

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 20, 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

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.087 – *deliberation regarding economic development negotiation.*

Discuss 380 agreement with BCS Capital Group

(Workshop Open Session Continued)

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Carmyn Robey-Robinson

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

Recognitions

Citizens Police Academy

Lenarduzzi Dog Park

Karen Kinlaw Public Works Facility

Cara Hunter - Miss Harris County

Staff Recognitions

Edgar Ruiz - 5-year employment anniversary

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C;" 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.

Consent Agenda

1. Approve the second and final reading of Ordinance 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)

2. Approve the second and final reading of Ordinance 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)

3. Approve the second and final reading 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 RAMP 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.

4. Consideration and possible action to approve Resolution 2025-R-39;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1 OF BRAZORIA COUNTY.

5. Final acceptance of infrastructure improvements for Pomona Section 24, and release the associated maintenance bond.
6. Acceptance of infrastructure improvements for Meridiana Section 13B to begin the Two- Year Maintenance Period.
7. Acceptance of the meeting minutes to date.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to accept the Parks and Recreation Board recommendation of approval regarding the design, the not-to-exceed amount, and authorize the City Manager to execute all documents for the 2025 GameTime Community Champions Program for the Heritage Park playground equipment.
2. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-30;
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C". *(Favorable report forwarded by PD&Z on 10/14/2025 - Vote 7/0)*
3. 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) (Postponed at the 10/6/2025 City Council Meeting)*

4. Consideration and possible action to approve the second and final reading of Ordinance 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) (First reading passed with vote of 5/2 at 10/6/2025 City Council Meeting)*
5. Consideration and possible action to approve Ordinance 2025-O-32;
AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2025-2026 BUDGET ENDING SEPTEMBER 30, 2026, BY AMENDING THE BUDGET TO RECOGNIZE THE EXPENSE FOR KEEP PEARLAND BEAUTIFUL, EMPLOYEE INCENTIVE GIFT CARDS, AND AN EFFICIENCY STUDY AND DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
6. Consideration and possible action to approve an Interlocal Agreement between the Harris County Department of Education and the City of Manvel, and authorize the City Manager to execute the agreement.
7. Consideration and possible action to approve Resolution 2025-R-40;
A RESOLUTION APPROVING THE PURCHASE OF HEB GIFT CARDS, IN THE AMOUNT AS SET BY CITY COUNCIL, TO BE GIVEN TO CITY EMPLOYEES AS AN INCENTIVE FOR CONTINUED OUTSTANDING CUSTOMER SERVICE AND PERFORMANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
8. Consideration and possible action to approve Resolution No. 2025-R-41;
A RESOLUTION DESIGNATING A REPRESENTATIVE AND ALTERNATE HOUSTON-GALVESTON AREA COUNCIL 2026 GENERAL ASSEMBLY.
9. Consideration and possible action to approve Resolution 2025-R-42;
A RESOLUTION APPROVING THE ISSUANCE OF BONDS BY THE SOUTH MANVEL DEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF MANVEL, TEXAS; AND MAKING CERTAIN FINDINGS RELATING THERETO.
10. Consideration and possible action to direct staff on establishing a Volunteer Chaplain Program. *(Postponed at the 10/6/2025 City Council Meeting).*

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Yearly Performance Review for Daniel S Johnson, City Manager

Regular Agenda

11. Consideration and possible action regarding compensation of the City Manager.

October 20, 2025 CITY COUNCIL MEETING AGENDA

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 salutory 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 salutory 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 10/14/2025 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



ORDINANCE NO. 2025-O-30

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” WITHIN THE LEASE SPACE “SUITE C;” 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, Norberta Lopez with The Injury Clinics of Texas (the “Applicant”), representing the owner, Savannah Ventures Inc., (the “Owner”) of a certain 0.5651-acre tract of land generally located at 20226 Morris Avenue, Manvel, Texas, being lots 3, 4, 5, 6, and north 30 feet of lots 7, 8, 9 and 10, Block 14 of Manvel Townsite Subdivision, Brazoria County, Texas., according to Vol. 1, Pg 69 of the map or plat records of Brazoria County, Texas., and being the same land described in a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.5651-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the applicant, has filed an application to change the zoning classification of the 0.5651-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 621310 “Offices of Chiropractors” specifically within the lease

space with floor plan depicted on Exhibit “B”; 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 0.5651 tract of land located generally located at 20226 Morris Avenue, Manvel, Texas, being lots 3, 4, 5, 6, and north 30 feet of lots 7, 8, 9, and 10, Block 14 of Manvel Townsite Subdivision, Brazoria County, Texas., according to Vol. 1, Pg 69 of the map or plat records of Brazoria County, Texas., and being the same land described in a map and description of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) to Light Commercial and State Highway 6 Overlay District with a 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. Offices of Chiropractors – (NAICS 621310)

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 “C”, attached hereto and incorporated herein as if set out in full. This proposed uses of an “Offices of Chiropractors” 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. 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 B

