk (Exhibits attached). Originally, staff recommended not approving the variance to sidewalk requirement based on the principle that sidewalks are a critical part of City's mobility related infrastructure. However, staff acknowledged the reasoning and justification provided by the applicant regarding construction of sidewalk.

STAFF RECOMMENDATION: Staff recommended 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 full width of the portion of existing Jordan Road along the boundary of subject site.
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.

PD&Z RECOMMENDATION: Planning, Development, and Zoning (PD&Z) Commission recommended 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 full width of the portion of existing Jordan Road along the boundary of subject site.
2. 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.

The motion to approved passed with a vote of five (5) “Yeas” to two (2) “Nays” at their September 22, 2025, meeting.

ATTACHMENTS: 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, and Additional information presented at Sept 22, 2025 PD&Z Meeting.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh Senior Planner	**FINANCE DIRECTOR APPROVAL _____** **CITY MANAGER APPROVAL _____**

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

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

Project Name: Meridiana Jordan Road Paving & Sidewalk Variance

Site Address or Legal Description: 975' stretch of Jordan road, due west of Meridiana Pkwy intersection

Parcel/Tax ID# (s): N/A Property Platted: YES ☐ NO ☐ N/A

Current Zoning: N/A Total Acreage: N/A Total Lots: N/A

Project Description: Request to not construct half of 975' of Jordan Road to its ultimate required criteria (with sidewalk) based on surrounding site conditions and developer proposed alternative.

OWNER & APPLICANT INFORMATION

Applicant Name: Brad Sweitzer Company Name: EHRA

Address: 10011 Meadowglen Lane City: Houston State: TX Zip: 77042

Phone #: 713-784-4500 Email: bsweitzer@ehra.team

Owner Name: Matt Lawson Company Name: GR-M1, Ltd.

Address: 1602 Avenue D, Ste. 100 City: Katy State: TX Zip: 77943

Phone #: 832-916-2162 Email: matt@risecommunities.net

SUBDIVISION VARIANCE INFORMATION

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

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

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

Are there special circumstances or conditions affecting the property?

Yes - see variance request letter for complete details.

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

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

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

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

No, to the contrary, granting of the variance will be of benefit to the public welfare. See variance letter for complete details.

DISCLAIMER & SIGNATURE

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

Brad Smeltzer — 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

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

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 (± 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 bring 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 it's 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 overlayed Jordan Road could look like.

Current Jordan Road



Conceptual Future Jordan Road



As previously indicated, the variance requests will only apply to the ± 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,

Brad Sweitzer

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

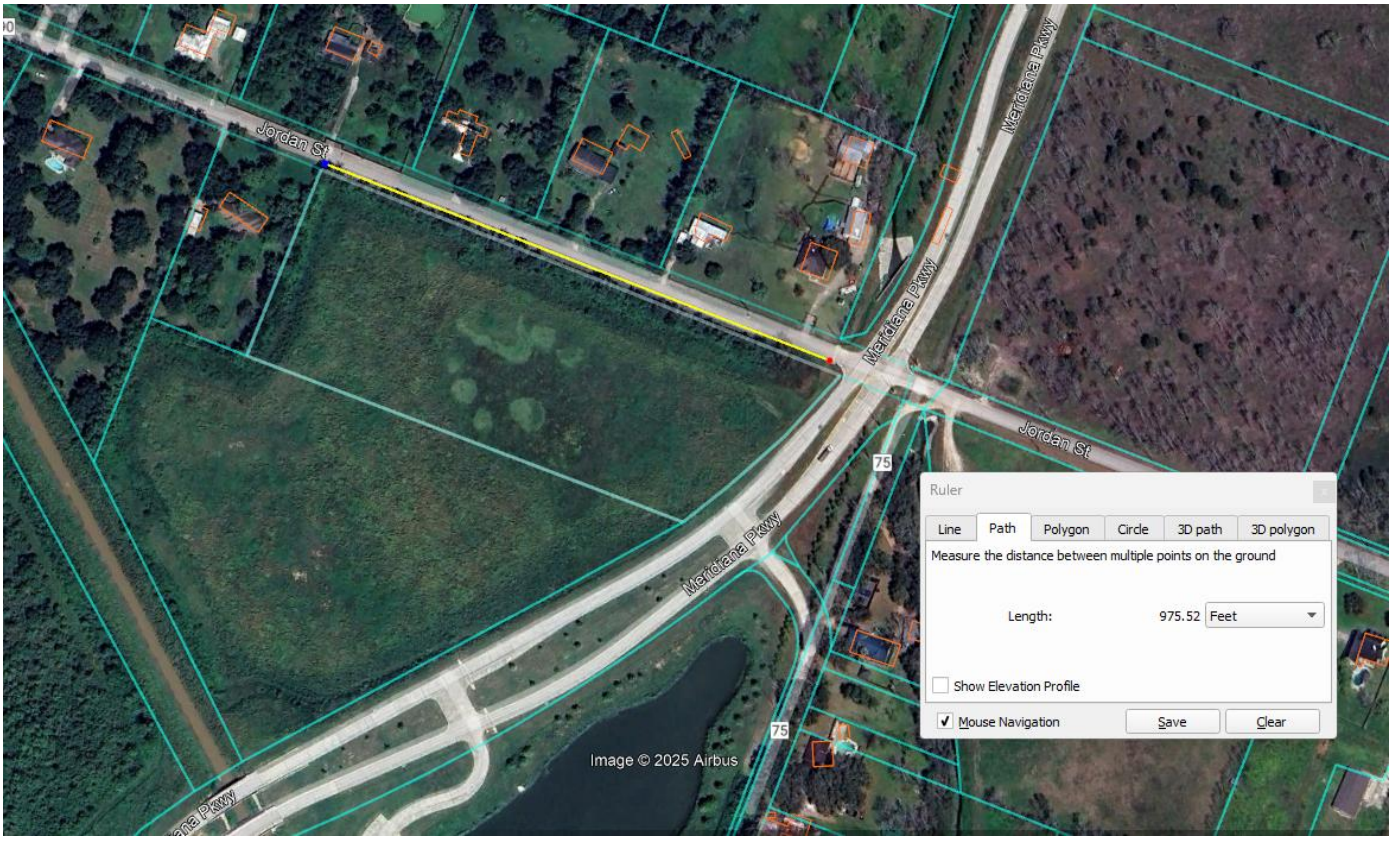
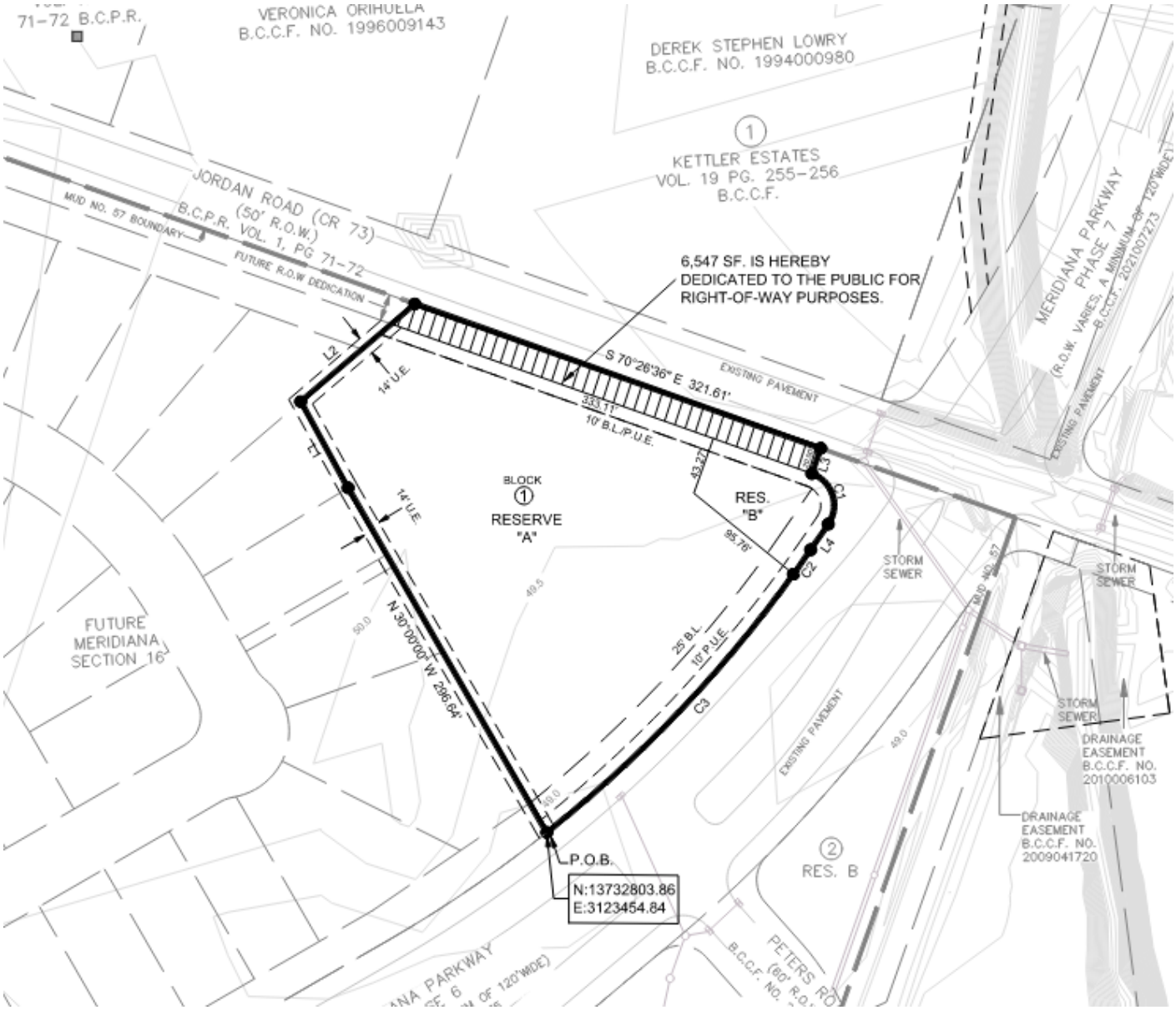


EXHIBIT 'B'

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

SCALE: 1"=600' NORTH

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

EHRA JOB NO. 081-011-150

No warranty or representation of intended use, design or specifications are implied or expressed. All rights for land or improvements are subject to change without notice.



Meridiana Unit 16 Commercial Reserve

Meridiana Unit 16

Parcels

City of Manvel ETJ

City of Manvel City Limits

N

W E

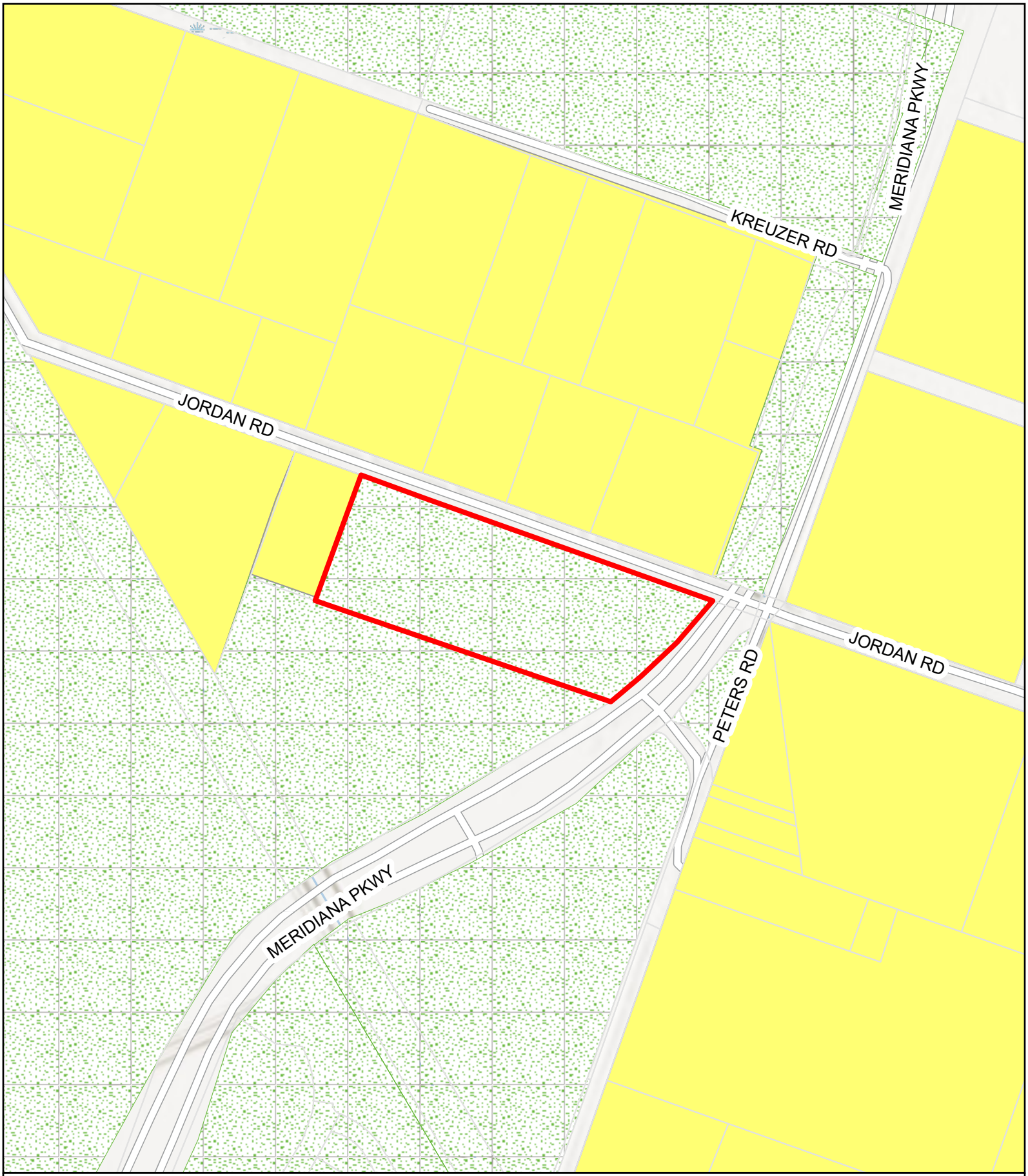
S

US Feet

0 150 300 600 900 1,200

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

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



Meridiana Unit 16 Commercial Reserve

Meridiana Unit 16

Parcels

City of Manvel ETJ

City of Manvel City Limits

Planned Unit Development

Open Single-Family Residential District

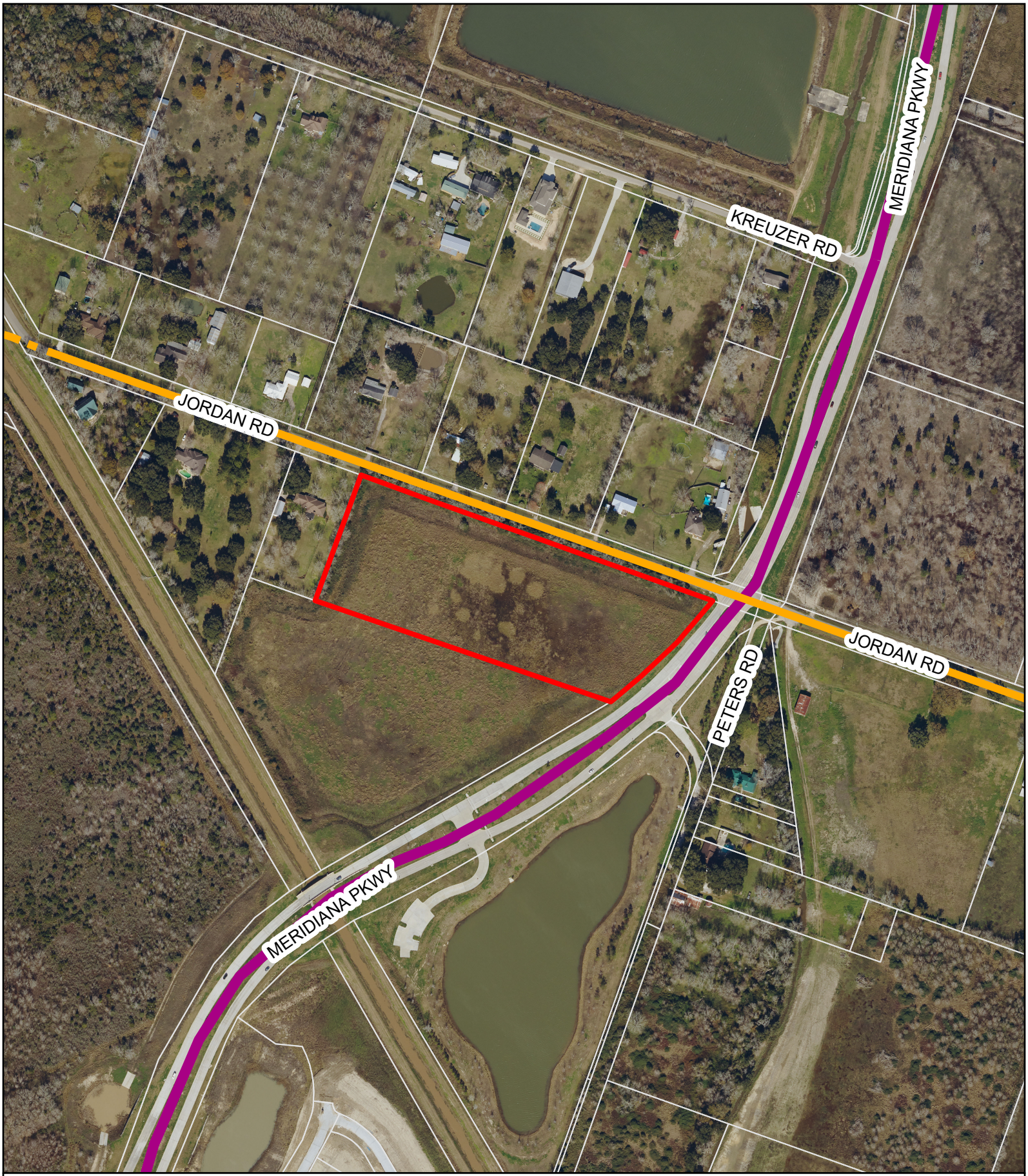
US Feet

0 150 300 600 900 1,200

N W E S

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

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



Meridiana Unit 16 Commercial Reserve

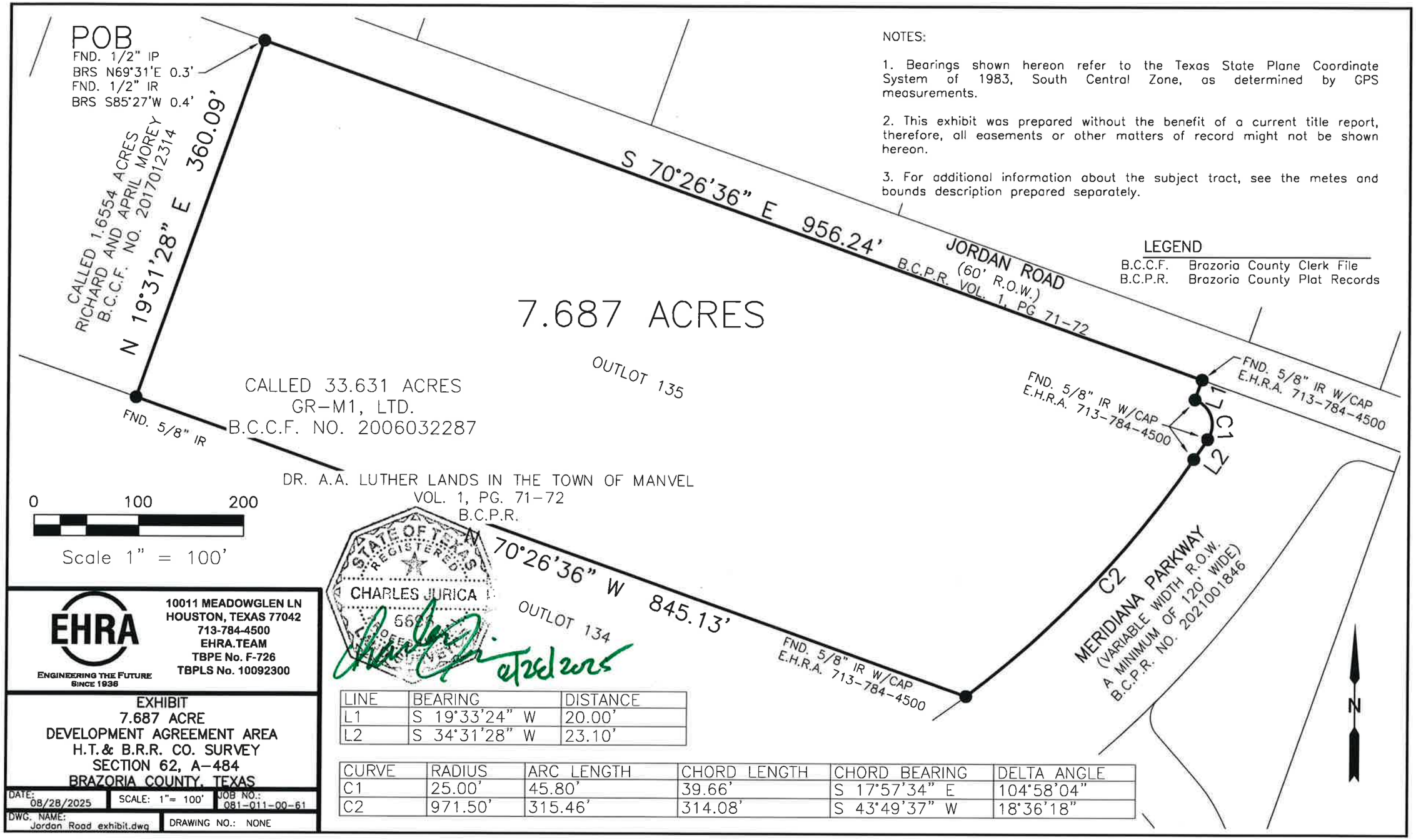
Collector (80' ROW)
Proposed Collector (80' ROW)
Parkway (120' ROW)
Proposed Parkway (120' ROW)
Meridiana Unit 16
Parcels
City of Manvel ETJ
City of Manvel City Limits

N
W E
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US Feet
0 150 300 600 900 1,200

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



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

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"

STATE OF TEXAS
REGISTERED
CHARLES JURICA
6626
LICENSED PROFESSIONAL LAND SURVEYOR
8/28/2025

EHRA
ENGINEERING THE FUTURE
SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
EHRA.TEAM
TBPE No. F-726
TBPLS No. 10092300

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

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

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

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

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

1) **THENCE**, South 70°26'36" East, along said southerly right of way line of Jordan Road for a distance of 956.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Meridiana Parkway (Variable Width) as per plat recorded under B.C.C.F. NO. 2021001846;

2) **THENCE**, South 19°33'24" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve in said westerly right-of-way line of Meridiana Parkway;

3) **THENCE**, in a southerly direction with said westerly right-of-way line of Meridiana Parkway along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 45.80 feet, an angle of 104°58'04", and a chord bearing South 17°57'54" East, for a distance of 39.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

4) **THENCE**, South 34°31'28" West, continuing along the westerly right-of-way line of Meridiana Parkway for a distance of 23.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve in said westerly right-of-way line of Meridiana Parkway;

5) **THENCE**, in a southerly direction with said westerly right-of-way line of Meridiana Parkway along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 314.08 feet, an angle of 18°36'18", and a chord bearing South 43°49'37" West, for a distance of 314.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the southwest line of aforesaid Outlot 135, common to the northeast line of Outot 134, of aforesaid Dr. A.A. Luther Lands in the town of Manvel ;

6) **THENCE**, North 70°26'36" West, along the southwest line of said Outlot 135, common to the northeast line of said Outlot 135, for a distance of 845.13 feet to a 5/8-inch capped iron rod found for the southeast corner of aforesaid called 1.6554 acre tract, common to an interior corner of aforesaid 33.631acre tract;

7) **THENCE**, North 19°31'28" East, along the west line of said 33.631 acre tract, common tot an east line of said 1.6554 acre tract for a distance of 360.09 feet to the **POINT OF BEGINNING** and containing 7.687 acres of land.