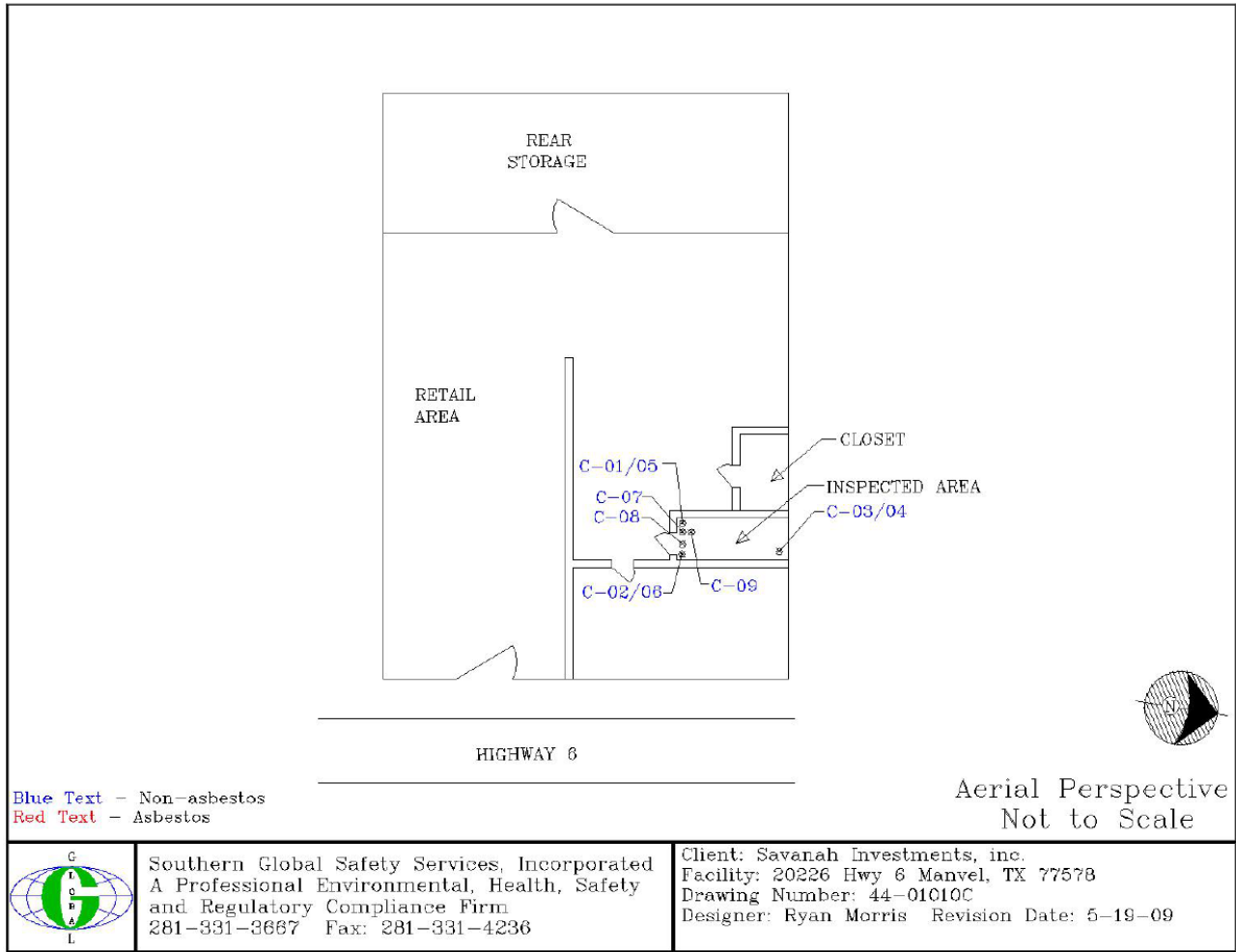


Exhibit C

Conditions of Approval:

1. The land use allowance of this Specific Use Permit is limited to 20226 Highway 6 / Morris Avenue, Suite C, with floor area not to exceed 1,000 square feet;
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: October 20, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 0.5651-acre tract of land located at 20226 Morris Avenue, Manvel, Texas 77578, from Light Commercial District / State Highway 6 Overlay (LC/SH6) District to Light Commercial District / State Highway 6 Overlay district with Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of an existing lease space (Suite C) at the subject site for NAICS use 621310 "Offices of Chiropractors". (*Proposed Ordinance No. 2025-O-30*)

BACKGROUND:

- The proposed SUP is for an approximately 1,000-square-foot suite within a 0.5651-acre tract located at 20226 Morris Avenue, Suite C, Manvel, Texas 77578 (PID: 227994). The site is currently zoned Light Commercial District / State Highway 6 Overlay (LC/SH6), and the request seeks to reclassify the zoning to LC/SH6 with a Specific Use Permit (LC/SH6-SUP) to allow NAICS use 621310, "Offices of Chiropractors." The space is part of an existing retail center and was formerly occupied by a pharmacy. No exterior modifications are proposed.
- The applicant has indicated that the proposed chiropractic clinic will specialize in injury treatment, offering services such as electrical stimulation for pain management and rehabilitation, myofascial release to improve mobility, ice/cold therapy for inflammation, strengthening and flexibility exercises, and chiropractic adjustments to realign joints and relieve pain. Interior modifications are planned to create a retail open area, storage space, closet, and therapy room. Operations will be supported by one receptionist, one assistant, and one doctor. Business hours are proposed as Monday, Wednesday, and Friday from 9:00 AM to 7:00 PM, and Tuesday and Thursday from 9:00 AM to 2:00 PM.
- 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 any opposition.
- Additional details and staff analysis are included in the attached Final report.

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

PD&Z PUBLIC HEARING AND DISCUSSION (October 14, 2025): There were no public comments made on the proposed project. Commission and Staff generally discussed the details of the project, specifically regarding parking within the retail center. Staff clarified that no additional site development is triggered by the proposed use in terms of parking.

PD&Z RECOMMENDATION: The PD&Z Commission is recommended approval of the requested SUP with conditions listed in the Final Report with a vote of five (5) "Yeas" to zero (0) "Nays" at their October 14, 2025, meeting.

ATTACHMENTS: PD&Z Final Report and Proposed Ordinance No. 2025-O-30

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
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FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	October 20, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Specific Use Permit LC/SH6 to LC/SH6 -SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by Consideration and Possible Action to Approve Ordinance No. 2025-O-30.		

SUMMARY

The applicant, Norberta Lopez with The Injury Clinics of Texas, representing the property owner Savannah Ventures Inc., is requesting a zoning classification to allow a Specific Use Permit for an approximate 0.5651-acre tract at 20226 Morris Avenue, Manvel, Texas 77578. The property is currently zoned Light Commercial District / State Highway 6 Overlay (LC/SH6) District. The request is to reclassify the zoning to Light Commercial District / State Highway 6 Overlay with a Specific Use Permit (LC/SH6-SUP) to allow NAICS use 621310 “Offices of Chiropractors” within an existing 1,000-square-foot commercial lease space (Suite C). The applicant proposes establishing a new chiropractic clinic specializing in injury treatment. The applicant has indicated that the clinic will provide chiropractic services tailored to pain management, rehabilitation, and joint realignment. Services include electrical stimulation, myofascial release, ice/cold therapy, therapeutic exercises, and chiropractic adjustments. No exterior modifications are proposed, and any interior build-out will be reviewed and permitted separately for compliance with adopted codes.

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, Floor Plan, Site Plan, Public Hearing Notice, and Site Pictures.

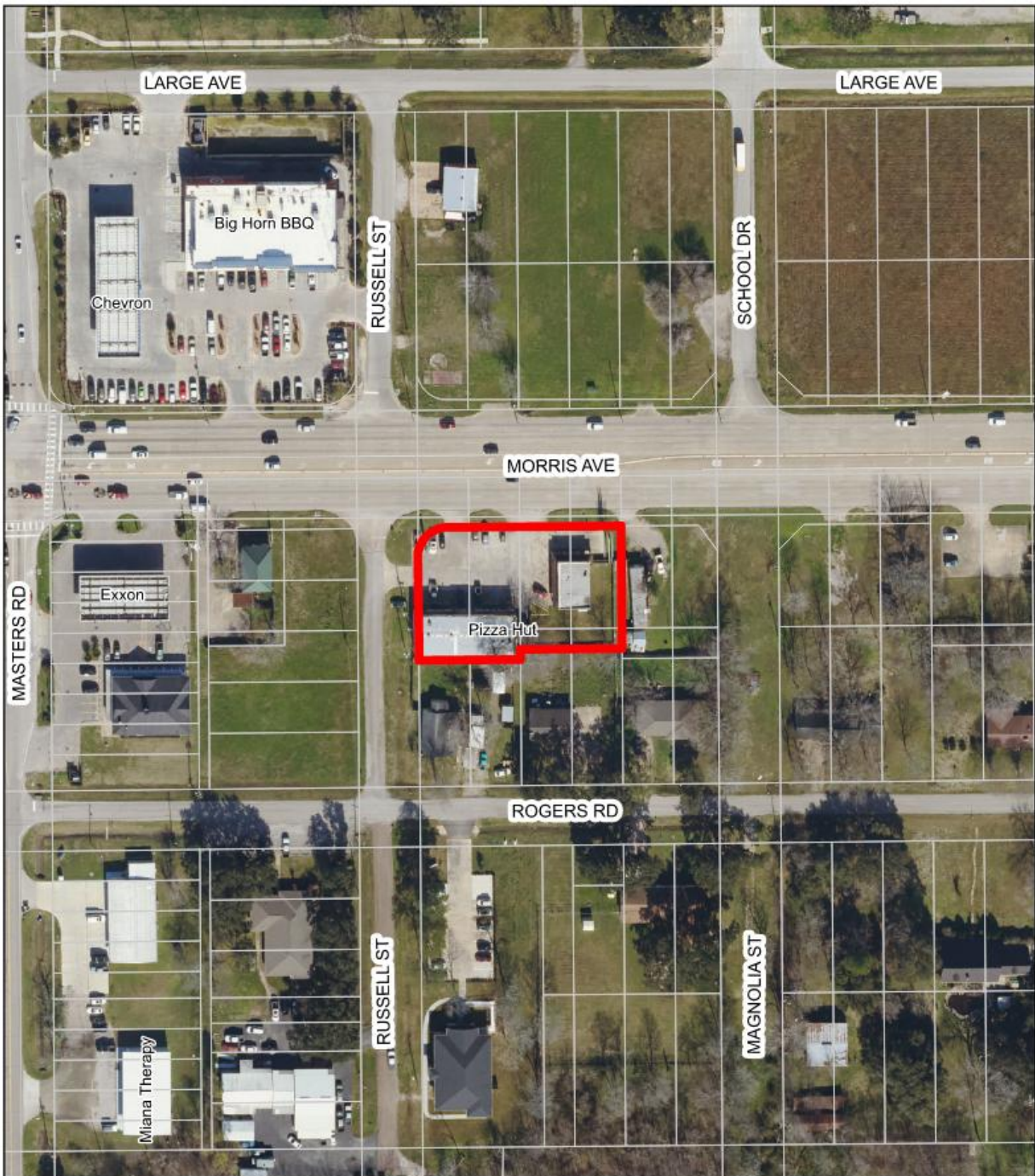
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) South: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) East: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) West: Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	North: Big Horn and Gas Station / Undeveloped land-future Restaurant) South: Non-conforming Single-Family Residence / Daniel Scott Engineering Office/ Manvel Dental Center East: Non-conforming Single-Family Residence West: Undeveloped land/ Barber studio/ Exxon Gas Station
Major Thoroughfare	Subject site is located along the south side of State Highway 6



AERIAL VICINITY MAP



20226 Highway 6 - The Injury Clinics

-  The Injury Clinics
-  City of Manvel ETJ
-  Parcels
-  City of Manvel City Limits