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



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

Date: August 28, 2025
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\2025\08101100-2025-EH-JORDAN ROAD DEVLOPMENT AGREEMENT AREA.doc

E4637

STATE OF TEXAS §

COUNTY OF BRAZORIA §

We, GR-M1, 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-M1, 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-M1, 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 an 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 purpose forever unobstructed aerial easements. The aerial easements shall extend horizontally an 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-M1, 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-M1, LTD., a Texas Limited Partnership, thereunto authorized this 16th day of June, 2025.

OWNER

GR-M1, 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-M1, 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, STATE OF TEXAS
Notary ID #133808842
EXPIRES June 13, 2026

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.

STATE OF TEXAS
REGISTERED
CHARLES JURICA
6696
PROFESSIONAL
LAND SURVEYOR

6/16/25

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-M1, 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;

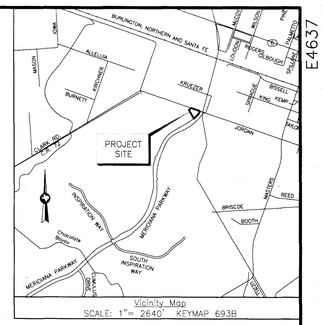
4) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 289.55 feet, an angle of 17°04'35", and a chord bearing South 43°03'46" West, for a distance of 288.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set 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.



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693B

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 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

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081-011-16-02

PATH:R:\2008\081-011-16-02\DRAWING\PLAT\08101116V-PLFP01_MER-16 COMMERCIAL BY:JAM DATE:2025-06-09

E4637

E4637

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 3 feet)

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

3. A indicates Abstract
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   (F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
   FND. indicates Found
   I.R. indicates Iron Rod.
   NO. indicates Number
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement
   P.O.B. indicates Point Of Beginning
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R= indicates Radius
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement
   STM.S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Foot
   W.L.E. indicates Water Line Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   ~ indicates change in street name

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.

6. The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat,

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.

8. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.

9. This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.

10. There are no visible or apparent pipelines within the boundaries of this subdivision.

11. This subdivision may be subject to an unlocated over and across pipeline easement granted in Volume 150, Page 488 of the Brazoria County Deed Records.

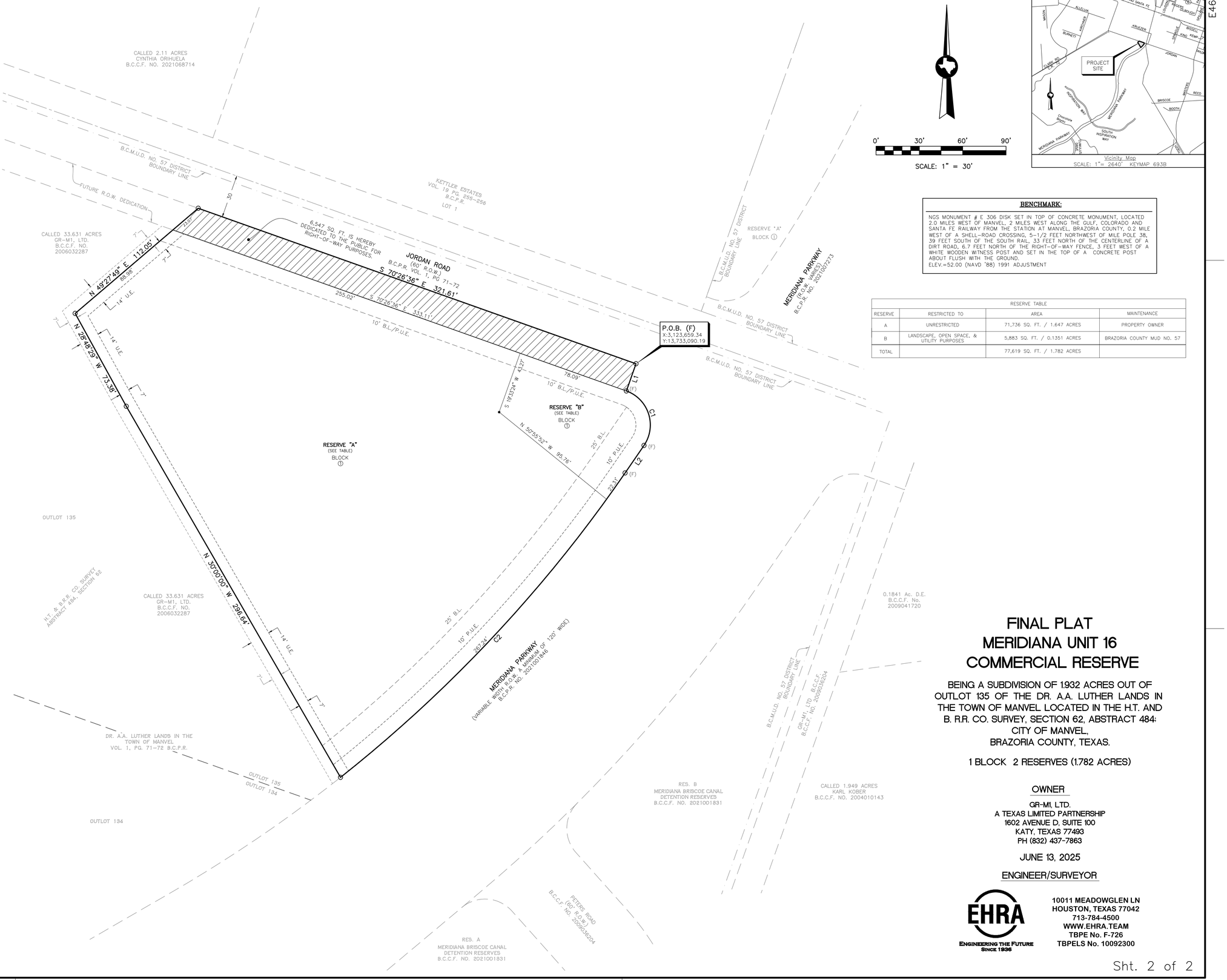
12. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.

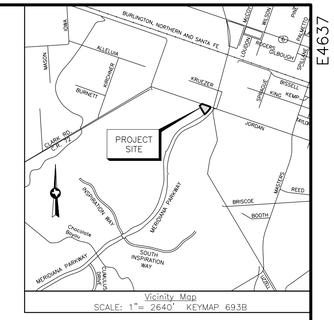
13. The boundary for this plat has a closure in excess of 1:15,000.

14. The drainage on adjacent property will not be impacted by this development.

15. Development regulations and City permits are required on all property.

16. A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.





BENCHMARK:

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

RESERVE TABLE

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

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	45.80'	104°58'04"	S 17°57'34" E	39.66'
C2	971.50'	289.55'	17°04'35"	S 43°03'46" W	288.48'

LINE TABLE

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

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 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

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081-011-16-02

E4637

PATH:R:\2008\081-011-16-02\DRAWING\PLAT\08101116V-PLFP01_MER-16 COMMERCIAL BY:JAM DATE:2025-06-11

E4637

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

92.50' | 36.00' | 75.03' | 36.00' | 117.74'

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

FUTURE R.O.W. DEDICATION

S 70°26'36" E 321.61'

S 70°26'36" E 333.11'

255.02'

78.09'

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

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

23.07'

R25'

R25'

R25'

R25'

(F) L1

C1

(F)

L2

(F)

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

7'

7'

7'

7'

N 49°27'49" E 112.05'

88.98'

14' U.E.

14' U.E.

N 28°49'29" W 73.38'

RESERVE "A"
BLOCK
①

30.14'

35.00'

63.00'

19.00'

1

7

1

4'

60.00'

4'

100.00'

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

10'

19.00'

34.00'

24.00'

68.79'

8'

16

PROJECT SIGN

68.14'

S 19°33'24" W 43.27'

RESERVE "B"
(SEE TABLE)
BLOCK
①

N 50°55'52" W 95.76'

25' B.L.

10' P.U.E.

22.31'

30.08'

UNDERGROUND TANKS

R15'

136.78'

110.00'

30.00'

35.00'

30.69'

25' B.L.

10' P.U.E.

R20'

R20'

C2

55.46'

267.24'

36.00'

MERIDIANA PARWAY

104.28'

N 30°00'00" W 296.64'

14' U.E.

7'

7'

OUTLOT 135

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

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

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

OUTLOT 135

NORTH

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

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

GUARDRAIL

SANDRA K DAVIS

SAMUEL ELIHU CHAVEZ & MAYRA ALEJANDRA

JERRY L BROD

AZIZ HAMZA

VERONICA ORIHUELA

CYNTHIA ORIHUELA

TERRY D LOWRY

JORDAN ROAD

CHRISTOPHER WILLGUTT

RICHARD & APRIL MOREY

20' R.O.W. DEDICATION

OPEN DITCH

POTENTIAL PEDESTRIAN CONFLICT AREA

PROPOSED MERIDIANA SECTION 16

MERIDIANA UNIT 16 COMMERCIAL

PROPOSED 6' SIDEWALK

MERIDIANA PARKWAY

CLARK/JORDAN BRIDGE



CITY FUNDED PROJECT WITHOUT SIDEWALK.

BRISCOE CANAL

MERIDIANA

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.

P:\081-011-15\01Land Plan\Exhibits\Jordan Rd Variance Exhibit.dwg Sep 15, 2025-6:19pm Edited by: BSwetzer

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 AGREEMENT (FOR VARIANCE)

STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

This Development Agreement executed as of the ____ day of _____, 2025, is by and between the City of Manvel, Texas, ("City") and GR-M1, Ltd., property owner of certain hereinafter described property located within the City of Manvel, (together known as "Developer"), all collectively referred to as the "Parties. This Agreement is in regard to the platting and subdivision of an approximately 7.687-acre tract of land within the Meridian PUD, located at the southwestern corner of Meridiana Parkway and Jordan Street intersection, situated in the H.T. & B. R. R. CO. Survey, Section 62, A-484, being out of Lot 135 of the DR. A.A. Luther Lands in the Town of Manvel Volume 1, Page 71-72 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

WHEREAS, the Developer/Owner is requesting variances from the City of Manvel's requirements for perimeter roadway improvements and sidewalk construction along Jordan Road; and

WHEREAS, The subdividing of land will require approval of a plat and compliance with the City's subdivision ordinance; and

WHEREAS, Section 62-111(c) of the City Code provides that 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.;

WHEREAS, Section 62-113 of the City Code requires that sidewalks shall be constructed at a minimum of five 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.; and

NOW THEREFORE, for and in consideration of the premises and mutual obligations, covenants, and benefits hereinafter set forth, said variance is granted by the City Council, if the Parties agree to the conditions, as follows:

1. PROJECT

1.01 Location. The property that is the subject of this agreement is all the property legally described as: being a subdivision of 7.687 acre tract of land located north of Meridiana Parkway and west of Jordan Street, being a part of the H.T. & B. R. R. CO. Survey, Section 62, A-484, being out of Lot 135 of the DR. A.A. Luther Lands in the Town of Manvel Volume 1, Page 71-72 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas. The Property is more fully described and depicted in the map and description attached as Exhibit "A", attached hereto.

1.02 Project Description. This Agreement is in regard to subdivision of land to create a commercial development on the Property, owned by Developer.

1.03 Improving the property for commercial and residential development will require approval of a plat and compliance with the City's Subdivision Ordinance. The Developer/Owner is requesting a Subdivision Variance from the requirement to construct half of Jordan Road. Section 62-111(c) of the City Code provides that; 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. Section 62-113 of the City Code requires sidewalks to 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.

2. CITY APPROVAL

2.01 Approval of variance. Pursuant to its authority under Section 62-5 of The City Code, the City agrees to allow the Developer to vary the requirements of 62-111(c) of the City's subdivision ordinance to relieve the Developer from the requirement to construct 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; and 62-113 of the City's subdivision ordinance to relieve the Developer from the requirement that sidewalks be constructed at a minimum of five (5) feet wide, or as otherwise determined by the City's Thoroughfare Plan, and in accordance with the City's Design Criteria Manual.

2.02 Conditions. The required conditions are as follows:

1. Applicant shall mill and overlay full width of the portion of existing Jordan Road along the boundary of subject site.
2. 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.

2.03 City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Developer agrees to begin construction of development structures within two-years of City Council approval or based on an approved phasing plan associated with the Master Plan approval, and diligently pursue completion; and

(ii) Developer agrees to pay the cost of recordation of this Agreement within thirty (30) days of invoice by the City.

3.02 Developer acknowledges that the City's covenants are contingent upon the Developer constructing development and associated infrastructure. Failure of the Developer to begin to construction within two-years of City Council approval and diligently pursue completion; shall constitute failure of this condition, and the agreement shall automatically be null and void.

4. MISCELLANEOUS

4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.

4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment, or modification only in writing, and by the signatures and mutual consent of the Parties.

4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the City has with any other party for the engineering, design, or construction of said improvements.

4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.

4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants, or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.

4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.

4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.

4.08. Severability. If any term or provision of this Agreement is held to be invalid, void, or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired, or affected.

4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by

facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN: City Manager

If to Developer: Gr-M1, Ltd.
1602 Avenue D, Suite 108
Katy, Texas 77943

4.10 Remedies. In addition to any remedy provided by law, including but not limited to breach of contract, the Developer stipulates and agrees that, upon default by Developer, City may revoke/withhold issuance of a certificate of occupancy for the Property, and Developer agrees to hold City harmless for any liability from said revocation/fail to issue.

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

Executed on this the _____ day of _____, 20___.

CITY OF MANVEL:

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DAN DAVIS, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

_____
Notary, State of Texas

Gr-M1, Ltd.**:**

By: _____
Name: Mathew Lawson

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

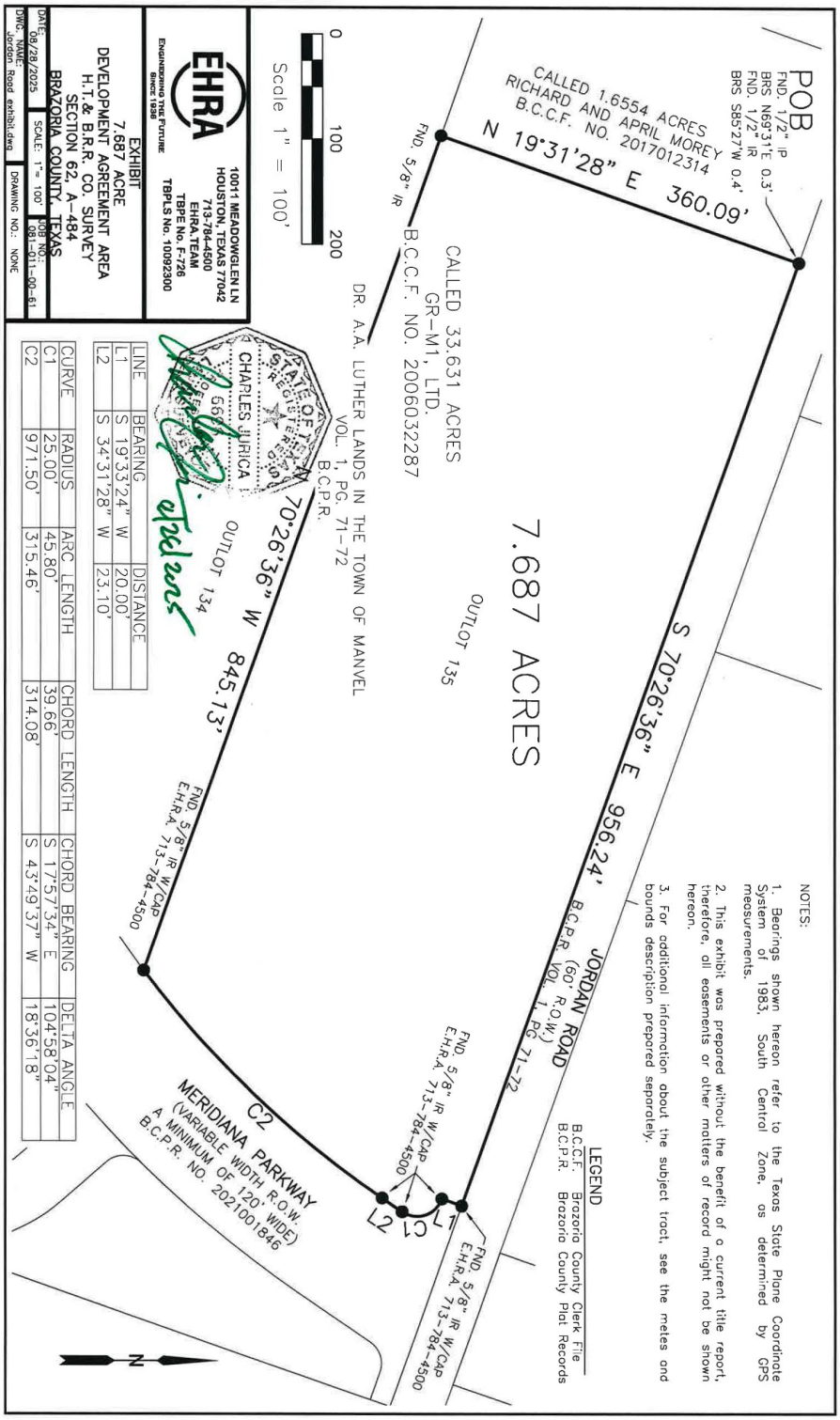
This instrument was acknowledged before me on the ____ day of _____, 20__, by _____, as property owner.

_____
Notary, State of Texas

(NOTARY SEAL)

Exhibit A

7.687 acre tract situated in the H.T. & B. R. R. CO. Survey, Section 62, A-484, being out of Lot 135 of the DR. A.A. Luther Lands in the Town of Manvel Volume 1, Page 71-72 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.



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"

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

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

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

1) **THENCE**, South 70°26'36" East, along said southerly right of way line of Jordan Road for a distance of 956.24 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the northwest corner of Meridiana Parkway (Variable Width) as per plat recorded under B.C.C.F. NO. 2021001846;

2) **THENCE**, South 19°33'24" West, for a distance of 20.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve in said westerly right-of-way line of Meridiana Parkway;

3) **THENCE**, in a southerly direction with said westerly right-of-way line of Meridiana Parkway along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 45.80 feet, an angle of 104°58'04", and a chord bearing South 17°57'54" East, for a distance of 39.66 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

4) **THENCE**, South 34°31'28" West, continuing along the westerly right-of-way line of Meridiana Parkway for a distance of 23.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the arc of a curve in said westerly right-of-way line of Meridiana Parkway;

5) **THENCE**, in a southerly direction with said westerly right-of-way line of Meridiana Parkway along the arc of a curve to the right having a radius of 971.50 feet, an arc length of 314.08 feet, an angle of 18°36'18", and a chord bearing South 43°49'37" West, for a distance of 314.08 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner in the southwest line of aforesaid Outlot 135, common to the northeast line of Outot 134, of aforesaid Dr. A.A. Luther Lands in the town of Manvel ;

6) **THENCE**, North 70°26'36" West, along the southwest line of said Outlot 135, common to the northeast line of said Outlot 135, for a distance of 845.13 feet to a 5/8-inch capped iron rod found for the southeast corner of aforesaid called 1.6554 acre tract, common to an interior corner of aforesaid 33.631acre tract;

7) **THENCE**, North 19°31'28" East, along the west line of said 33.631 acre tract, common tot an east line of said 1.6554 acre tract for a distance of 360.09 feet to the **POINT OF BEGINNING** and containing 7.687 acres of land.