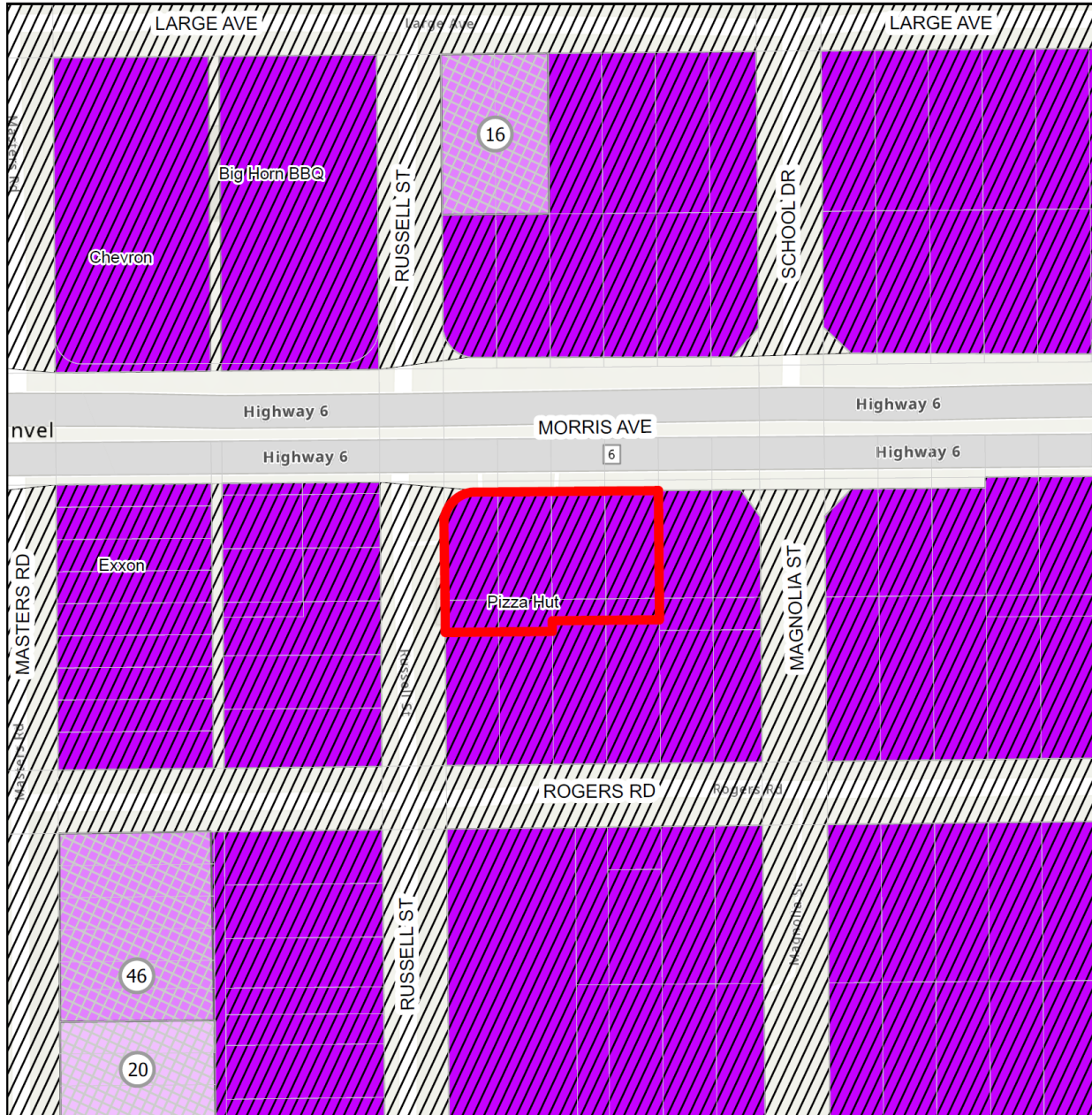
This map is made available for informational purposes only and does not constitute an official record. The City of Manvel and/or its employees shall not be liable for any errors or omissions.



Drawn July 2025
Reference: 202502
Data Source: City of Manvel,
Wade County Open Data



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
16	7303 RUSSELL ST	MOTORCYCLE, ATV & PERSONAL WATERCRAFT DEALER / OTHER PERSONAL & HOUSEHOLD GOOD REPAIR & MAINTENANCE	2016-0-16	7/11/2016	LC
20	7515 S MASTERS ST FM 1128	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	EXPIRED		LC
46	7507 MastersRoad	NAICS use 621111"Offices of physicians (except mental health specialists)"	2022-0-03	1/24/2022	LC/SH6-SUP

20226 Highway 6 - The Injury Clinics

— The Injury Clinics

City of Manvel City Limits

Light Commercial District

Parcels

Specific Use Permits

Planned Unit Development

City of Manvel ETJ

State Highway 6 Overlay District

Open Single-Family Residential District

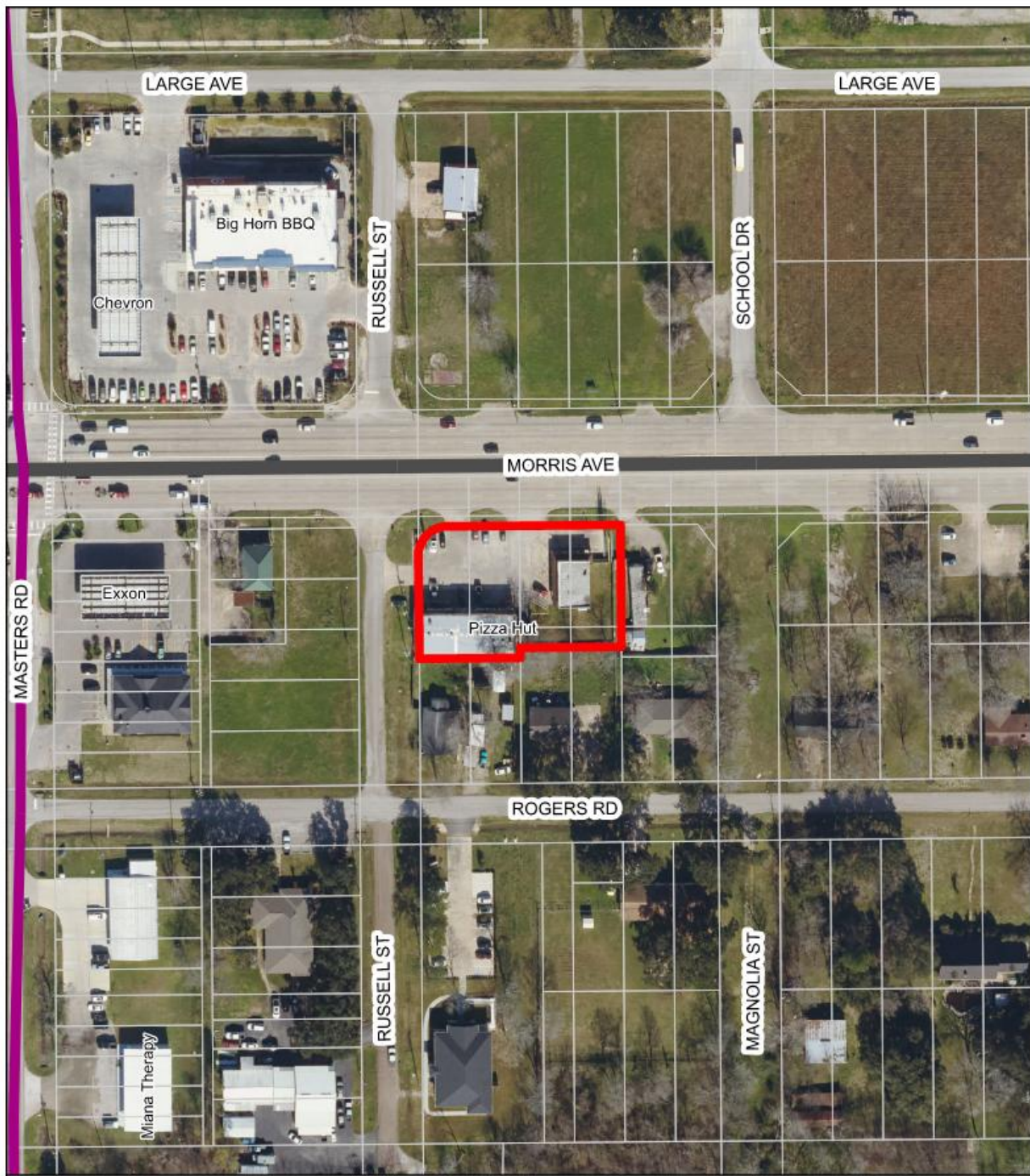
US Feet

This map is made available for reference purposes only and should not be considered for a safety product. The City of Manvel will not be held liable for any error in conjunction with its use.

Date: July 2025
Reference: 2022007
Data Source: City of Manvel, Brazoria County Open Data



MAJOR THOROUGHFARE PLAN MAP

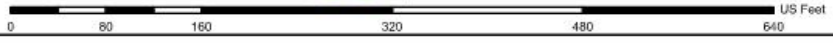


20226 Highway 6 - The Injury Clinics



This map is made available for reference purposes only and does not constitute an official project. The City of Manvel will not accept liability for any errors or omissions with this map.

- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Major Thoroughfare (120' ROW)
- The Injury Clinics
- Parcels
- City of Manvel City Limits
- City of Manvel ETJ



Scale: July 2024
Reference: 202002
Data Source: City of Manvel,
Winkler County Data Data



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The proposed project involves the conversion of an existing retail lease space located at 20226 Morris Avenue, Suite C, Manvel, Texas 77578 (PID: 227994) into an injury clinic. The retail center at the subject site includes parking and the lease space in question was previously occupied by a pharmacy. To accommodate the new medical use, the applicant may propose interior modifications. All interior build-out must comply with adopted code requirements and will be reviewed and permitted separately.

Operations will include one receptionist, one assistant, and one doctor. Business hours will be Monday, Wednesday, and Friday from 9:00 AM to 7:00 PM, and Tuesday and Thursday from 9:00 AM to 2:00 PM. Services provided will include electrical stimulation for pain management and rehabilitation, myofascial release to improve movement, ice/cold therapy for inflammation, strengthening and flexibility exercises, and chiropractic adjustments to realign joints and relieve pain.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50 (g)).

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

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

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.



SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. Conformance to Comprehensive Plan:
The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: “Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life”. The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. Compatibility with the character of the neighborhood: The proposed clinic will occupy an existing retail lease space and will not result in any new development. Although there are existing non-conforming residential uses in the area, the proposed use is compatible with the surrounding context, as Highway 6 functions as a commercial corridor. The proposed medical use is not significantly different from the existing commercial uses in the area in terms of intensity and traffic generation.
3. The suitability of the property for the uses permitted by right: The property is currently zoned LC/SH6 and abuts LC/SH6-zoned properties on all sides. The existing strip shopping center currently includes four suites and is appropriate for retail uses permitted by right as well as the proposed chiropractic clinic.
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 an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. Harm to the value of nearby properties: The surrounding properties are zoned LC and consist of undeveloped land, single-family homes, and offices. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC/SH6 zoning in the area supports the appropriateness of the use.
7. Impedance to orderly development surrounding vacant property: The subject site is already developed, and the proposed use of the existing lease space 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 clinic 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 shall 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 recommended approval of this SUP request for the subject site to allow NAICS use 621310 “Offices of Chiropractors” with the following conditions:

1. The land use allowance of this Specific Use Permit is limited to 20226 Highway 6 / Morris Avenue, Suite C, with floor area not to exceed 1,000 square feet;
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-30)

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 no informational inquiry and is not aware of any opposition to the request.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the October 14, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. There were no public comments made on the proposed project. Commission and Staff generally discussed the details of the project, specifically regarding parking within the retail center. Staff clarified that no additional site development is triggered by the proposed use in terms of parking.

The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of five (5) “Yeas” to zero (0) “Nays.” Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-30.