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



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

Date: August 28, 2025
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\2025\08101100-2025-EH-JORDAN ROAD DEVLOPMENT AGREEMENT AREA.doc

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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). (Proposed Ordinance No. 2025-O-25)

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 Final Report.

STAFF RECOMMENDATION: Since the subject site does not meet the 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.

PD&Z PUBLIC HEARING AND DISCUSSION (September 22, 2025): Two individuals residing adjacent to the subject site spoke to express their opposition to the proposed rezoning. They generally indicated that (a) When they were interested in buying the property, staff told them that the property will not be rezoned to allow residential use, and (b) the City is growing and the Light Commercial designation is appropriate for the subject site.

The applicant also spoke and requested to rezone the subject site and explained that the existing house is in good condition and with no use of the property, the house will deteriorate. He also explained the challenges he faced in trying to rent the property for commercial use.

PD&Z RECOMMENDATION: The PD&Z Commission is forwarding a Final Report recommending approval of the request to rezone subject site from LC district to HMU district, with a vote of six (6) "Yeas" to one (1) "Nay" at their September 22, 2025, meeting.

ATTACHMENTS: PD&Z Final Report and Proposed Ordinance No. 2025-O-25

FUNDING ISSUES
_X_ 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___

FINAL REPORT TO CITY COUNCIL

Rezoning

Agenda of:	October 6, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Rezoning, LC/SH6 to HMU/SH6	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by Consideration and Possible Action to Approve Ordinance No. 2025-O-25		

SUMMARY

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.

Staff Recommendation: Not Recommending Approval
PD&Z Recommendation: Approval

EXHIBITS

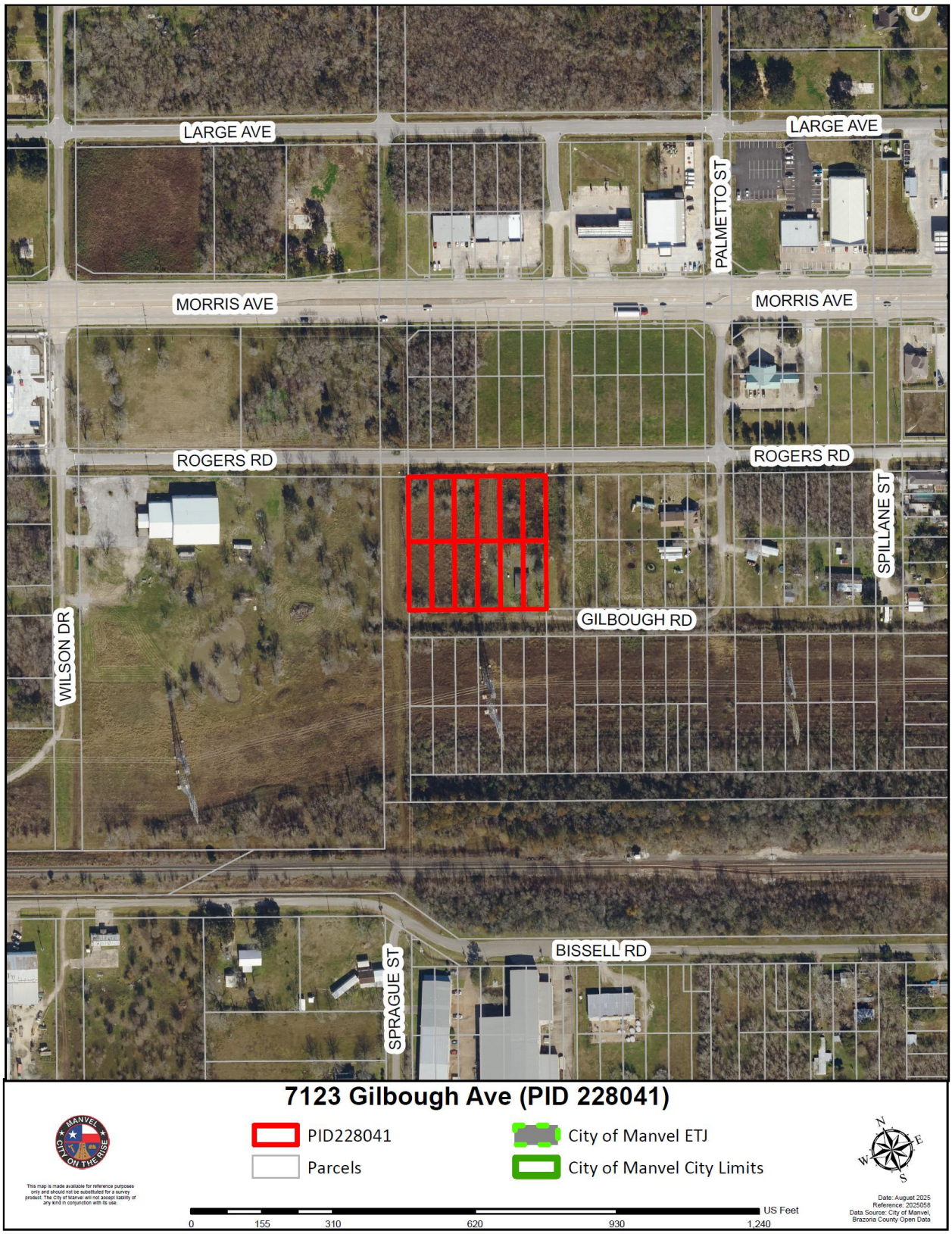
Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Letter of Request, Survey, and Public Hearing Notice, Pictures.

GENERAL SITE INFORMATION

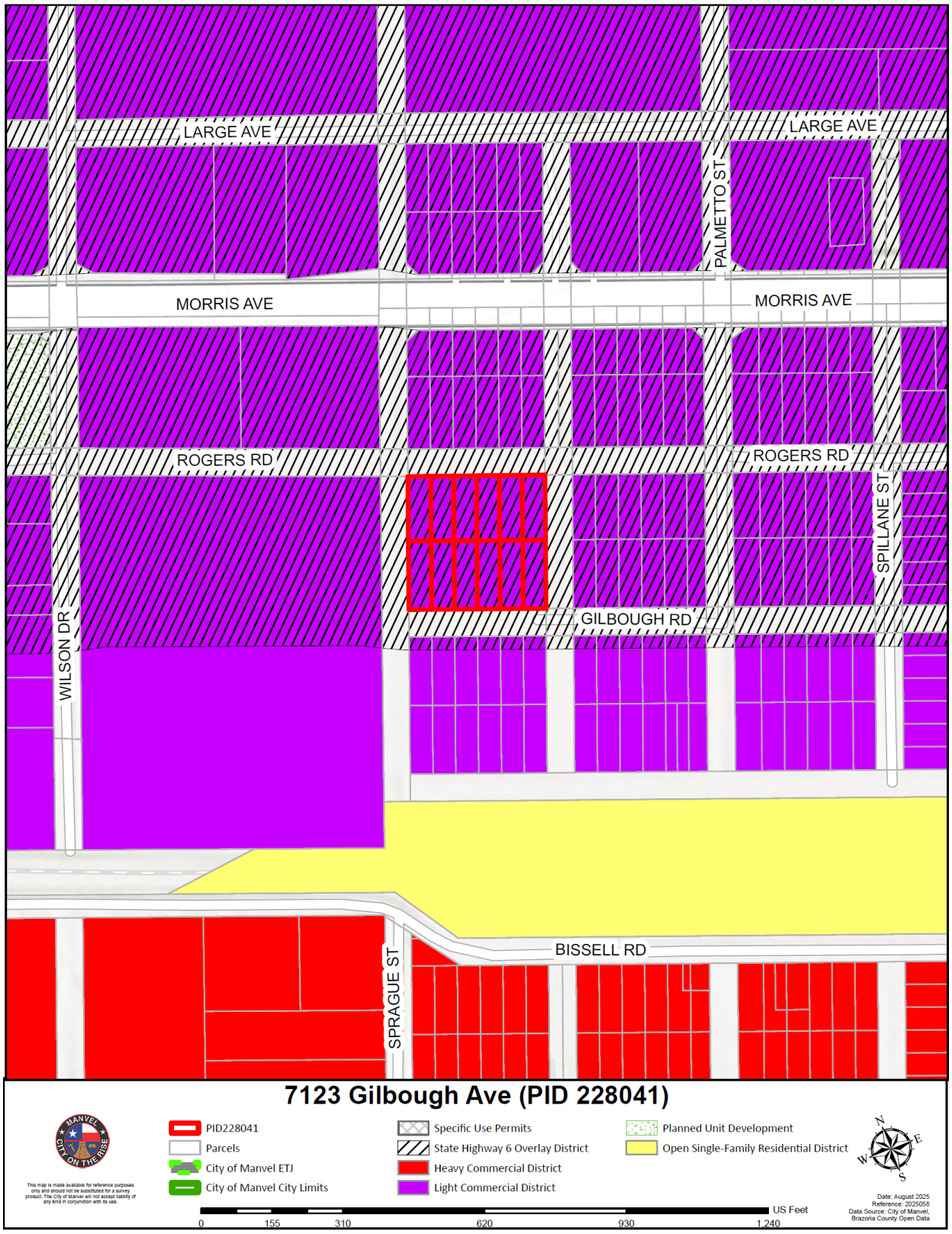
The following is a summary of general site information.

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
Major Thoroughfare	Not located along a Major Thoroughfare. Subject site has access from two local streets (Rodgers Rd -Improved and Gilbough Rd – Unimproved)

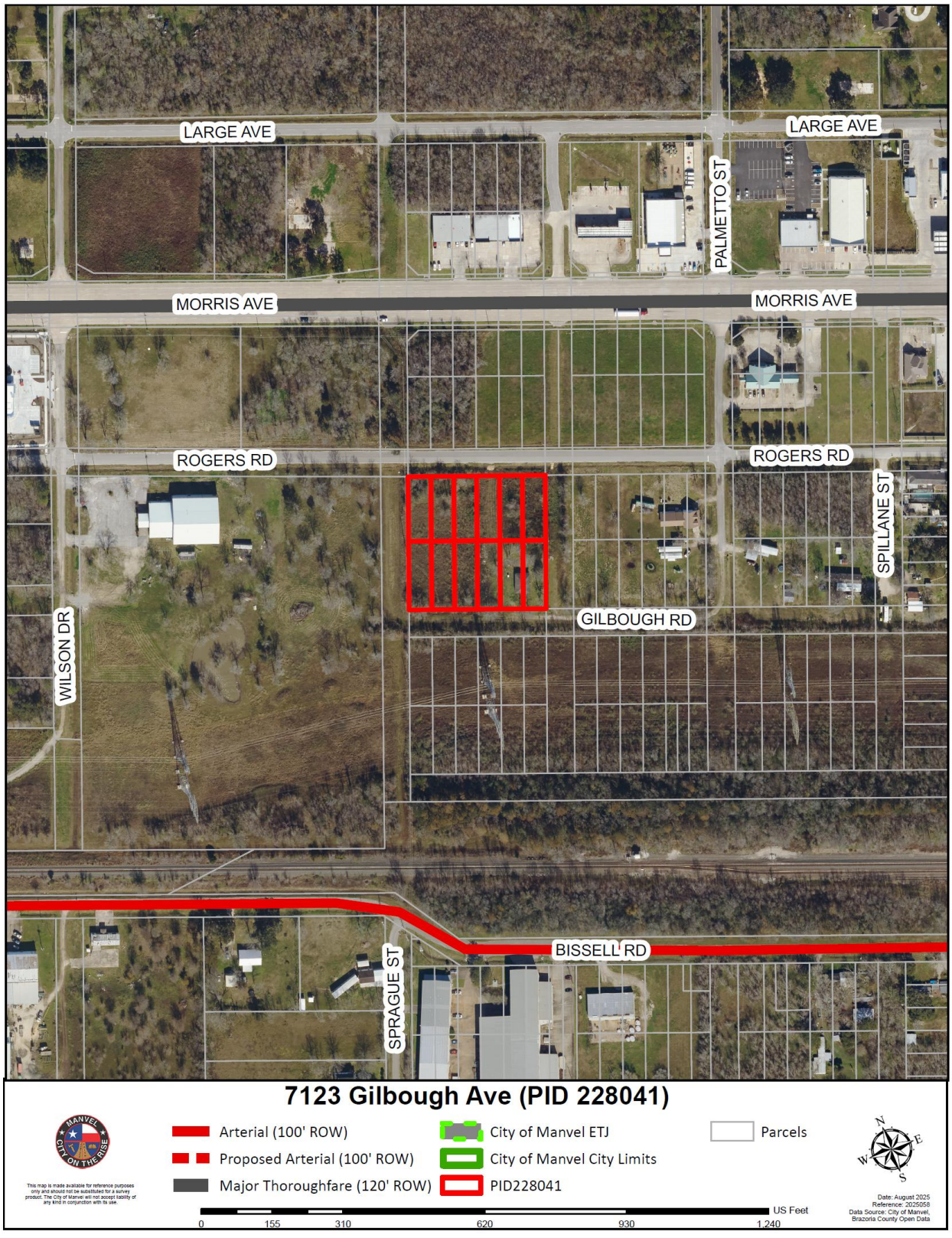
AERIAL VICINITY MAP



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. Staff has not received any written letter of opposition at the time of writing this Final Report.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At September 22, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. Two individuals spoke at the public hearing expressing their opposition to the proposed rezoning. Their opposition was based on: (a) When they were interested in buying the property, staff told them that the property will not be rezoned to allow residential use, and (b) the City is growing, and the Light Commercial designation is appropriate for the subject site. The applicant also spoke and requested support for the rezoning and explained that the existing house is in good condition and appropriate for residential use. He stated that the existing house was broken into twice in the recent past. He also explained the challenges he faced in trying to rent the property out for commercial use.

The Commission generally discussed their concerns and questions about the proposed use and legal non-conformity. The applicant clarified that he understood that the property has lost legal non-conforming status after speaking with City Staff. He added that his understanding was that the house can be used residentially based on the fact the house had Power connection since 2017.

The PD&Z Commission is recommending approval of this request to request to rezone subject site from LC district to HMU district. The motion to approve passed with a vote of six (6) “Yeas” to one (1) “Nay.” Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-25

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.

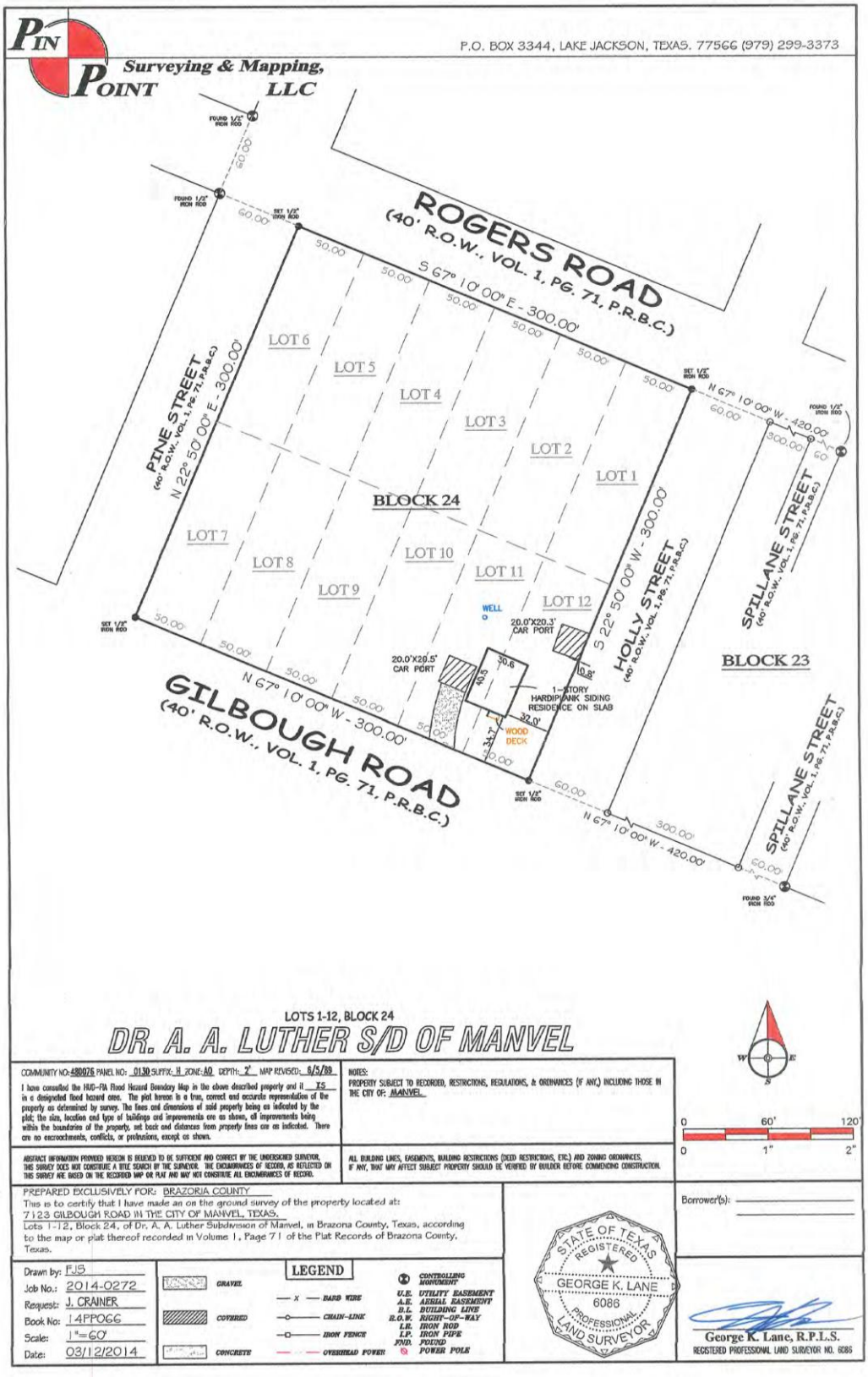
The house located on the property used as residential previously, Next neighbor properties are also currently being used as residential. We advertised the house for commercial use in popular website loopnet.com and through the local agents, however, we never found any interest by any business partners.

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


PIN POINT Surveying & Mapping, LLC
P.O. BOX 3344, LAKE JACKSON, TEXAS. 77566 (979) 299-3373
ROGERS ROAD
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
S 67° 10' 00" E - 300.00'
PINE STREET
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
N 22° 50' 00" E - 300.00'
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
BLOCK 24
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11
LOT 12
WELL
20.0'X20.3' CAR PORT
20.0'X29.5' CAR PORT
1-STORY HARDIPLANK SIDING RESIDENCE ON SLAB
WOOD DECK
HOLLY STREET
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
S 22° 50' 00" W - 300.00'
SPILLANE STREET
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
N 67° 10' 00" W - 420.00'
BLOCK 23
GILBOUGH ROAD
(40' R.O.W., VOL. 1, PG. 71, P.R.B.C.)
N 67° 10' 00" W - 300.00'
LOTS 1-12, BLOCK 24
DR. A. A. LUTHER S/D OF MANVEL
COMMUNITY NO: 480076 PANEL NO: 0130 SUFFIX: H ZONE: AO DEPTH: 2' MAP REVISED: 6/5/89
I have consulted the HUD-FIA Flood Hazard Boundary Map in the above described property and it IS in a designated flood hazard area. The plat hereon is a true, correct and accurate representation of the property as determined by survey. The lines and dimensions of said property being as indicated by the plat; the size, location and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back and distances from property lines are as indicated. There are no encroachments, conflicts, or protrusions, except as shown.
NOTES:
PROPERTY SUBJECT TO RECORDED, RESTRICTIONS, REGULATIONS, & ORDINANCES (IF ANY,) INCLUDING THOSE IN THE CITY OF: MANVEL
ABSTRACT INFORMATION PROVIDED HEREON IS BELIEVED TO BE SUFFICIENT AND CORRECT BY THE UNDERSIGNED SURVEYOR, THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. THE ENCUMBRANCES OF RECORD, AS REFLECTED ON THIS SURVEY ARE BASED ON THE RECORDED MAP OR PLAT AND MAY NOT CONSTITUTE ALL ENCUMBRANCES OF RECORD.
ALL BUILDING LINES, EASEMENTS, BUILDING RESTRICTIONS (DEED RESTRICTIONS, ETC.) AND ZONING ORDINANCES, IF ANY, THAT MAY AFFECT SUBJECT PROPERTY SHOULD BE VERIFIED BY BUILDER BEFORE COMMENCING CONSTRUCTION.
0 60' 120'
0 1" 2"
PREPARED EXCLUSIVELY FOR: BRAZORIA COUNTY
This is to certify that I have made an on the ground survey of the property located at:
7123 GILBOUGH ROAD IN THE CITY OF MANVEL, TEXAS.
Lots 1-12, Block 24, of Dr. A. A. Luther Subdivision of Manvel, in Brazoria County, Texas, according to the map or plat thereof recorded in Volume 1, Page 71 of the Plat Records of Brazoria County, Texas.
Borrower(s):
Drawn by: FJS
Job No.: 2014-0272
Request: J. CRAINER
Book No: 14PP066
Scale: 1"=60'
Date: 03/12/2014
LEGEND
GRAVEL
COVERED
CONCRETE
BARB WIRE
CHAIN-LINK
IRON FENCE
OVERHEAD POWER
CONTROLLING MONUMENT
U.E. UTILITY EASEMENT
A.E. AERIAL EASEMENT
B.L. BUILDING LINE
R.O.W. RIGHT-OF-WAY
I.R. IRON ROD
I.P. IRON PIPE
FND. FOUND
POWER POLE
STATE OF TEXAS
REGISTERED
GEORGE K. LANE
6086
PROFESSIONAL
LAND SURVEYOR
George K. Lane, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6086

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 HOUSE









ORDINANCE NO. 2025-O-25

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 COUTY, 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.