REQUEST LETTER

THE INJURY CLINICS OF TEXAS

901 3rd Street Rosenberg, TX 77471

Tele: 281-238-5767

Fax: 281-232-0026

To the City of Manvel,

This letter is to inform you of my proposed use for the property located at 20226 HWY 6, Manvel, TX 77578. Per the owner of the suite, it measures 1,000 sq ft. I intend to provide chiropractic services at this location.

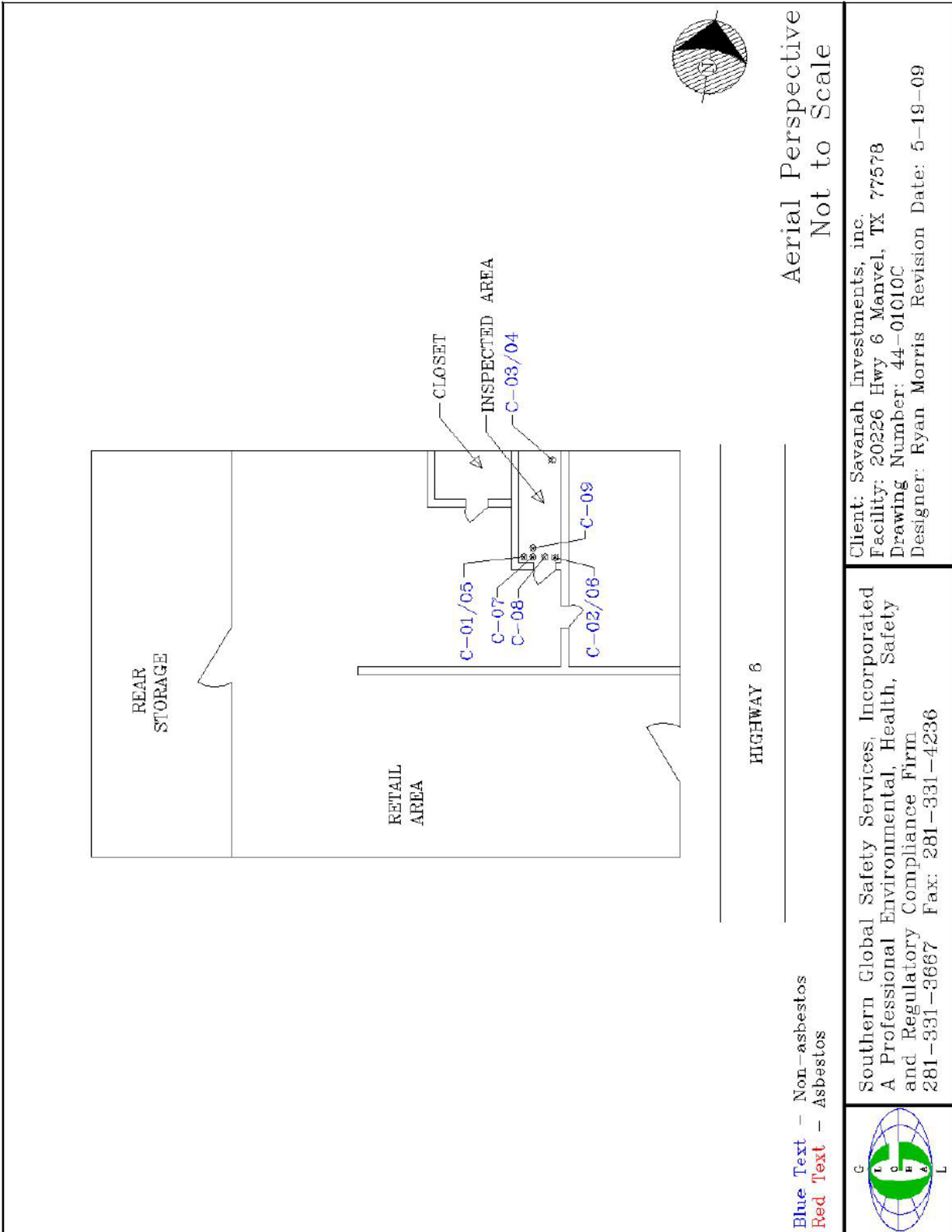
Our staff will consist of one receptionist, one assistant, and one doctor. Our working hours will be Monday, Wednesday and Friday 9AM- 7PM, Tuesdays and Thursdays from 9AM-2PM.

The services provided will be electrical stimulation which are small electrical currents that stimulate the muscle and nerves to primarily help with pain and muscle rehabilitation. Myofascial release is used to alleviate pain and improve movement. Ice/Cold Therapy is used to alleviate pain and decrease inflammation. Exercises will be used for strengthening, and increasing muscle flexibility. Chiropractic adjustments are used to realign the joints primarily in the spine to improve movement and relieve pain by the doctor.

-Norberta Lopez



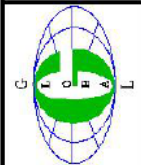
FLOOR PLAN



Blue Text - Non-asbestos
Red Text - Asbestos

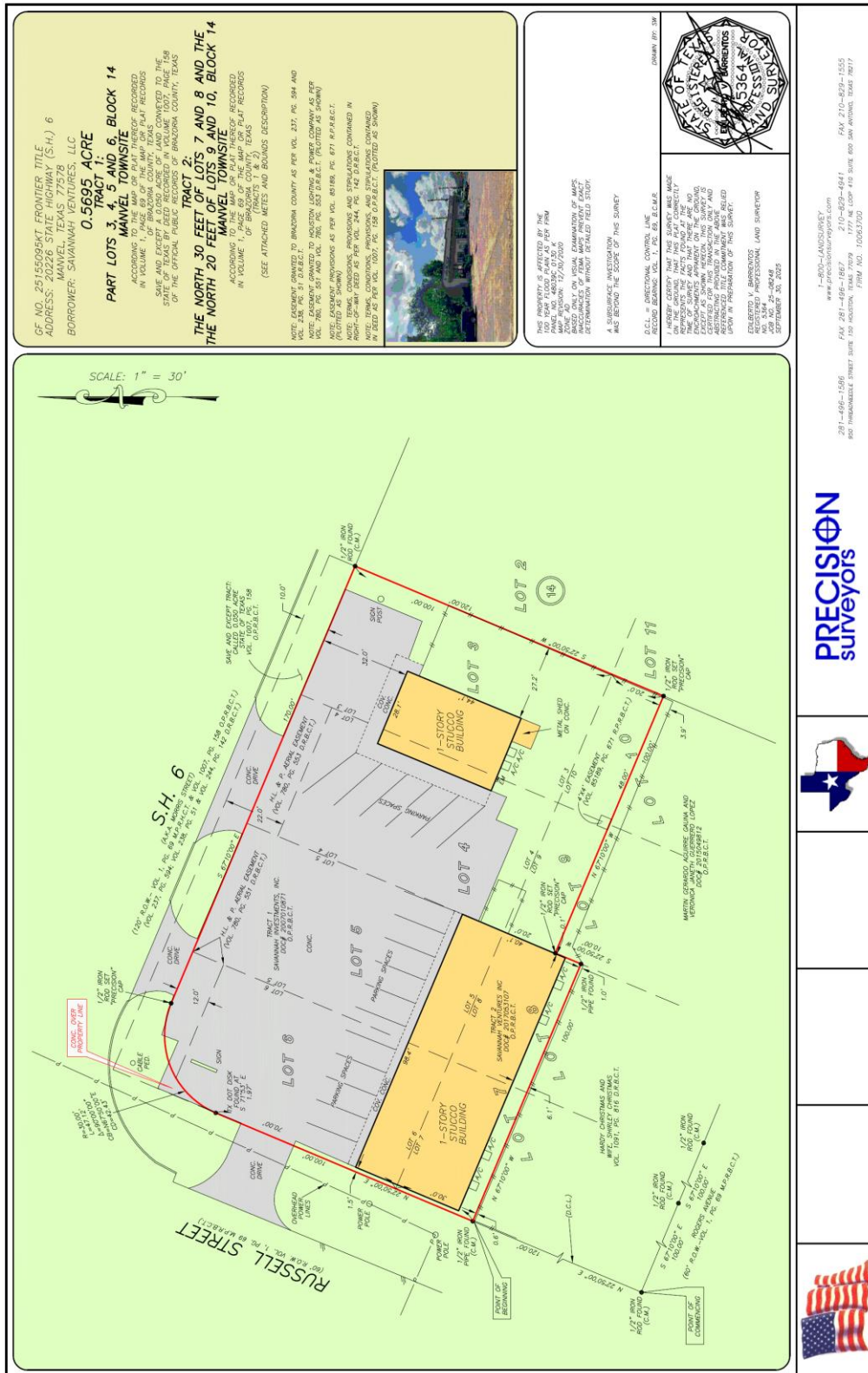
Southern Global Safety Services, Incorporated
A Professional Environmental, Health, Safety
and Regulatory Compliance Firm
281-331-3667 Fax: 281-331-4236

Client: Savanah Investments, inc.
Facility: 20226 Hwy 6 Manvel, TX 77578
Drawing Number: 44-01010C
Designer: Ryan Morris Revision Date: 5-19-09





SITE PLAN



GF NO. 25155098KT, FRONTIER TITLE
ADDRESS: 20226 STATE HIGHWAY (S.H.) 6
MANVEL, TEXAS 77578
BORROWER: SAVANNAH VENTURES, LLC
0.5695 ACRE
TRACT 1:
MANVEL, TRACTS 5 AND 6, BLOCK 14
PART LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11
ACCORDING TO THE MAP OF MANVEL RECORDED
IN VOLUME 1, PAGE 89 OF THE MAP OR PLAT RECORDS
OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
TRACT 2:
THE NORTH 30 FEET OF LOTS 7 AND 8 AND THE
THE NORTH 20 FEET OF LOTS 9 AND 10, BLOCK 14
MANVEL, TRACTS 5 AND 6, BLOCK 14
ACCORDING TO THE MAP OF MANVEL RECORDED
IN VOLUME 1, PAGE 89 OF THE MAP OR PLAT RECORDS
OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)

NOTE: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

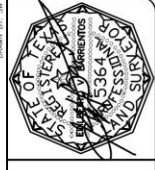


THE PROPERTY IS APPLICABLE TO THE
100' WIDE 100' WIDE ROAD AS PER PERM
MANVEL, TRACTS 5 AND 6, BLOCK 14
MANVEL, TEXAS 77578
BASED ONLY ON VISUAL EXAMINATION OF MAPS
AND RECORDS. THIS SURVEY IS FOR
DETERMINATION WITHOUT DETAILED FIELD STUDY.
A SURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY.

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING VOL. 1, PG. 89, B.C.M.P.

WHETHER CAUSED BY THE SURVEYOR OR
OTHERWISE, THE SURVEYOR MAKES
NO WARRANTY AS TO THE ACCURACY OF
THE SURVEY AND THAT THE SURVEY
IS FOR INFORMATION ONLY AND DOES NOT
CONSTITUTE A GUARANTEE OF THE
ACCURACY OF THE SURVEY. THE
SURVEYOR'S LIABILITY IS LIMITED TO
THE AMOUNT OF THE FEE PAID FOR
THE SURVEY.