* * * * * * * * * *

WHEREAS, Muhammed Alam and Mamataj Begum are the owners (the "Owners") of an approximate 2.066-acre tract of land located at 7123 Gilbough Avenue (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, as shown on said map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the owners have filed an application to change the zoning classification of the 2.066-acre tract from Light Commercial District/ State Highway 6 Overlay District (LC/SH6) to Highway mixed-use District/ State Highway 6 Overlay District (HMU/SH6); and

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

WHEREAS, the Planning, Development, and Zoning Commission recommended approval of such request, and, the City Council deems it appropriate to approve said rezoning; now, therefore,

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

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

Section 2. The zoning classification of the certain tract of land 2.066 acres located at 7123 Gilbough Avenue (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, as shown on said map and description of which is attached hereto as Exhibit "A" and for all things made a part hereof, shall be changed from the Light Commercial District/ State Highway 6 Overlay District (LC/SH6) to Highway mixed-use District/ State Highway 6 Overlay District (HMU/SH6) for uses as permitted within such zone classification.

Section 3. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be

invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed $2,000.00. Each day of violation shall constitute a separate offense.

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

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

_____
Dan Davis, Mayor

ATTEST:

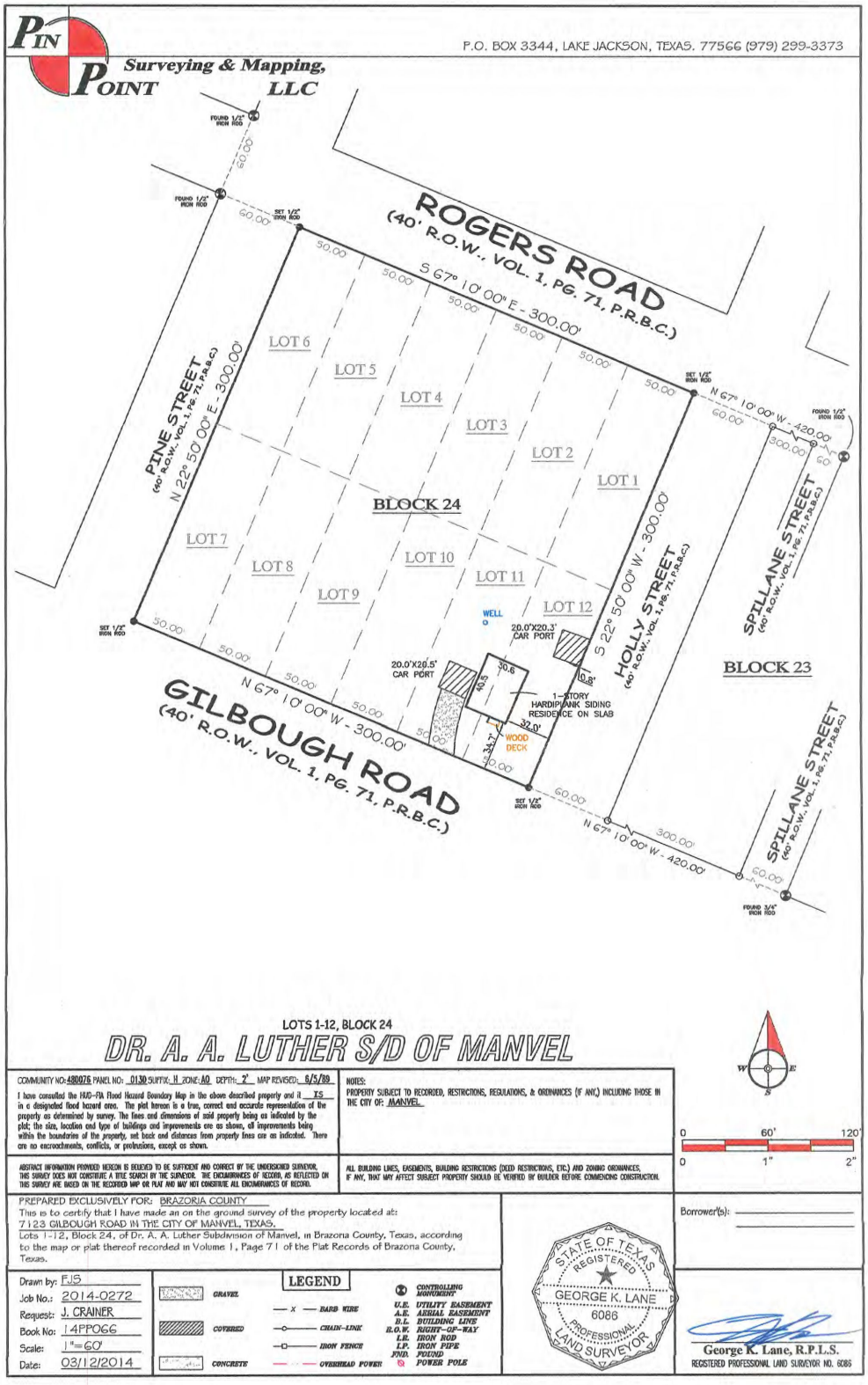
_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

EXHIBIT A

An approximate 2.066-acre tract of land located at 7123 Gilbough Avenue (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



MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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. (Proposed Ordinance No. 2025-O-26)

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 Final Report.

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

PD&Z PUBLIC HEARING (September 22, 2025): There were no public comments made on the proposed project. The Commission discussed the proposed condition regarding prohibition of outdoor storage and display of tires. Based on input from staff and the applicant, made a motion to revise the condition to allow outdoor storage and display with restrictions.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested SUP with conditions listed in the Final Report with a vote of seven (7) "Yeas" to zero (0) "Nays" at their September 22, 2025, meeting.

ATTACHMENTS: Final Report, and Ordinance No. 2025-O-26

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

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

FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	October 6, 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 Possible Action to Approve Ordinance No. 2025-O-26		

SUMMARY

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).

Staff Recommendation: Approval with conditions
PD&Z Recommendation: Approval with conditions

EXHIBITS

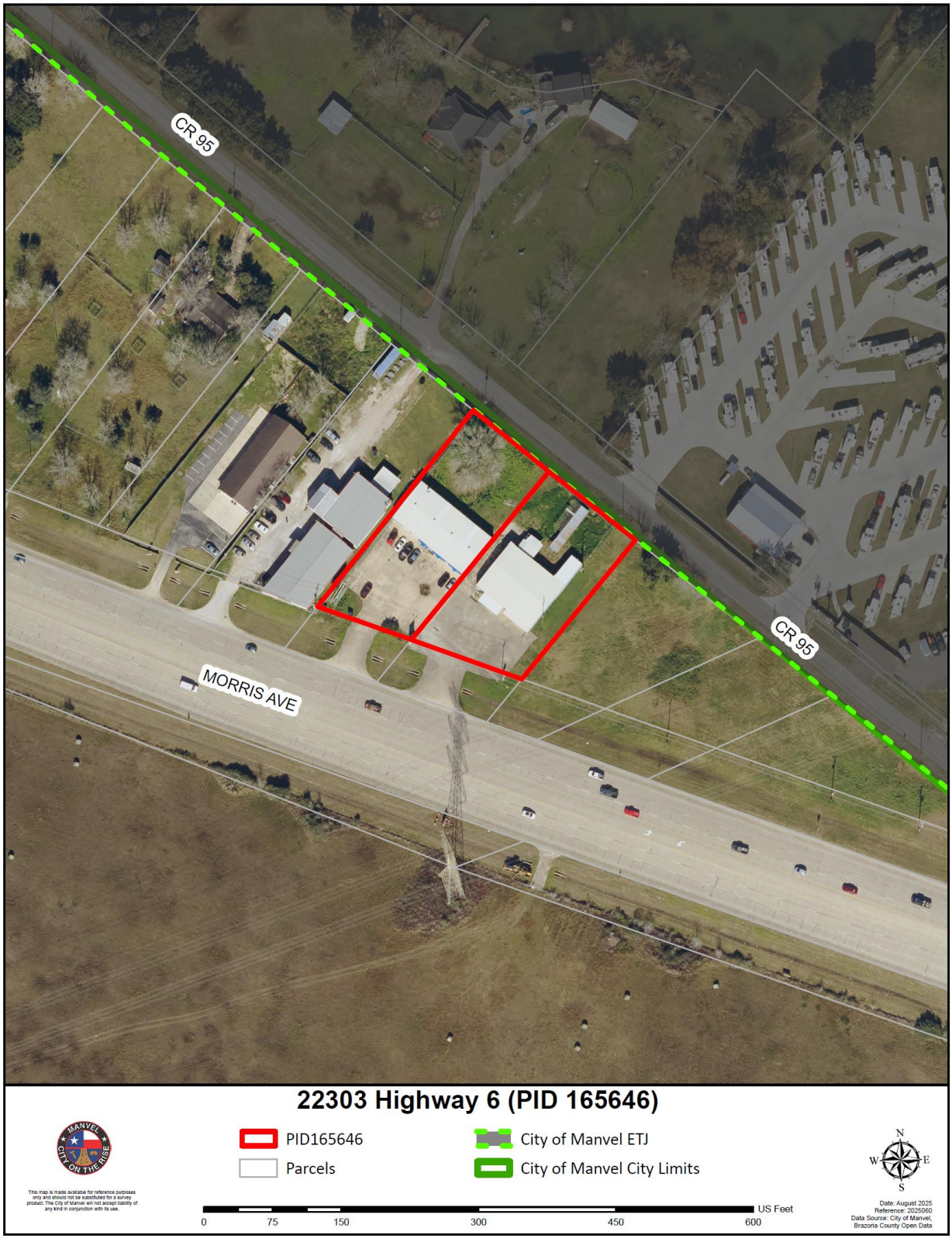
Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Letter of Request, Site Plan, and Public Hearing Notice.

GENERAL SITE INFORMATION

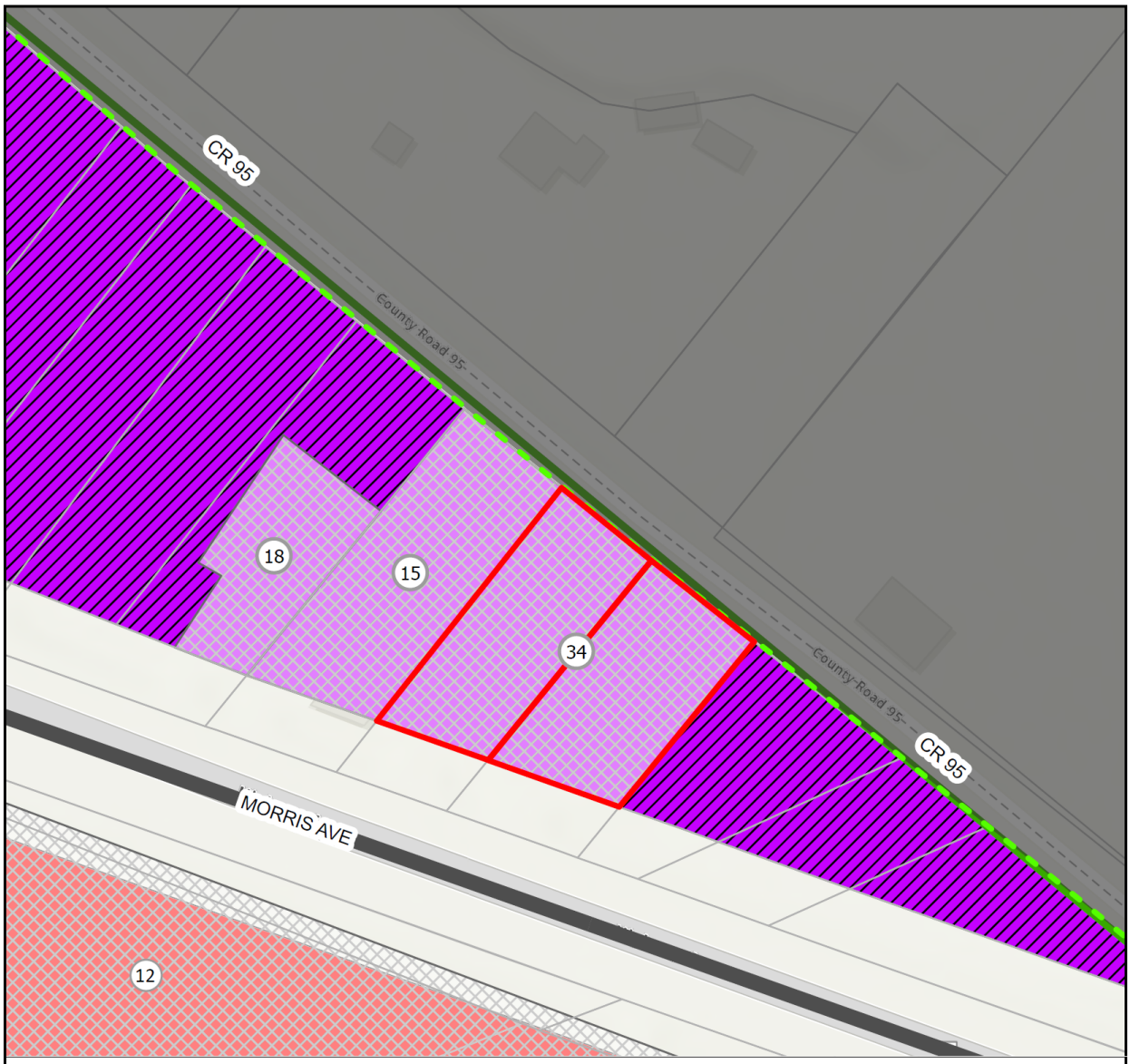
The following is a summary of general site information.

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



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
12	22102 HIGHWAY 6	UTILITIES, CHEMICAL MANUFACTURING, TRANSPORTATION AND WAREHOUSING, WAREHOUSE AND STORAGE, PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES, MANAGEMENT OF COMPANIES AND ENTERPRISES, AND WASTE MANAGEMENT AND REMEDIATION SERVICES	2015-O-27	9/14/2015	HC
15	22217 HWY 6	NAICS USE #811192 CAR WASHES, #811122 AUTOMOTIVE GLASS REPLACEMENT SHOPS, #811111 GENERAL AUTOMOTIVE REPAIR, AND #811198 ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE	2016-O-15	6/27/2016	LC
18	22221-D WEST HWY 6	NAICS USE #813110 CHURCHES	2016-O-21	8/29/2016	LC
34	22303 Highway 6	NAICS USE 8111111 GENERAL AUTOMOTIVE REPAIR AND USE 811121 AUTOMOTIVE BODY PAINT AND INTERIOR REPAIR AND MAINTENANCE	2022-O-14	6/6/2022	LC/SH6-SUP

22303 Highway 6 (PID 165646)

PID165646
Parcels
City of Manvel ETJ
City of Manvel City Limits
Major Thoroughfare (120' ROW)
Specific Use Permits
State Highway 6 Overlay District
Heavy Commercial District
Light Commercial District

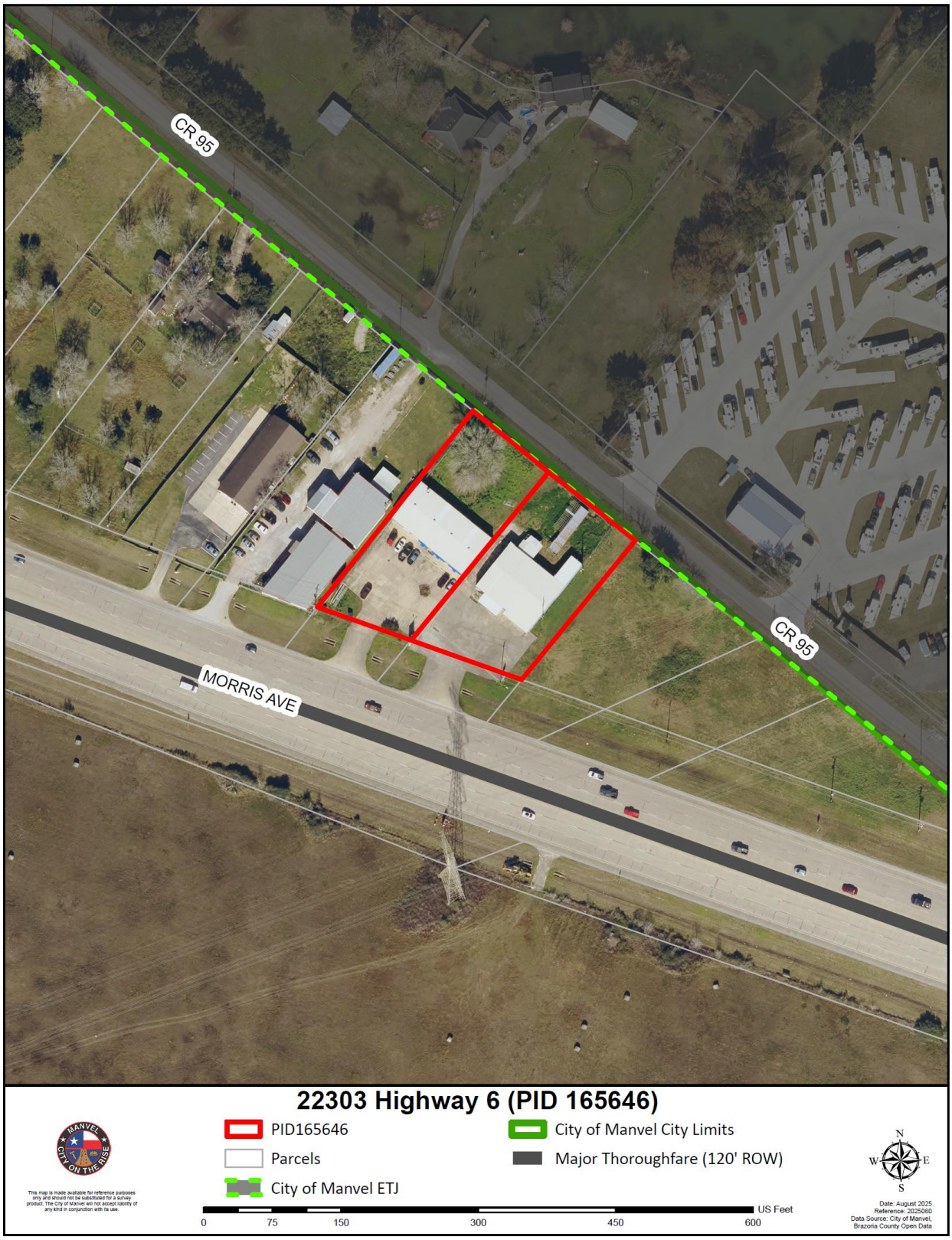
This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

0 75 150 300 450 600 US Feet

N W E S

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

MAJOR THOROUGHFARE PLAN MAP



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 recommended 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.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At their September 22, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The Commission generally asked for clarification on the condition prohibiting outdoor storage and display of tires. Staff clarified that the condition is based on the understanding that outdoor storage and display of tires can have a negative impact aesthetically and could also result in hazardous situation if not maintained responsibly. Staff explained that the City's standards require, *"Open storage and display of merchandise for sale or display is permitted only when incidental to a commercial or residential use located on the same property and must not be located in any required parking or landscaping areas and must be set back at least 25 feet from the front property line and ten feet from any and all side property lines."* The applicant explained that they have sufficient space within the building for storage, but allowance of outdoor display could help the business. (Please note that the applicant in their application mentioned that outside storage or display of tires is not proposed).

The PD&Z Commission made a motion to revise the condition regarding outside storage and display of tires to:

- Outside storage of tires shall be prohibited. Outside display of tires shall be limited to eight (8) tires during business hours and must not be located in any required parking or landscaping areas and must be set back at least 25 feet from the front property line and 10 feet from any and all side property lines.

PD&Z Commission is recommending approval of this request with the aforementioned revision to the conditions recommended by staff. The motion to approve passed with a vote of seven (7) "Yeas" to zero (0) "Nays." Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-26

REQUEST LETTER

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

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,

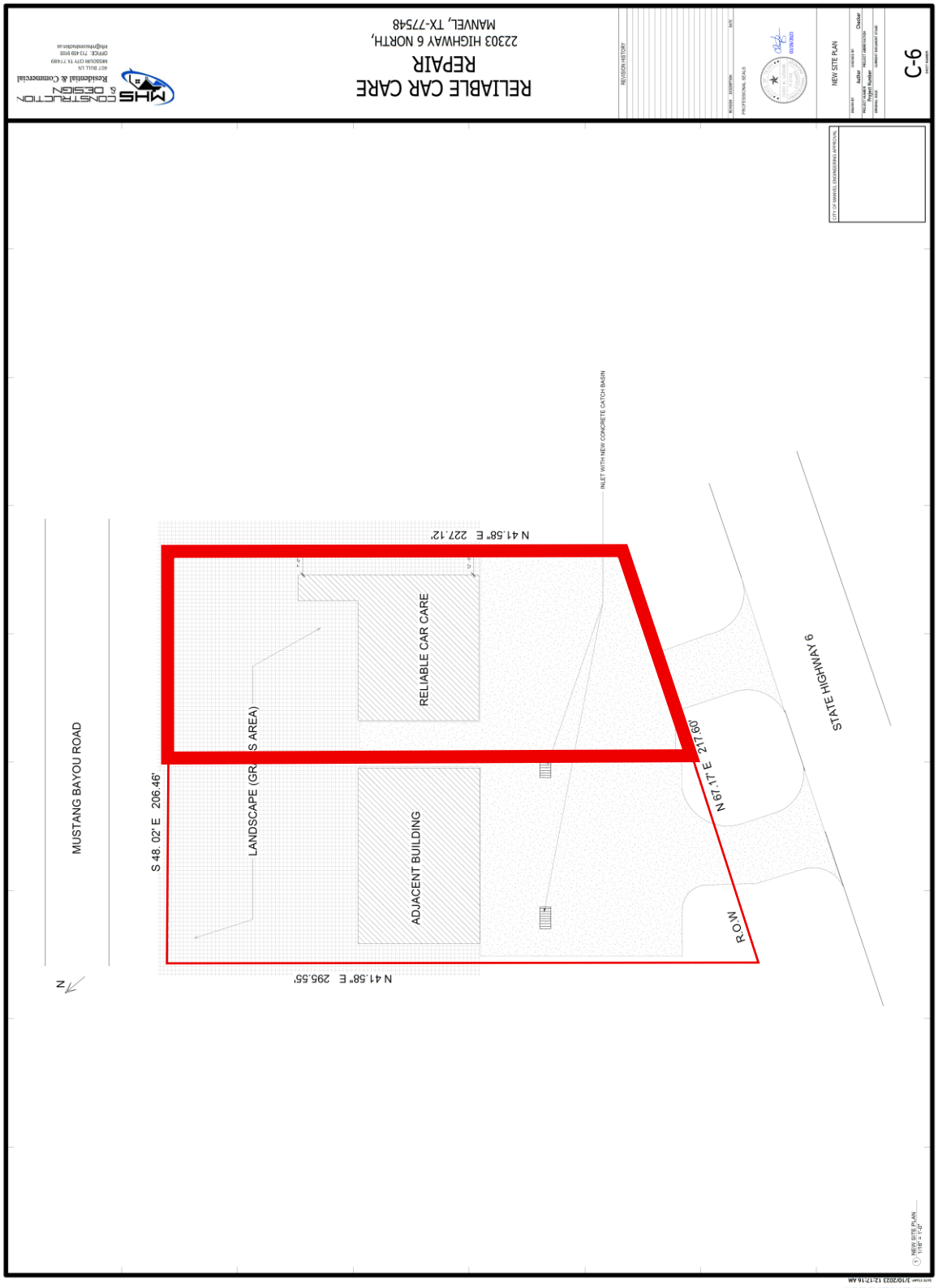
AuthentiSIGN
Philip Joseph

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.

SITE PICTURES



View of the subject site from Highway 6



View of the subject site from Highway 6

ORDINANCE NO. 2025-O-26

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.

* * * * * * * * *

WHEREAS, Applicant Philip Joseph with DD Automotive LLC, representing the owner (the "Owner") of a certain 1.24-acre tract of land located at 22303 Highway 6, Manvel, Texas (PID 165646), situated in the H.T. & B.R.R. Company Survey, Abstract 231, Brazoria County, Texas, a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 1.24-acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6); and with Specific Use Permit (SUP) for NAICS Use No. 811111 "General Automotive Repair" and NAICS USE No. 811121 "Automotive Body, Paint and Interior Repair and Maintenance" with conditions; and

WHEREAS, the applicant has filed an application to amend the SUP established by Ordinance No. 2022-O-14 for the 1.24 acre tract to include the proposed use of the property for NAICS Use 441340 "Tire Dealers"; and

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

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

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

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

Section 2. The SUP established by Ordinance No. 2022-O-14 for a certain 1.24 acre tract of land located at 22303 Highway 6, Manvel, Texas, being land situated in the H.T. & B.R.R. Company Survey, Abstract 231, Brazoria County, Texas, as more particularly described in Exhibit "A" attached hereto, shall be amended to include uses as permitted within such zone classification, in addition to General Automotive Repair – (NAICS 811111) and Automotive Body, Paint, and Interior Repair and Maintenance – (NAICS 811121), subject to the regulations, and conditions hereinafter set forth in:

1. Tire Dealers – (NAICS 441340)

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

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit "B", attached hereto and incorporated herein as if set out in full.

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

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

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

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person

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

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

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

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

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

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

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

_____
Dan Davis, Mayor

ATTEST:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

Exhibit A

Being 1.24 acre of land situated in the H.T. & B.R.R. Company Survey, Abstract 231, Brazoria County, Texas.

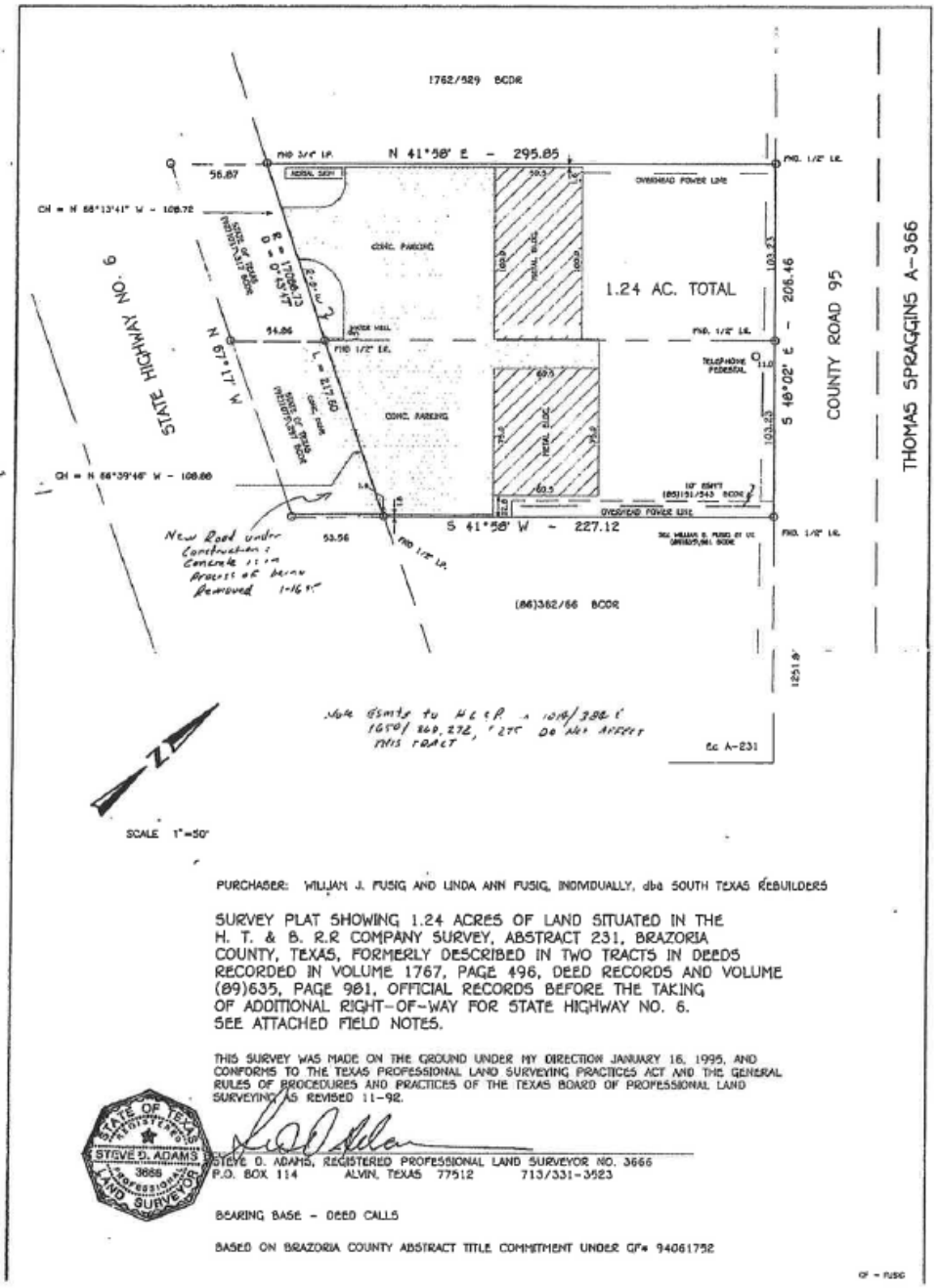


Exhibit B

Conditions of Approval:

1. Outside storage of tires shall be prohibited. Outside display of tires shall be limited to eight (8) tires during business hours and must not be located in any required parking or landscaping areas and must be set back at least 25 feet from the front property line and 10 feet from any and all side property lines.
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.

MANVEL
CITY COUNCIL
DATA SHEET

MEETING DATE: October 6, 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”, subject to conditions. (Proposed Ordinance No. 2025-O-27)

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 Final Report.

Additional details and staff analysis are included in the attached Final Report.

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

PD&Z PUBLIC HEARING (September 22, 2025): There were no public comments made on the proposed project. The Commission generally discussed the proposed use and the overall development plan with the applicant.

PD&Z RECOMMENDATION: The PD&Z Commission is recommending approval of the requested SUP with conditions listed in the Final Report with a vote of seven (7) "Yeas" to zero (0) "Nays" at their September 22, 2025, meeting.

ATTACHMENTS: Final Report, and Ordinance No. 2025-O-27

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

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** __NA___
Jesica Portie, Assistant Planner	**CITY MANAGER APPROVAL** ___YES___

STAFF REPORT TO CITYCOUNCIL

Specific Use Permit

Agenda of:	October 6, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	LC/SH6 to LC/SH6-SUP	**Presented By:**	Jesica Portie Assistant Planner
Recommended Action:	Consideration And Possible Action to Approve Ordinance No. 2025-O-27		

SUMMARY

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).

Staff Recommendation: Approval with conditions
PD&Z Recommendation: Approval with conditions

EXHIBITS

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

GENERAL SITE INFORMATION

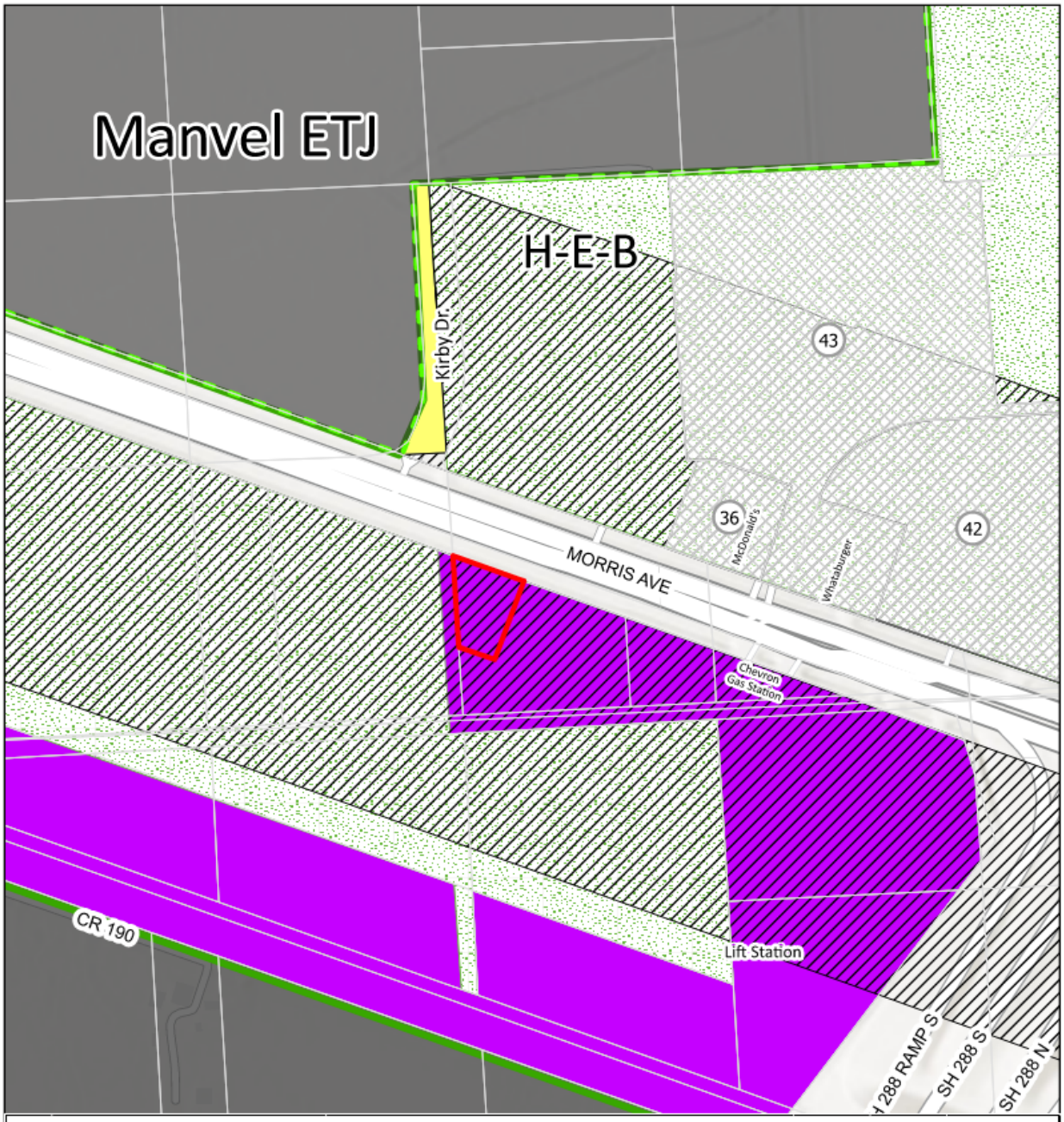
The following is a summary of general site information.

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 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

Whitewater Express Carwash (PID:167704)

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

0 200 400 800 1,200 1,600 Feet

N W E S

Date: July 2025
Reference: 2025052
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 not substantially underway or completed within one year from the date of approval.

City staff recommended 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.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the September 22, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The applicant introduced himself and briefly discussed their business. The applicant emphasized that based on their projection, Manvel has sufficient population to support their business. The Commission generally discussed the proposed use, overall development plan, and recommended conditions with the applicant and staff.

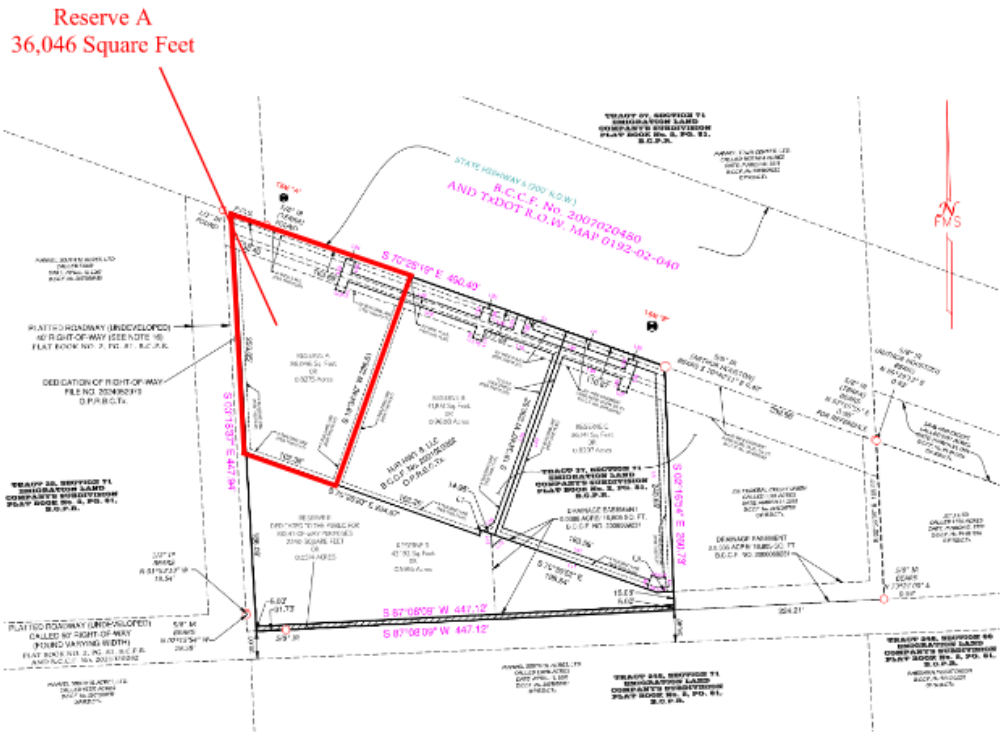
The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of seven (7) “Yeas” to zero (0) “Nays.” Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-27.

Depiction of Land

EXHIBIT "A"

Depiction of Land

36,046 square feet out 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.) labeled as "Reserve A" on the proposed plat depicted below.



REQUEST LETTER

CLAYMOORE ENGINEERING

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

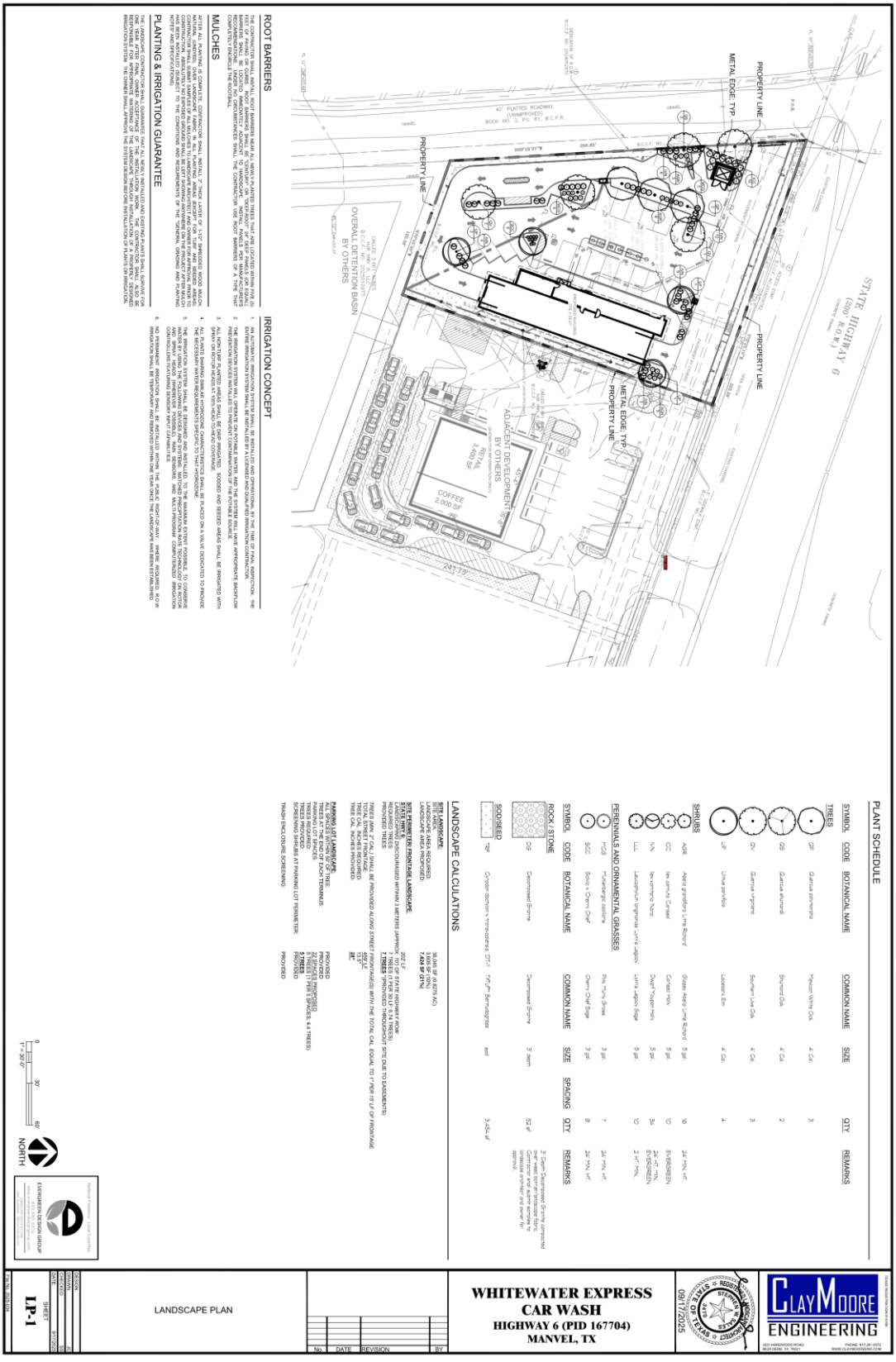
Should you have any questions, please feel free to contact me.

Sincerely,

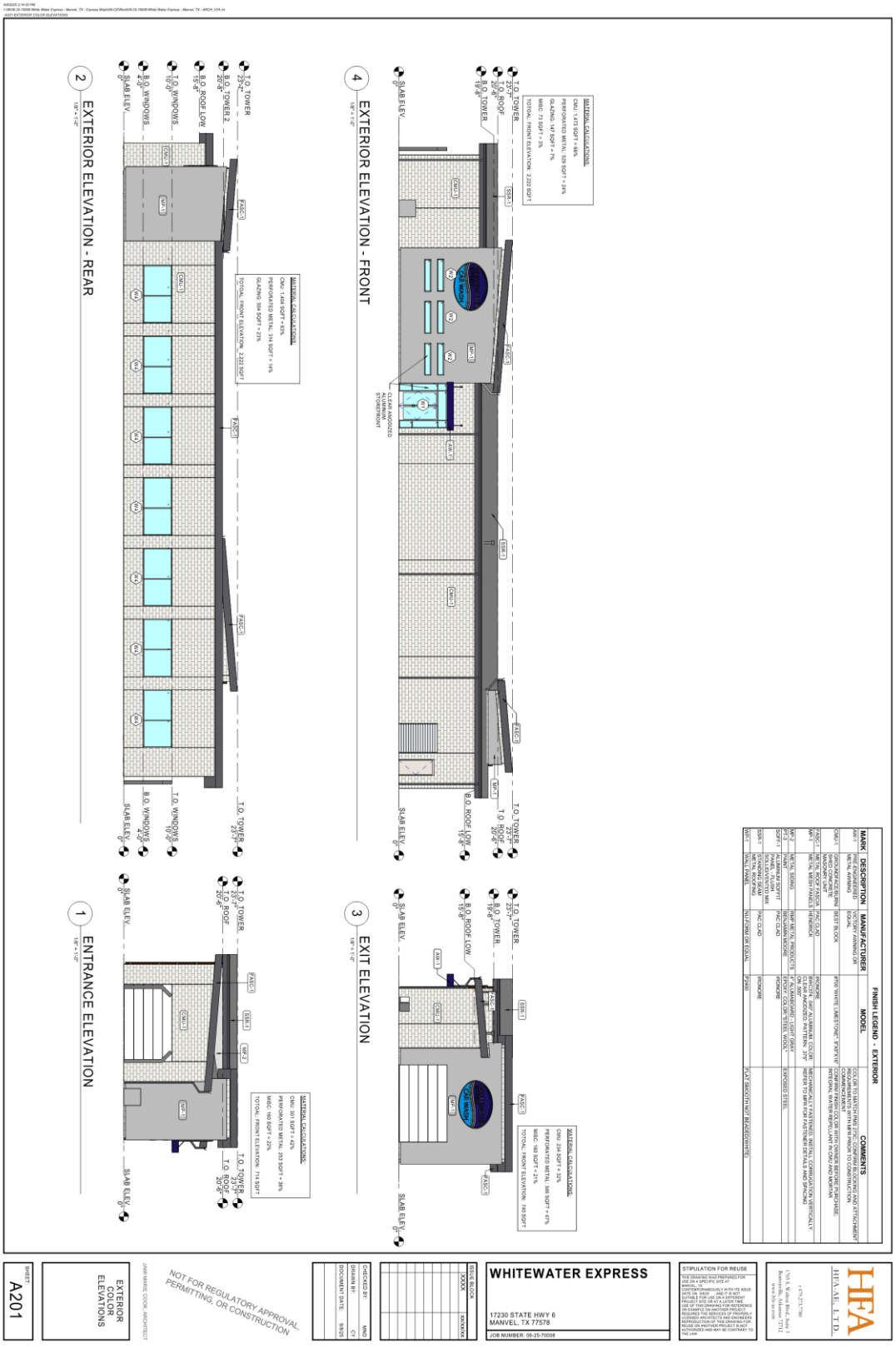
Claymoore Engineering, Inc.

Drew Donosky, P.E.

SITE PLAN


PLANT SCHEDULE
TREES
SYMBOL CODE BOTANICAL NAME COMMON NAME SIZE QTY REMARKS
GP Quercus polymorpha Mexican White Oak 4" Cal. 3
QS Quercus shumardii Shumard Oak 4" Cal. 2
QV Quercus virginiana Southern Live Oak 4" Cal. 3
LIT Liriodendron tulipifera Tuliptree 4" Cal. 4
SHRUBS
AGR Agave gracilipes 'Lime Ricard' Ghost Agave 'Lime Ricard' 5 gal. 16 24" HT, MIN. SPR.
ICC Ilex cornuta 'Carissa' Carissa Holly 5 gal. 10 EVERGREEN
NN Nerium oleander 'Nana' Dwarf Oleander 5 gal. 34 24" HT. MIN. EVERGREEN
LLL Leucophyllum langmaniae 'Lynn's Legacy' Lynn's Legacy Sage 5 gal. 10 2' HT. MIN.
PERENNIALS AND ORNAMENTAL GRASSES
PCG Pennisetum glaucum 'Purple Majesty' Purple Majesty Ornamental Millet 3 gal. 7 24" MIN. HT.
SCC Salvia x Cherry Chief 'Cherry Chief Sage' Cherry Chief Sage 3 gal. 9 24" MIN. HT.
ROCK / STONE
DG Decomposed Granite Decomposed Granite 3" depth 52 s.f. 3" Depth Decomposed Granite compacted
SODSEED
TBF Cynodon dactylon x transvaalensis 'DT-1' TIFTuf™ Bermudagrass sod 3,454 s.f. Contractor shall submit sample to Owner/Landscape Architect for approval prior to installation
LANDSCAPE CALCULATIONS
SITE AREA:
GROSS LANDSCAPE AREA REQUIRED: 36,045 SF (0.8275 AC)
LANDSCAPE AREA PROVIDED: 7,626 SF (21%)
SITE PERIMETER FRONTAGE LANDSCAPE:
STATE HWY 6: 207' LF
LANDSCAPE AREA REQUIRED WITHIN 3 METERS (APPROX. 10') OF STATE HIGHWAY ROW: 2,070 SF
REQUIRED TREES: 7 TREES (1 PER 30 LF, 6 IN TREES)
PROVIDED TREES: 7 TREES SPROVIDED THROUGHOUT SITE DUE TO EASEMENTS)
PARKING LOT LANDSCAPE:
TOTAL STREET FRONTAGE: 485 LF
TREE CAL. INCHES REQUIRED: 485 LF PROVIDED ALONG STREET FRONTAGE WITH THE TOTAL CAL. EQUAL TO 1" PER 15 LF OF FRONTAGE
TREE CAL. INCHES PROVIDED: 32"
PARKING LOT LANDSCAPE: 32"
TREES AT THE END OF EACH TERMINUS: PROVIDED
PARKING ROW SHADE TREES: PROVIDED
TREES REQUIRED: 22 TREES (1 PER 8 SPACES, 4.4 TREES)
SCREENING (SHRUBS AT PARKING LOT PERIMETER: PROVIDED
TRASH ENCLOSURE SCREENING: PROVIDED
ROOT BARRIERS
IRRIGATION CONCEPT
MULCHES
PLANTING & IRRIGATION GUARANTEE
PROPERTY LINE
METAL EDGE, TYP.
STATE HIGHWAY 6
(120' R.O.W.)
40' PLATTED ROADWAY UNIMPROVED
BOOK NO. 2, PG. 51, B.C.F.R.
OVERALL DETENTION BASIN BY OTHERS
ADJACENT DEVELOPMENT BY OTHERS
RETAIL 3,400 SF
COFFEE 2,000 SF
S41°19'E
0 30 60
1" = 30'-0"
NORTH
CLAYMOORE ENGINEERING
WHITEWATER EXPRESS CAR WASH
HIGHWAY 6 (PID 167704)
MANVEL, TX
09/17/2025
LANDSCAPE PLAN
LP-1
EVERGREEN DESIGN GROUP

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



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



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

ORDINANCE NO. 2025-O-27

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY 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.

* * * * * * * * *

WHEREAS, HJR HWY 6, LLC, is the owner (the "Owner") of a certain 0.8275-acre tract of land (PID: 167704) 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), such tract being 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; 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.), a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the 0.8275-acre tract is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6) District; and

WHEREAS, the Gregg Murry with White Water Express Car Wash, on behalf of the owner has filed an application to change the zoning classification of the 0.8275-acre tract to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) allowing use of the property for NAICS use 811192 "Car Washes"; and

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

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

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

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

Section 2. The zoning classification of a certain 0.8275-acre tract of land (PID: 167704) 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), such tract being 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; 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.), a map and description of which is attached hereto as Exhibit "A", shall be changed from Light

Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Car Washes – (NAICS 811192)

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

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit "B", attached hereto and incorporated herein as if set out in full. Use and Development of the Property shall comply with the conditions and with the site development plans as shown in Exhibits "C", "D", "E", and "F" attached hereto. The uses and site may not be changed or expanded except by amendment of this Specific Use Permit.

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

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

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

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

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

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

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

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

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

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

_____

Dan Davis, Mayor

_____

ATTEST:

_____

Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____

Robert Gervais, City Attorney

Exhibit A

Depiction of Land

36,046 square feet out 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.) labeled as "Reserve A" on the proposed plat depicted below.

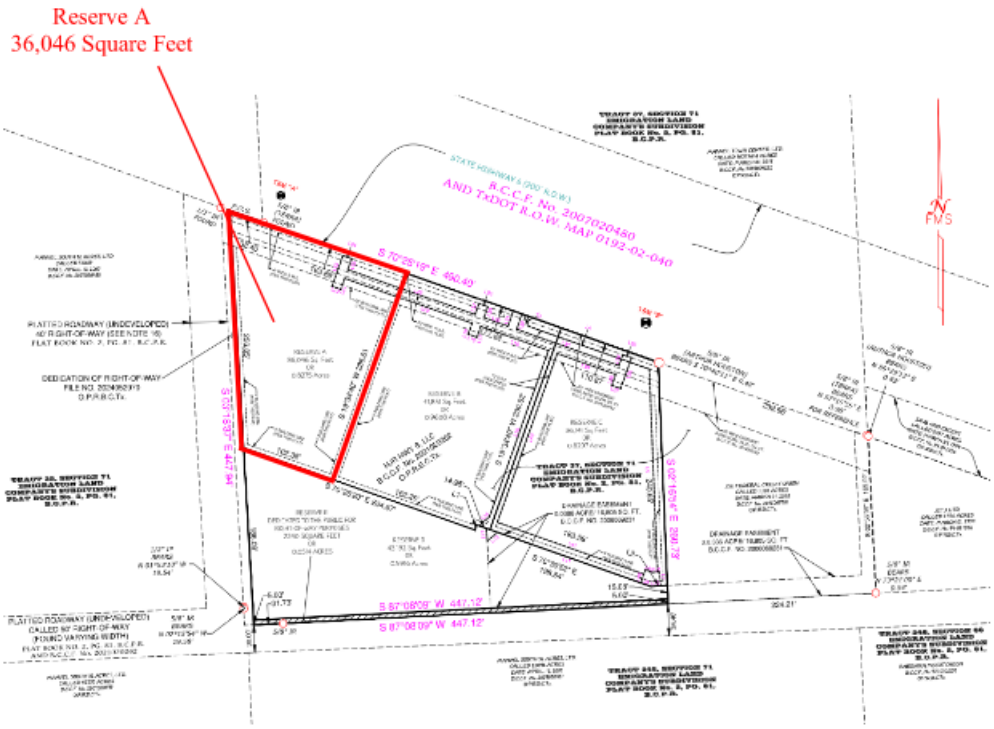


Exhibit B

Conditions of Approval:

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 not substantially underway or completed within one year from the date of approval.

Exhibit C

SITE PLAN

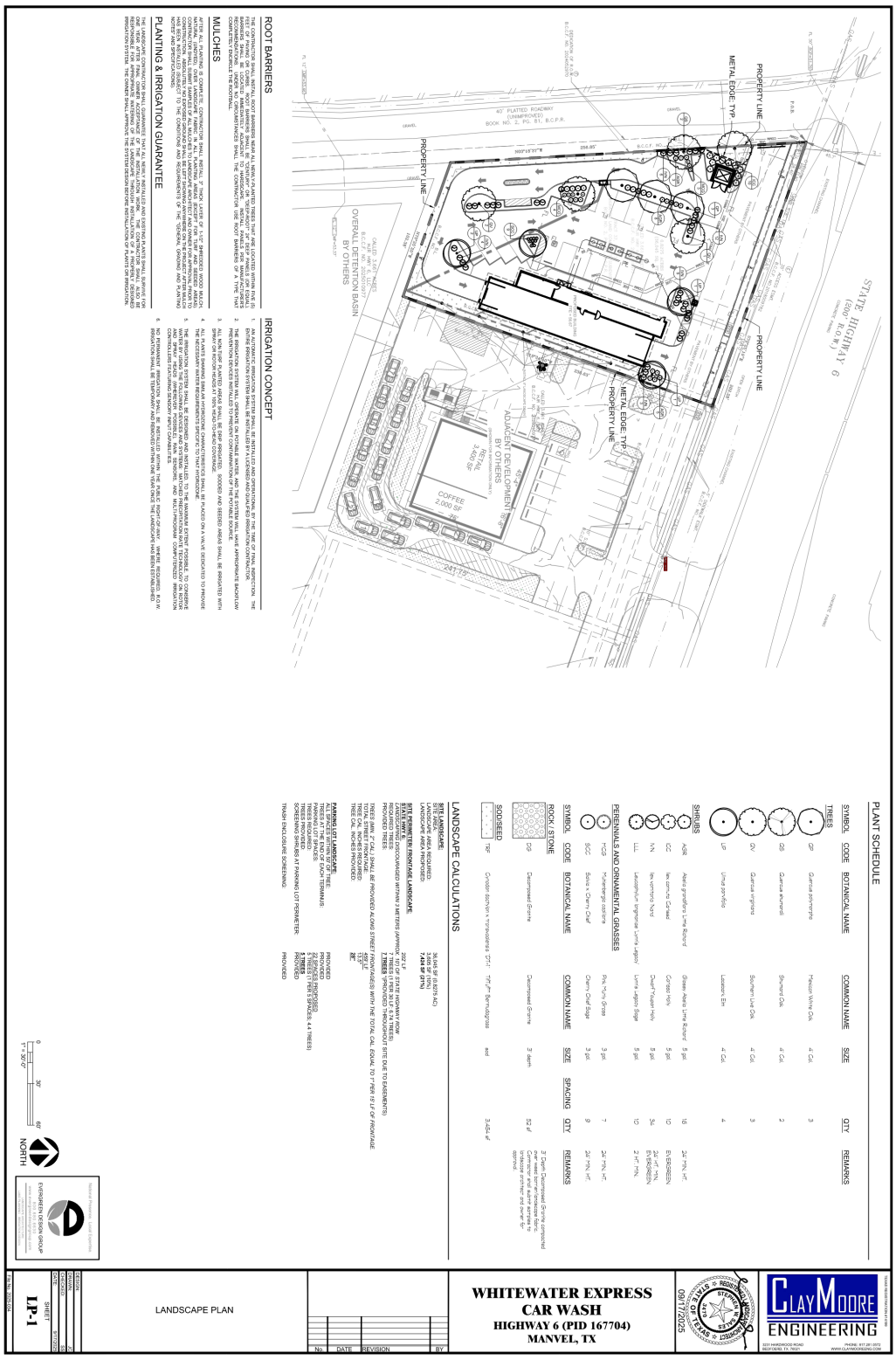


Exhibit D
BUILDING ELEVATIONS

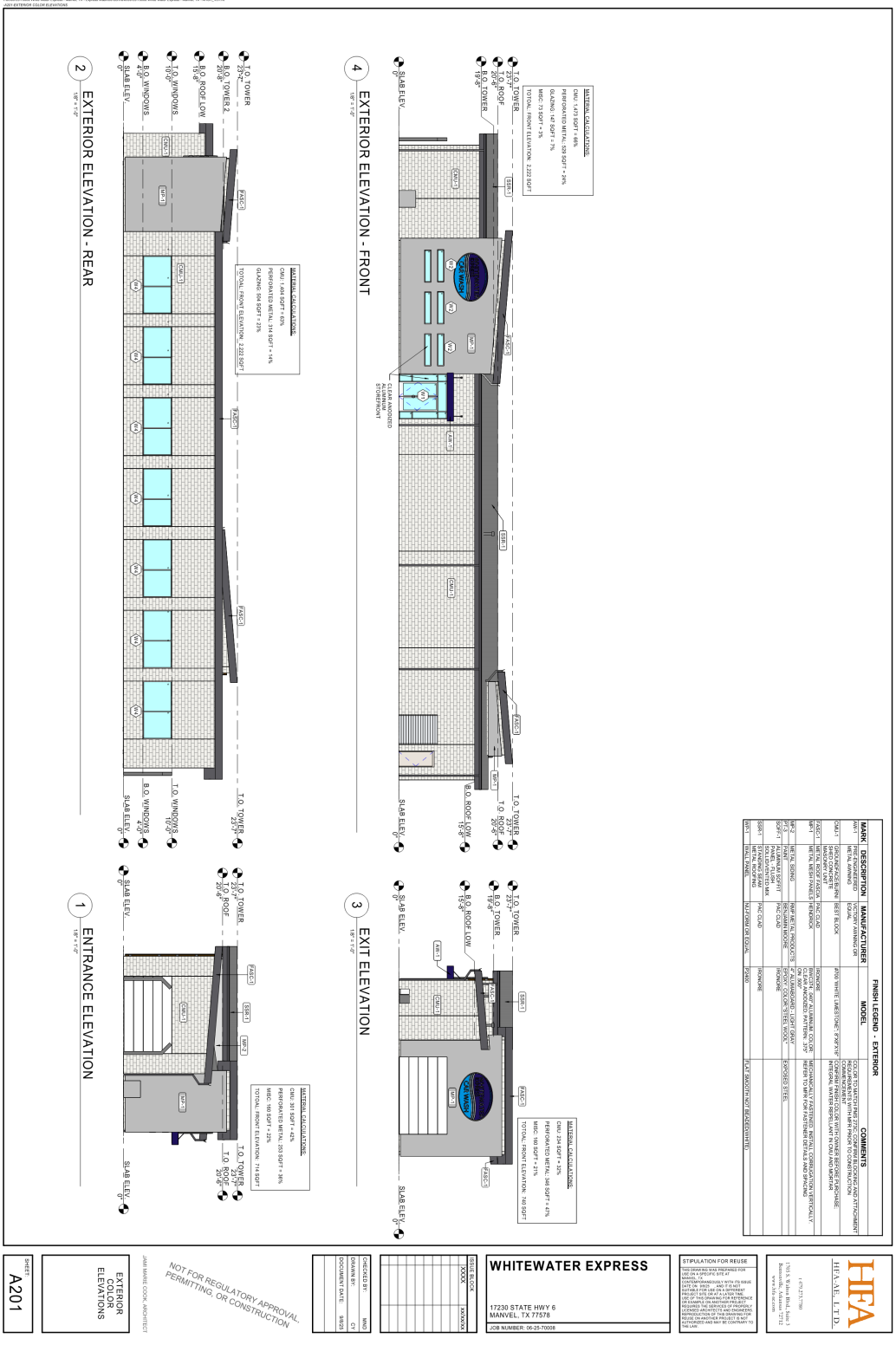
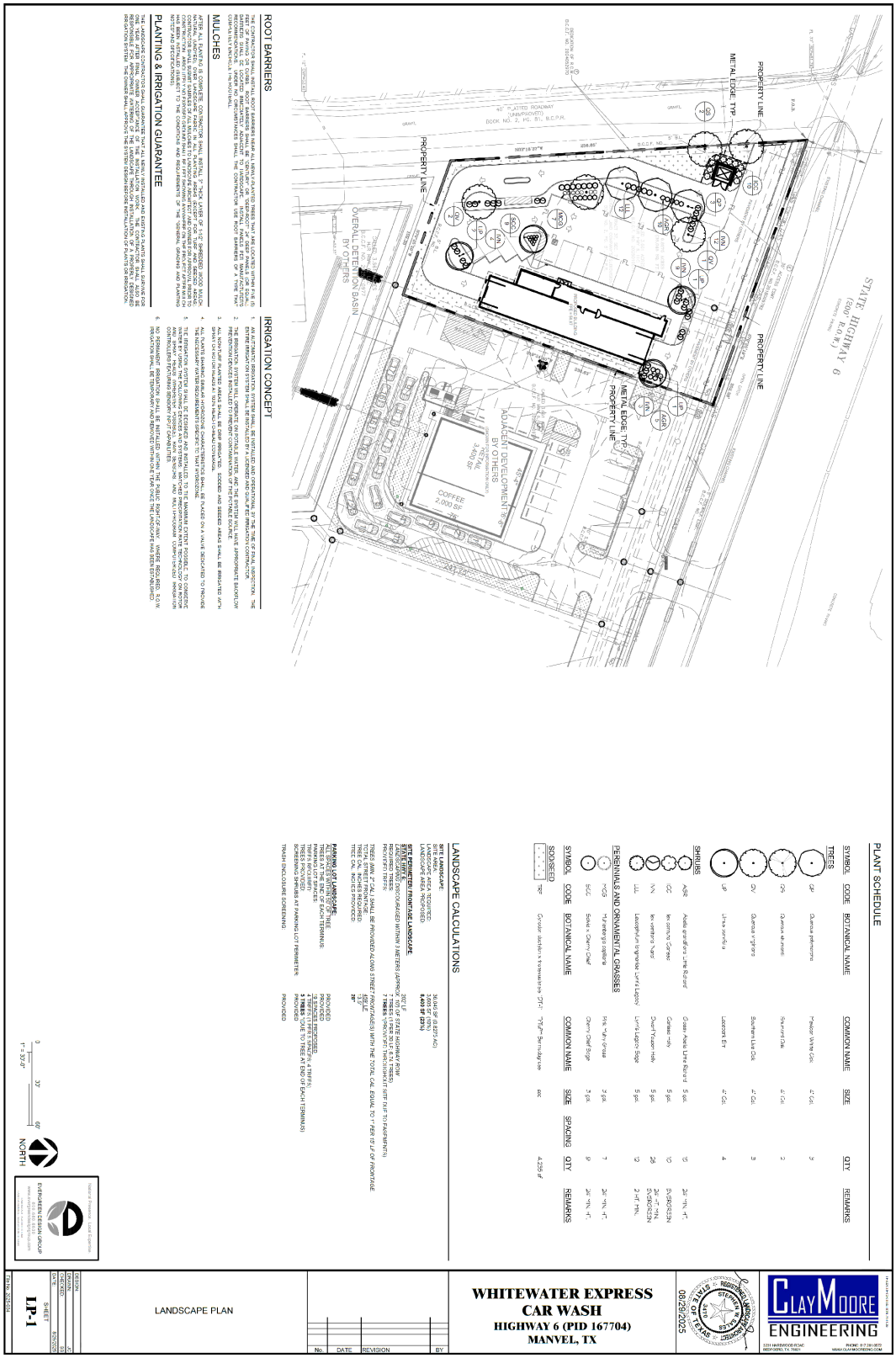


Exhibit E
LANDSCAPE PLAN



PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
TREES						
	QM	Quercus polymorpha	Mexican White Oak	4" Cal.	3	
	QSS	Quercus shumardii	Shumard Oak	4" Cal.	2	
	QV	Quercus virginiana	Southern Live Oak	4" Cal.	3	
	UP	Ulmus parvifolia	Lacebark Elm	4" Cal.	4	
SHRUBS						
	ASR	Abelia grandiflora 'Little Richard'	Glossy Abelia Little Richard	5 gal.	15	24" HT., 4' O.C.
	GC	Muhlenbergia capillaris	Gulf Muhly	5 gal.	10	18" HT., 3' O.C.
	NN	Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	5 gal.	28	24" HT., 3' O.C.
	TM	Leucophyllum frutescens 'Lynn's Legacy'	Lynn's Legacy Sage	5 gal.	12	24" HT., 3' O.C.
PERENNIALS AND ORNAMENTAL GRASSES						
	HCG	Hylotelephium cauticola	Hylotelephium 'Autumn Joy'	2 gal.	7	24" HT., 4' O.C.
	SVC	Salvia x 'Cherry Chief'	Cherry Chief Sage	3 gal.	9	24" HT., 4' O.C.
SODDED						
	TBF	Cynodon dactylon x transvaalensis 'ITAL'	"ITALgrass" Bermudagrass	sod	4,239 sf	

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS

LANDSCAPE CALCULATIONS

SITE LANDSCAPE:
SITE AREA: 36,944 SF (0.8272 AC)
LANDSCAPE AREA REQUIRED: 3,695 SF (10%)
LANDSCAPE AREA PROVIDED: **9,043 SF (24%)**

SITE PERIMETER / FRONTAGE LANDSCAPE:
ROUTE DRIVE 250' LF OF STATE HIGHWAY ROW
LANDSCAPE BUFFER REQUIRED (APPROX 7 TREES / 1 PER 30' L.F. TREES)
REQUIRED TREES 7 **TREES** *(PROVIDED THRUGHOUT SITE DUE TO PLACEMENT)*
PROVIDED TREES

TOTAL STREET FRONTAGE 250' LF (TREES SHALL BE PROVIDED ALONG STREET FRONTAGES) WITH THE TOTAL CAL EQUAL TO 1" PER 10' LF OF FRONTAGE
TOTAL CAL. INCHES REQUIRED 25" CAL.
TREE CAL. INCHES PROVIDED 25"

PARKING LOT LANDSCAPE:
ALL ROWS SHALL END IN A TREE PROVIDED
TREES AT THE END OF EACH TERMINUS PROVIDED
TREES REQUIRED 5 TREES (1 PER 10 PARKING SPACES)
SCREENING SHRUBS AT PARKING LOT PERIMETER. PROVIDED
TRASH ENCLOSURE SCREENING PROVIDED

ROOT BARRIERS

ROOT BARRIERS SHALL BE INSTALLED WHERE TREES ARE PLANTED WITHIN 5' OF PAVING OR CURB. ROOT BARRIERS SHALL BE LOCATED AT A DEPTH OF 2' AND SHALL BE PLACED PARALLEL TO THE FACE OF PAVING OR CURB. ROOT BARRIERS SHALL BE LOCATED AT A MINIMUM OF 5' FROM THE CENTER OF THE TREE TRUNK. ROOT BARRIERS SHALL BE 10' LONG (5' EACH SIDE OF TREE) AND SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT CONTAIN ANY CHEMICALS THAN ARE TOXIC TO PLANT GROWTH.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF LITE SHREDDED WOOD BAUCH MULCH IN ALL PLANTING BEDS AND TREE RINGS. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO INSTALLATION. ALL MULCHES SHALL BE INSTALLED SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS.

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL MENTIONED INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE FULL YEAR FROM THE DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION. THE CONTRACTOR IS RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

IRRIGATION CONCEPT

1. ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND INSURED IRRIGATION CONTRACTOR. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
2. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE SCHEDULED TO PROVIDE THE NECESSARY WATER REQUIREMENTS (GPM'S) TO THAT HYDROZONE. MAXIMUM EFFORT POSSIBLE TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS, SEPARATE VALVING OF TURF AND SHRUB BEDS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING WEATHER SENSORS AND RAIN SHUTOFF CAPABILITIES.
3. NO PERMANENT IRRIGATION SHALL BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY. WHERE REQUIRED, SLOW RELEASE WATER BAGS SHALL BE PROVIDED FOR NEWLY PLANTED TREES. IRRIGATION SHALL BE DISCONTINUED AND REMOVED WITHIN ONE MONTH OF THE ESTABLISHMENT PERIOD.

EVERGREEN DESIGN GROUP
Texas Registered Landscape Architecture Firm
www.evergreendesigngroup.com
512.476.6604 | 512.476.6636

NORTH
0 30' 60'
1" = 30'-0"

LANDSCAPE PLAN

No.	DATE	REVISION	BY

WHITEWATER EXPRESS CAR WASH
HIGHWAY 6 (PID 167704)
MANVEL, TX

STEPHEN RAY MOORE — 98111 — REGISTERED LANDSCAPE ARCHITECT — STATE OF TEXAS
08/29/2025

CLAYMOORE ENGINEERING
3311 HARDWOOD ROAD, BEDFORD, TX 76021
PHONE: 817.281.0572 — WWW.CLAYMOORENG.COM

DESIGN JC
DRAWN JC
CHECKED SS
DATE 8/29/2025
SHEET **LP-1**
DRAWING NO. 2025028

Exhibit F
PHOTOMETRIC PLAN

LIGHT FIXTURE SCHEDULE - EXTERIOR

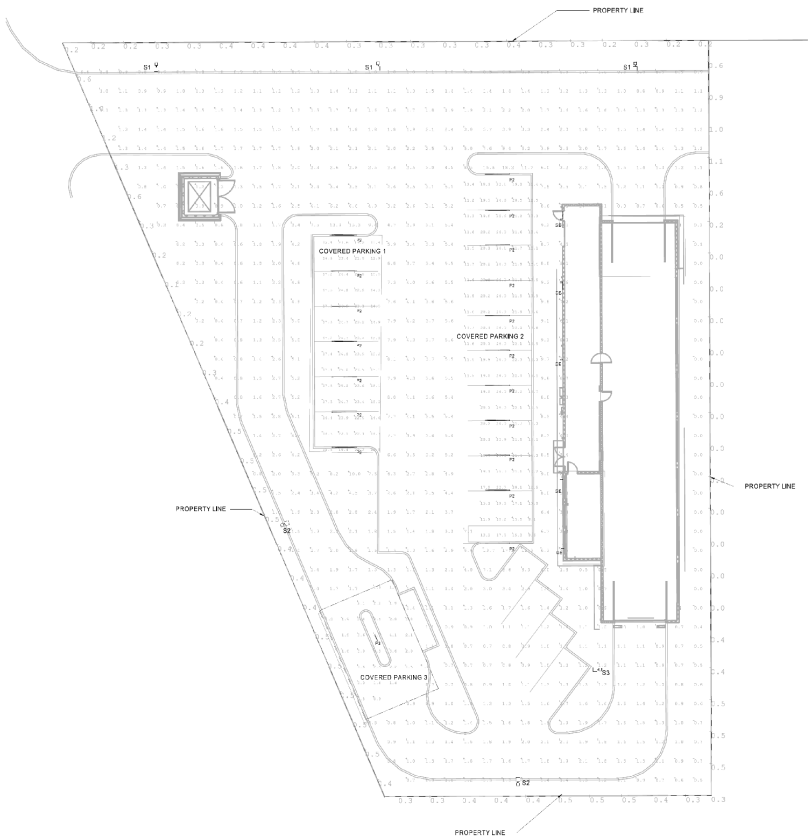
TYPE	MANUFACTURER	CATALOG NUMBER	VOLTAGE	INPUT WATTS	LAMP	DESCRIPTION
DE	INDESSA LIGHTING	920-1LED14-MVOLT-SRA2-PC-40K	277 V	36 W	LED	EXTERIOR SCONCE LIGHTS
P0	GAO LED	WPX5-SC-50K-UVO-277	277 V	77 W	LED	EXTERIOR CANOPY LIGHTS
P3	GAO LED	WPX2-SC-50K-UVO-277	277 V	12 W	LED	EXTERIOR CANOPY LIGHTS
S1	LSI INDUSTRIES	MRM-LED-7L-SIL-3-UNV-40-80CRI-HL	277 V	160 W	LED	POLE LIGHT MOUNTED AT 25' AFF, 4000K CCT. COORDINATE FINISH WITH ARCHITECT
S2	LSI INDUSTRIES	MRM-LED-7L-SIL-3-UNV-40-80CRI-L	277 V	160 W	LED	POLE LIGHT MOUNTED AT 25' AFF, 4000K CCT. COORDINATE FINISH WITH ARCHITECT
S3	LSI INDUSTRIES	MRM-LED-7L-SIL-SW-UNV-40-80CRI	277 V	160 W	LED	POLE LIGHT MOUNTED AT 25' AFF, 4000K CCT. COORDINATE FINISH WITH ARCHITECT

GENERAL SITE LIGHTING NOTES

1. LIGHTING SHALL BE DIRECTED SO AS NOT TO SHINE DIRECTLY ONTO NEIGHBORING PROPERTIES, OR PUBLIC RIGHTS-OF-WAY.
2. ILLUMINATION LEVELS SHOWN IN FOOTCANDLES.
3. ILLUMINATION LEVELS SHOWN ON THIS PLAN WERE CALCULATED BY HFA, THE ACTUAL LIGHTING LEVELS SHALL BE VERIFIED IN THE FIELD AND FIXTURES ADJUSTED ACCORDINGLY TO ACHIEVE THE DESIRED LIGHT LEVELS.
4. ILLUMINATION LEVELS ON THIS PLAN HAVE BEEN CALCULATED FOR PROPOSED LIGHTS ONLY. ACTUAL ILLUMINATION LEVELS IN THE FIELD MAY DIFFER FROM THOSE DEPICTED ON THE PLAN DUE TO INTERFERENCE FROM EXISTING AMBIENT LIGHTING WHOSE ILLUMINATION LEVELS ARE NOT REFLECTED ON THIS PLAN.
5. ALL SITE LIGHTING SHALL COMPLY WITH THE CITY ORDINANCES.

LIGHTING CALCULATIONS

CALCULATION SUMMARY	AVERAGE	MIN	MAX	AVE/MIN
SITE PARKING AND SIDEWALK	2.45	1.0	11.6	2.45
COVERED PARKING 1	19.27	11.4	25.2	1.69
COVERED PARKING 2	18.17	7.1	26.1	2.56
COVERED PARKING 3	2.18	0.7	4.9	3.11



1 SITE PHOTOMETRIC PLAN
1" = 15'-0"

HFA
HFA-AE, LTD.
(479) 271-7781
1705 S. Walton Blvd., Suite 3
Bentonville, Arkansas 72712
www.hfa-ae.com

STIPULATION FOR REUSE
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF HFA-AE, LTD. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY PROJECT OTHER THAN THE ONE FOR WHICH THEY WERE PREPARED WITHOUT THE EXPRESS WRITTEN CONSENT OF HFA-AE, LTD. ANY UNAUTHORIZED USE OF THESE PLANS AND SPECIFICATIONS WILL BE AT THE SOLE RISK OF THE PARTY USING OR RELYING UPON THE PLANS AND SPECIFICATIONS AND THAT PARTY WILL DEFEND, INDEMNIFY AND HOLD HARMLESS HFA-AE, LTD. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

WHITEWATER EXPRESS
STATE HIGHWAY 6
MANVEL, TX 77578
JOB NUMBER: 05-25-30085

ISSUE BLOCK

CHECKED BY: JAC
DRAWN BY: IN
DOCUMENT DATE: 09/05/2025

STATE OF TEXAS
JAMIE A. CASTANEDA
108359
LICENSED
PROFESSIONAL ENGINEER

HFA-AE, LTD
F-8578

SITE PHOTOMETRIC PLAN

SHEET:
E001

ORDINANCE NO. 2025-O-31

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV "RESIDENTIAL PARKING," BY AMENDING SECTION 59-85 TO PROHIBIT THE PARKING OF TRACTOR TRAILERS, BUSES, AND OTHER COMMERCIAL VEHICLES ALONG ACCESS ROADS OR OFF RAMPS TO MAJOR HIGHWAYS OR ROADWAYS WHERE SPECIFICALLY POSTED BY SIGNS INDICATING THAT PARKING IS PROHIBITED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HEREWITH; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR ($1) OR MORE THAN TWO HUNDRED DOLLARS ($200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

* * * * *

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

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

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

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

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

Section 2. The Code of Ordinances of the City of Manvel, Chapter 59. "Streets, Sidewalks and Other Public Places," is hereby amended by amending Section 59-85, to read and provide as follows:

"Chapter 59 - STREETS, SIDEWALKS AND OTHER PUBLIC PLACES

. . .

ARTICLE IV.- RESIDENTIAL PARKING

. . .

Sec. 59-85. - Commercial vehicles.

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

(b) In any event, unless parked for the purpose of an active [~~during actual hours of~~] delivery, service or renovation work, the following commercial vehicles listed in subsection (c) shall not be parked or left standing on: (1) a residential street in a residential subdivision; or (2) along access roads or off ramps to major highways or roadways, where specifically posted by a sign indicating that parking is prohibited.[:]

(c) (1) Truck-tractors;

(2) Trailers designed to be drawn by truck-tractors;

(3) Public or private buses, including school, church, greyhound, coach or tour buses;

(4) Converted buses;

(5) Heavy construction equipment, to include but not be limited to: graders, dozers, rollers, cement mixers, backhoes, dump trucks, and the like;

(6) Any commercial vehicle exceeding thirty-five (35) feet in length.

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

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

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

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

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

_____
Dan Davis, Mayor

Attest:

_____
Tammy Bell, City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

RESOLUTION NO. 2025-R-38

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CONSENTING TO THE ADDITION OF LAND TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56.

WHEREAS, Brazoria County Municipal Utility District No. 56 (the "District") was created within the City of Manvel, Texas (the "City"), with the City's consent, and the City has received a Petition for consent to annex land into the District; and

WHEREAS, Section 54.016 of the Texas Water Code provides that land within a city may not be included within a municipal utility district without such city's consent, NOW, THEREFORE,

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

Section 1. The City Council of the City hereby grants its written consent to the addition to BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 of land, as described and subject to the terms and conditions contained in the petition attached hereto as Exhibit A, and further subject to the consent conditions attached to the petition as Exhibit B. Such consent conditions shall apply to the entirety of the District.

Section 2. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

Section 3. This Resolution shall irrevocably take effect immediately upon its first and final reading and the passage and approval.

Signed this _____ day of _____, 2025.

_____
Dan Davis
Mayor

ATTEST:

_____
Tammy Bell
City Secretary

APPROVED AS TO FORM:

_____
Robert Gervais, City Attorney

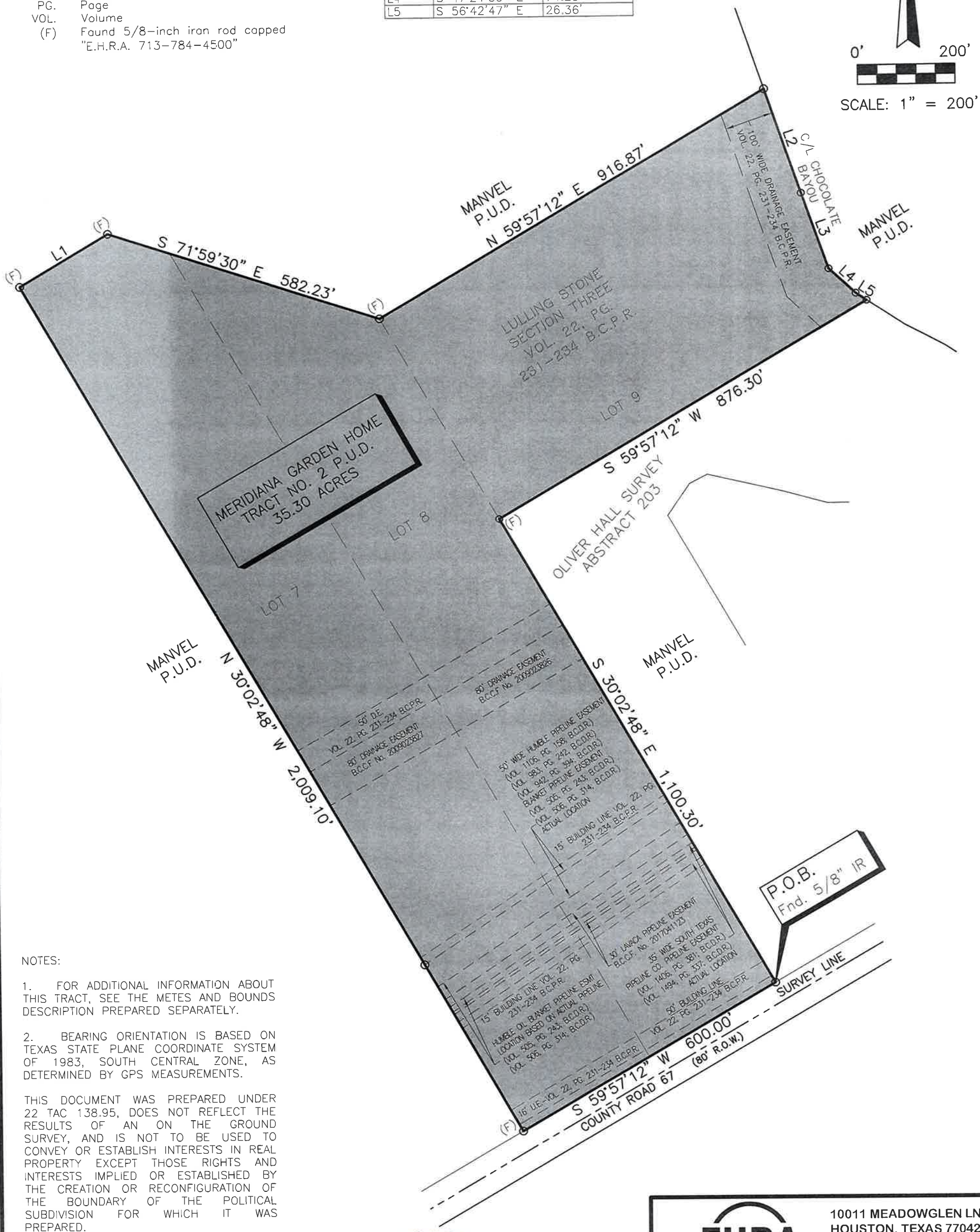
LEGEND

AC.	Acres
B.C.C.F.	Brazoria County Clerk File
B.C.D.R.	Brazoria County Deed Records
B.C.P.R.	Brazoria County Plat Records
P.O.B.	Point of Beginning
PG.	Page
VOL.	Volume
(F)	Found 5/8-inch iron rod capped "E.H.R.A. 713-784-4500"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°53'05" E	210.82'
L2	S 18°46'45" E	225.19'
L3	S 19°17'03" E	163.60'
L4	S 47°24'30" E	74.25'
L5	S 56°42'47" E	26.36'

0' 200'

SCALE: 1" = 200'



NOTES:

1. FOR ADDITIONAL INFORMATION ABOUT THIS TRACT, SEE THE METES AND BOUNDS DESCRIPTION PREPARED SEPARATELY.

2. BEARING ORIENTATION IS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS.

THIS DOCUMENT WAS PREPARED UNDER 22 TAC 138.95, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

STATE OF TEXAS
REGISTERED
ROBERT L. BOELSCHE
4446
PROFESSIONAL
LAND SURVEYOR

Robert L Boelsche

ROBERT L. BOELSCHE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4446

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

PROPOSED BOUNDARY MAP OF MERIDIANA GARDEN HOME TRACT NO. 2 P.U.D. BRAZORIA COUNTY, TEXAS

DATE: April 11, 2025	SCALE: 1"= 200'	JOB NO.: 08101100
DWG. NAME: 08101100V-MERPUD.dwg	DRAWING NO.: NONE	

PETITION FOR CONSENT TO ANNEX LAND INTO
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

The undersigned, BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 (the "District"), and GR-M1, LTD., a Texas limited partnership (the "Petitioner"), acting pursuant to the provisions of Chapter 49, Texas Water Code, particularly Section 49.301 of that Code, together with all amendments and additions thereto, respectfully petition the City Council of the City of Manvel, Texas (the "City"), for its written consent to the annexation by the District of the approximately 35.30 acres of land described by metes and bounds in **Exhibit A** (the "Land"), which is attached hereto and incorporated herein for all purposes. In support of this petition, the undersigned would show the following:

I.

The District is a municipal utility district duly created under the laws of the State of Texas on August 16, 2007. The District was created and organized under the terms and provisions of Article XVI, Section 59, of the Constitution of Texas, and is governed by the provisions of Chapters 49 and 54, Texas Water Code.

II.

The Petitioner holds fee simple title to the Land, as indicated by the certificate of ownership provided by the Brazoria County Appraisal District.

III.

The Petitioner represents that there are no lienholders on the Land.

IV.

The Land is situated wholly within Brazoria County, Texas. No part of the Land is within the limits of any incorporated city, town or village except the City, and no part of the Land is within the extraterritorial jurisdiction (as such term is defined in Local Government Code Section 42.001 et seq., as amended) of any city, town or village. All of the Land may properly be annexed into the District.

V.

The general nature of the work to be done within the Land is the construction, acquisition, maintenance and operation of a waterworks and sanitary sewer system, and a drainage and storm sewer system, road facilities, and parks and recreational facilities.

VI.

There is, for the following reasons, a necessity for the above-described work. The Land, which will be developed for commercial and/or residential purposes, is urban in nature, is within the growing environs of the City, is in close proximity to populous and developed sections of Brazoria County, and within the immediate future will experience a substantial and sustained residential and commercial growth. There is not now available within the Land an adequate waterworks and sanitary sewer system nor an adequate drainage system, nor road facilities, nor parks or recreational facilities, and it is not presently economically feasible for the Land to provide for such systems and facilities itself. Because the health and welfare of the present and future inhabitants of the Land and of lands adjacent thereto require the construction, acquisition, maintenance and operation of an adequate waterworks and sanitary sewer system and a drainage and storm sewer system, road facilities, and parks and recreational facilities, a public necessity exists for the annexation of the Land into the District, to provide for the purchase, construction, extension, improvement, maintenance and operation of such waterworks and sanitary sewer system and such drainage and storm sewer system, such road facilities, and such parks and recreational facilities, so as to promote the purity and sanitary condition of the State's waters and the public health and welfare of the community.

VII.

The undersigned estimate, from such information as they have at this time, that the cost of extending the District's facilities to serve the Land is $ 4,233,600.

VIII.

The Petitioner and the District agree and hereby covenant that if the requested consent to the annexation of the Land to the District is given, the Petitioner and the District will adopt and abide by the conditions set forth in **Exhibit B**, attached hereto and incorporated herein for all purposes.

WHEREFORE, the undersigned respectfully pray that this petition be heard and granted in all respects and that the City give its written consent to the annexation of the Land into the District.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on September 11, 2025.

BRAZORIA COUNTY MUNICIPAL
UTILITY DISTRICT NO. 56

By: Sandra Harrell

Name: Sandra Harrell

Title: President

ATTEST:

(SEAL)

By: Tamu Williams

Name: Tamu Williams

Title: secretary

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on September 11, 2025, by Sandra Harrell, as President, and Tamu Williams, as secretary, of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56, a political subdivision of the State of Texas, on behalf of said political subdivision.

(SEAL)

Kia Fields
Notary Public, State of Texas

KIA FIELDS
Notary Public, State of Texas
Comm. Expires 10-17-2027
Notary ID 132212951

GR-M1, LTD., a Texas limited partnership

By: Rise Communities, LLC,
a Nevada limited liability company,
its Authorized Agent

By: _____
Mathew Lawson, President

THE STATE OF TEXAS §
§
COUNTY OF Harris §

This instrument was acknowledged before me on September 11, 2025, by Mathew Lawson, as President of Rise Communities, LLC, a Nevada limited liability company, Authorized Agent of GR-M1, LTD., a Texas limited partnership, on behalf of said limited liability company and said limited partnership.

(SEAL)

_____
Notary Public, State of Texas

ANNELL UDY
ID #4887216
My Commission Expires
September 20, 2028

Attachments:
Exhibit A: Description of the Land
Exhibit B: Conditions of the City

EXHIBIT A

METES AND BOUNDS DESCRIPTION
MERIDIANA GARDEN HOME TRACT NO. 2 P.U.D.
BEING 35.30 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

DESCRIPTION OF A 35.30 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 7, 8 AND 9 OF LULLING STONE SECTION THREE AS PER THE PLAT RECORDED UNDER VOLUME 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.); SAID 35.30 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at the intersection of the southerly common corner of said Lot 8 and Lot 9 with the northerly right of way line of County Road No. 67 (80-foot right-of-way) also known as Masters Road, being the southeast corner of the herein described tract of land;

1) **THENCE,** South 59°57'12" West, along the said northerly right-of-way line of Masters Road for a distance of 600.00 feet to the southwesterly corner of said Lot 7;

2) **THENCE,** North 30°02'48" West, for a distance of 2,009.10 feet to a point for corner;

3) **THENCE,** North 59°53'05" East, for a distance of 210.82 feet to a point for corner;

4) **THENCE,** South 71°59'30" East, for a distance of 582.23 feet to a point for corner;

5) **THENCE,** North 59°57'12" East, for a distance of 916.87 feet to a point for corner in the centerline of Chocolate Bayou;

6) **THENCE,** South 18°46'45" East, along the centerline of Chocolate Bayou for a distance of 225.19 feet to a point for corner;

7) **THENCE,** South 19°17'03" East, continuing along the centerline of Chocolate Bayou for a distance of 163.60 feet to a point for corner;

8) **THENCE,** South 47°24'30" East, continuing along the centerline of Chocolate Bayou for a distance of 74.25 feet to a point for corner;

9) **THENCE,** South 56°42'47" East, continuing along the centerline of Chocolate Bayou for a distance of 26.36 feet to a point for corner;

10) **THENCE,** South 59°57'12" West, for a distance of 876.30 feet to a point for corner;

11) **THENCE,** South 30°02'48" East, for a distance of 1,100.30 feet to the **POINT OF BEGINNING** and containing 35.30 acres of land.

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

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

Robert L. Boelsche

Robert L. Boelsche, R.P.L.S.
Texas Registration No. 4446
10011 Meadowglen Ln.
Houston, Texas 77042
713-784-4500



Date: April 11, 2025
Job No: 081-011-00
File No: R:\2008\081-011-00\documents\technical\PUD\081011C0V-MERPUD.doc

EXHIBIT B
CONSENT CONDITIONS

(a) The District may issue bonds, including refunding bonds, only for the purpose of purchasing, refinancing, designing and constructing, or otherwise acquiring waterworks systems, sanitary sewer systems, storm sewer systems, drainage facilities, and fire, parks and recreational facilities, and streets and thoroughfares, or parts of such systems or facilities, and to make any and all necessary purchases, constructions, improvements, extensions, additions, and repairs thereto, and to purchase or acquire all necessary land, right-of-way, easements, sites, equipment, buildings, plants, structures, and facilities therefor, and to operate and maintain same, and to sell water, sanitary sewer, and other services within or without the boundaries of the District. No bonds will be issued with a final maturity date more than 25 years from the date of issuance, and the first principal maturity must occur within three years of the date of issuance. The Bonds shall have level debt service requirements. Level debt service shall mean that during the period beginning with the calendar year of the first principal payment on a bond issue and ending in the calendar year of the final scheduled maturity of said issue, the spread from the greatest debt service in a calendar year during said period to the least debt service in a calendar year during said period shall not be more than $15,000. The intent may be demonstrated by submitting a proposed Notice of Sale and estimated bid using the proposed maturity pattern that shows coupons, interest and total debt service requirements that meets the required standard above to the City for prior approval. Having shown intent to comply by getting approval of the structure by the City in advance of advertising for sale will be sufficient in the event the actual results of a competitive sale return debt service payments that otherwise would not meet the standard of $15,000 difference between maximum and minimum annual debt service payments. Such bonds must provide that the District reserves the right to redeem said bonds on any date subsequent to the 10th anniversary of the date of issuance (or any earlier date at the discretion of the District) without premium, and none of such bonds, other than refunding bonds, will be sold for less than 97 percent of par; provided that the net effective interest rate on bonds so sold, taking into account any discount or premium as well as the interest rate borne by such bonds, will not exceed two percent above the highest average interest rate reported by the Daily Bond Buyer in its weekly "20 Bond Index" during the one-month period next preceding the date notice of the sale of such bonds is given, and that bids for the bonds will be received not more than 45 days after notice of sale of the bonds is given. No bonds of the District may be issued without specific City consent if the City has given notice to the District that it intends to dissolve the District in accordance with applicable law within 120 or fewer days after such notice.

(b) Any refunding bonds of the District must provide for level debt service savings (annual savings must be approximately equal for each year with no more than $7,500 between the maximum and minimum savings per year), a minimum of three percent present value savings, and no maturity beyond the latest maturity of the refunded bonds, unless approved by the City in writing prior to the sale thereof.

(c) Before the commencement of any construction within the District, its directors, officers, or developers and landowners will submit to the City, or to its designated representative, all plans and specifications for the construction of water, sanitary sewer and drainage facilities to serve the District and obtain the approval of such plans and specifications. All water wells, water meters, flushing valves, valves, pipes, and appurtenances thereto, installed or used within the District, will conform to the standard specifications of the City. All water service lines and sewer service lines, lift stations, and appurtenances thereto, installed or used within the District will comply with the City's standard plans and specifications as amended from time to time. The construction of the District's water, sanitary sewer, and drainage facilities will be in accordance with the approved plans and specifications and with applicable standards and specifications of the City; and during the progress of the construction and installation of such facilities, the City may make periodic on-the-ground inspections.

(d) Before the expenditure by the District of bond proceeds for the acquisition, construction or development of recreational facilities, the District shall obtain and maintain on file, from a registered landscape architect, registered professional engineer or a design professional allowed by law to engage in architecture, a certification that the recreational facilities, as constructed, conform to the applicable recreational facilities design standards and specifications of the City of Manvel and shall submit a copy of the certification and the "as built" plans and specifications for such recreational facilities to the City of Manvel.

(e) Before the expenditure by the District of bond proceeds for the acquisition; construction or development of facilities for fire-fighting and/ or public safety services, the District shall obtain and maintain on file, from a registered architect, registered professional engineer or a design professional allowed by law to engage in facility design and construction, a certification that the facilities for fire-fighting and/ or public safety services, as constructed, conform to the applicable fire-fighting facilities design standards and specifications of the City of Manvel and shall submit a copy of the certification and the "as built" plans and specifications for such facilities for fire fighting and/ or public safety services to the City of Manvel.

(f) The District will agree to engage a sewage plant operator holding a valid certificate of competency issued under the direction of the Texas Commission on Environmental Quality, or such successor agency as the legislature may establish ("TCEQ"), as required by Section 26.0301, Texas Water Code, as may be amended from time to time. The District will agree to make periodic analyses of its discharge pursuant to the provisions of Order No. 69-1219-1 of the Texas Water Quality Board (predecessor agency to the TCEQ) and further to send copies of all such effluent data to the City of Manvel as well as to the TCEQ. The District will agree that representatives of the City of Manvel may supervise the continued operations of the sewage treatment facility by making periodic inspections thereof.

(g) The District, its board of directors, officers, developers, and/or landowners will not permit the construction, or commit to any development within, the District that will result in a wastewater flow to the serving treatment facility which exceeds that facility's legally permitted average daily flow limitations or the District's allocated capacity therein.

(h) Prior to the sale of any lot or parcel of land, the owner or the developer of the land included within the limits of the District will obtain the approval of the City of Manvel of a plat which will be duly recorded in the Real Property Records of Brazoria County, Texas, and otherwise comply with the rules and regulations of the City of Manvel.

CERTIFICATE

THE STATE OF TEXAS §
§
COUNTY OF BRAZORIA §

I, the undersigned Secretary of the Board of Directors of BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56, do hereby certify that the attached and foregoing is a true and correct copy of the Petition for Consent to Annex Land into Brazoria County Municipal Utility District No. 56 that was filed with the Board of Directors of the District on September 11, 2025.

WITNESS MY HAND AND SEAL OF SAID DISTRICT on September 11, 2025.

BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56

By: _____
Secretary, Board of Directors

(SEAL)



OFFICIAL BALLOT

Texas Municipal League (TML) Region 14 Director Election

This is the official ballot for the election of the Region 14 director of the TML Board of Directors. You received this ballot because you are the city's primary contact person with TML. Each TML member city is entitled to one vote, which vote must be cast by a majority vote of the city's governing body. Please record your city's choice by placing an "X" in the square beside the candidate's name or writing in the name of an eligible person in the space provided. You can only vote for one candidate.

The officials listed on this ballot have been nominated to serve a one-year term on the TML Board of Directors. A brief biography for each candidate is included after the ballot.

Ballots must reach the TML office by 5:00 p.m. Central Time on October 23, 2025. Ballots received after this date cannot be counted. **The ballot must be properly signed and mailed to: Rachael Pitts, Texas Municipal League, 1821 Rutherford Lane, Suite 400, Austin, TX 78754, or scanned and emailed to rpitts@tml.org. If the ballot is not signed, it will not be counted.**

Region 14 Director (select one)

☐ **Sally Branson, Councilmember, Friendswood (Incumbent)**

☐ **Robin Collins, Mayor, Kemah**

☐ **Tom Crews, Councilmember, League City**

☐ **Emmanuel Guerrero, Councilmember, Pasadena**

☐ **Josh Pratt, Councilmember, Bunker Hill Village**

☐ **Frank W. Robinson, Councilmember, Shenandoah**

Certificate

I certify that the vote cast above has been cast in accordance with the will of the majority of the governing body of the city named below.

Witness my hand, this _____ day of _____, 2025.

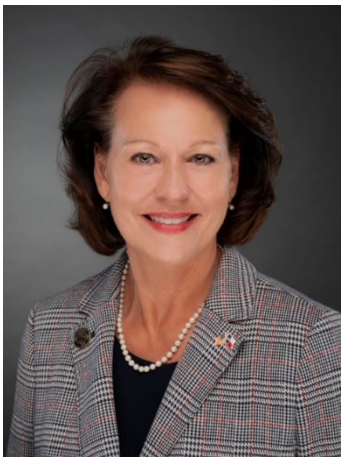
_____ _____

Signature of Authorized Official Title

_____ _____

Printed Name of Authorized Official Printed Name of City

Region 14 Director Candidate Biographies



Sally Branson, Councilmember, Friendswood (Incumbent)

Sally Branson is a lifelong Friendswoodian. After graduating from Friendswood High School in 1976, she briefly moved away to attend The University of Texas at Austin receiving her BBA. She returned to Friendswood where she met and married her husband of 35 years, Jon. They raised three children, all of whom graduated from Friendswood High School. She is now the proud grandmother of three grandchildren currently making their way through the Friendswood school system as Sally and her children did. She began her career at NASA Johnson Space Center in the Chief Financial Officers Directorate in 1989, prior to joining the financial services industry in 2000. Unsurprisingly, she chose downtown Friendswood as the location for her business that she manages with her oldest son. Councilmember Branson believes in giving back to her community and is currently serving as chair of the Galveston County Historical Commission and is on the board of the Friendswood Historical Society. She is also an active member of the Friendswood Rotary Club. She also served on the board for the Friendswood Education Foundation for over 18 years and participated in the establishment of the Friends of Downtown Friendswood Association. Branson currently serves as liaison to the Houston-Galveston Area Council and the Community Economic Develop Committee. She is also serving as the current president of Texas Municipal League Region 14. Prior to being elected to Friendswood City Council in 2017, she served on the Planning and Zoning Commission for three years.



Robin Collins, Mayor, Kemah

Robin Collins proudly serves the City of Kemah with a deep commitment to preserving the charm, character, and coastal heritage that define her hometown. Elected as mayor in 2023 and now serving her second term, she brings experienced, steady leadership rooted in tradition, accountability, and a strong belief in the power of local government to improve everyday life. Collins has prioritized community engagement, economic development, and public safety. Under her leadership, Kemah continues to thrive as both a welcoming community for residents and a sought-after destination for visitors. Her focus on infrastructure, transparency, and regional partnerships has helped Kemah grow responsibly while preserving its unique identity. Her service in public office began in 2009 when she was elected to the Kemah City Council. She served through 2023, including time as mayor pro tem and Kemah's representative to the Houston-Galveston Area Council (HGAC). She currently serves as president of the Galveston County Mayor and Councilmember Association, where she continues to build consensus and foster collaboration across city lines. With years of experience in municipal government and regional leadership, Collins understands the challenges of cities in Region 14, particularly smaller and coastal communities. She is committed to making sure those voices are heard at the state level. She is a firm believer in servant leadership and strives to lead with humility, consistency, and a commitment to listening. Collins is passionate about fostering collaboration among municipal leaders and ensuring that every community—regardless of size—has a seat at the table.



Tom Crews, Councilmember, League City

Tom Crews is a Certified Public Accountant and the owner of a family-run CPA firm based in League City. He and his wife, Chrissy, founded the practice in 2015, and it has since become a trusted business in the community. Their children are also involved in the firm, making it a true family operation. Crews currently serves on the League City Council in Position 3. First elected in 2022 and re-elected in 2024, he brings over a decade of financial experience to his role in local government. Before joining the council, he served as chair of both the League City Finance Committee and the Charter Review Committee, gaining a strong foundation in municipal budgeting and policy. To further strengthen his public service skills, Crews is currently enrolled in the Texas Municipal League's Certified Municipal Official (CMO) program. His dual roles as a business owner and public servant allow him to effectively represent both residents and local entrepreneurs. He is committed to fiscal responsibility, efficient city services, and sustainable growth for League City. In addition to his professional and civic work, Crews and his family are active volunteers in the community. They support several local nonprofits and regularly participate in service projects, reflecting their strong belief in giving back to the city they call home.



Emmanuel Guerrero, Councilmember, Pasadena

Emmanuel Guerrero grew up in a blue-collar family, raised by a single mother. He is the eldest brother of five siblings. He is a first-generation college graduate from the University of Houston's Bauer Business School obtaining a double Bachelor of Business Administration (BBA) in finance and marketing in three years. He worked many sales jobs and services jobs while obtaining his bachelor's degree at the University of Houston from 2015-2018, maintaining two jobs and attending school full time. His professional career and experience have been in two Fortunate 100 food companies, a Fortune 100 oil and gas company, and a Fortune 100 food company. Currently, he works for a consulting firm specializing in disaster relief, emergency response, economic development, grant management, and compliance and review. At 24, he was promoted to be the youngest manager in the firm's history, helping to oversee $400 million through CARES, ARPA, and ERA federal funds. Guerrero was elected as Pasadena City councilman of District C at age 26, making history as the youngest councilman in the City's history. Since being in office, he has led initiatives resulting in $5.9 million in waterline improvements, $9.9 million in sewer rehabilitations, $7.3 million in reconstruction projects, $150,000 in water well improvements, and has created various scholarships opportunities for the lowest income school in Pasadena. His commitment to his community is unparalleled.



Josh Pratt, Councilmember, Bunker Hill Village

Councilmember Josh Pratt grew up in Houston and relocated his family to the Memorial Villages in 2014. With a focus on secure families, financials, and small-town community feel, he was elected to the Bunker Hill Village City Council in 2025. Pratt served on the City's Zoning Board of Adjustment as well as various boards and committees in local government, business, and church. He is a certified public accountant working in the private sector. He and his wife have one child.



Frank W. Robinson, Councilmember, Shenandoah

Frank W. Robinson, BA, MPA, ICMA-CM (Retired) is an elected member of the City of Shenandoah City Council and an accomplished public administrator. He holds a bachelor's degree from the University of North Texas and a Master of Public Administration from Sam Houston State University. After 38 years of public service, 29 of those years as a chief administrative officer and city manager in Texas and California, Robinson retired in 2017. He began his public service career as a police officer in Denton, eventually receiving an appointment as chief of police in the City of West University Place before transitioning to city management. He is best known for his role in the development of the downtown of The Woodlands. Robinson served 14 years as president and township manager for The Woodlands Township (formerly known as the Town Center Improvement District of Montgomery County). He led the organization through visioning and goal setting to define the Township's vision and mission as a local government focused on creating public benefit. In 2020, he came out of retirement to assist the City of Conroe in the position of downtown manager and implemented the newly adopted Downtown Conroe Development Plan and promote the historical preservation and economic development of downtown Conroe. Robinson successfully attracted new entertainment and dining venues to the downtown's Central Business District, brought in an estimated $54 million in new development investment, and facilitated the recertification of Conroe as a Texas Main Street Community and receiving the coveted Cultural District designation by the Texas Commission on the Arts. In January 2023, Robinson retired once again and was elected to the City of Shenandoah's City Council in May 2024. He remains an active member of the Texas City Management Association.

MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: October 6, 2025

TOPIC Proposal for Rotational Schedule of Acting City Manager Duties

Background:
The City Charter requires the appointment of an Acting City Manager in the event of the City Manager's absence or incapacity. Traditionally, this responsibility may be assigned to a single individual. However, following the example set by former City Manager Ron Cox, I propose a rotational approach that involves the entire Leadership Team.

This rotational method not only spreads the responsibility across multiple capable individuals but also allows for professional development and preparedness in assuming leadership roles. Each member of the Leadership Team will be afforded the opportunity to serve as Acting City Manager, thereby enhancing their leadership skills and fostering a collaborative environment.

Proposal:
I recommend that the City Council approve a twelve-month rotational schedule for the Acting City Manager role, as outlined below:

- **November 2025** **Rosie Donaire**
- **December 2025** **Robbie Hall**
- **January 2026** **Chad Dumont**
- **February 2026** **Tammy Bell**
- **March 2026** **Jose Abraham**
- **April 2026** **Keith Traylor**
- **May 2026** **Rosie Donaire**
- **June 2026** **Robbie Hall**
- **July 2026** **Chad Dumont**
- **August 2026** **Tammy Bell**
- **September 2026** **Jose Abraham**
- **October 2026** **Keith Traylor**

Benefits of the Rotational Approach:

1. **Leadership Development:** Each member of the Leadership Team will have the opportunity to gain experience in the City Manager's role, preparing them for future responsibilities.

2. **Enhanced Team Cohesion:** Rotating the Acting City Manager role fosters a sense of shared responsibility and strengthens the collaborative spirit within the Leadership Team.

3. **Continuity of Operations:** The rotation ensures that there is always a qualified individual prepared to assume the City Manager's duties, providing stability and continuity of operations.

Conclusion:
This proposal aligns with the City's commitment to leadership development and operational excellence. I believe that this rotational approach will benefit both the City and the members of the Leadership Team. I respectfully request that the City Council approve the proposed twelve-month rotation schedule for the Acting City Manager role.

FUNDING ISSUES

✓ **Not applicable**

SUBMITTING STAFF MEMBER **City Manager, Dan Johnson**	**FINANCE DIRECTOR APPROVAL** N/A **CITY MANAGER APPROVAL** ✓