REGISTERED PROFESSIONAL LAND SURVEYOR
JERRY L. BARNES
NO. 100,254-8248
SEPTEMBER 30, 2025



281-496-1586 FAX 281-496-1887 210-829-4841 FAX 210-829-1555
800 THUNDERBOLT STREET SUITE 150 HOUSTON, TEXAS 77059 1777 W. US HWY 410 SUITE 800 SAN ANTONIO, TEXAS 78217
PRECISION SURVEYORS, LLC 10/02/2025

PRECISION
surveyors





PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 09/28/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON TUESDAY, OCTOBER 14, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 20, 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 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C;" 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



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. 2025-0-26		
<u>SUMMARY</u>			
<p>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. 2022-0-14 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).</p> <p><i>Staff Recommendation:</i> Approval with conditions <i>PD&Z Recommendation:</i> Approval with conditions</p>			

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	<p>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)</p>
Surrounding Land Use	<p>North: Existing Single-Family Residence & RV Park South: Vacant/Undeveloped East: Vacant/Undeveloped West: Aztec Athletics</p>
Major Thoroughfare	Subject site is located along the north side of State Highway 6



AERIAL VICINITY MAP





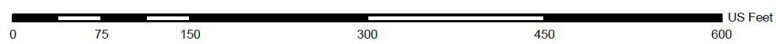
22303 Highway 6 (PID 165646)



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

-  PID165646
-  Parcels

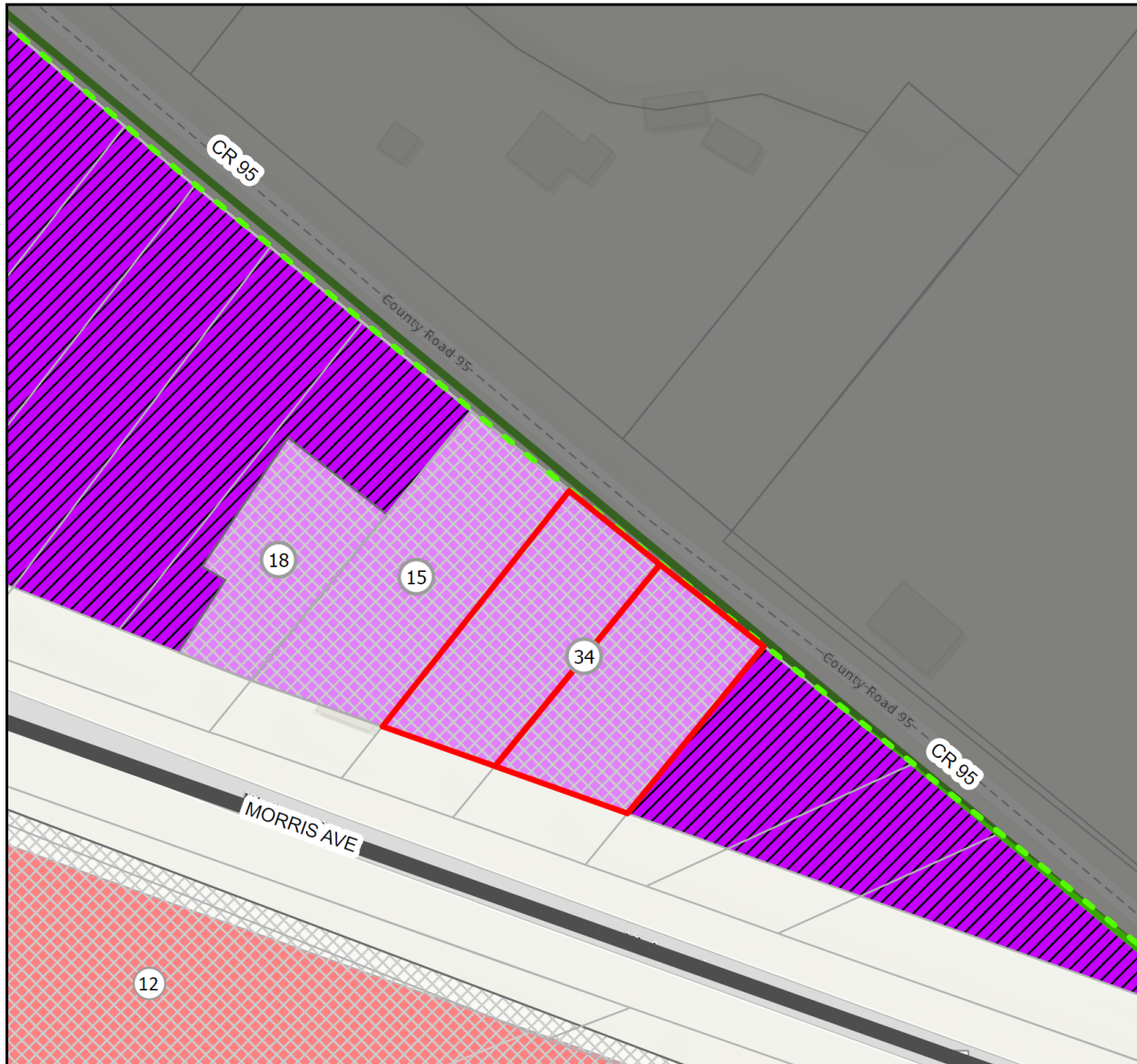
-  City of Manvel ETJ
-  City of Manvel City Limits



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



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 811111 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)

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 connection with its use.

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

Date: August 2025
Reference: 3025050
Data Source: City of Manvel,
Brazoria County Open Data



MAJOR THOROUGHFARE PLAN MAP



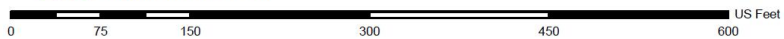
22303 Highway 6 (PID 165646)



-  PID165646
-  City of Manvel City Limits
-  Parcels
-  Major Thoroughfare (120' ROW)
-  City of Manvel ETJ



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



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



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 2025-0-26, requirements, regulations, and conditions included in Ordinance No. 2022-0-14 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. 2025-0-26)



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. 2025-0-26



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,

 *Philip Joseph*

Philip Joseph

DD Automotive

08/07/25



SITE PLAN





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 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

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

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

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

<p>SUBMITTING STAFF MEMBER Jessica Portie, Assistant Planner</p>	<p>FINANCE DIRECTOR APPROVAL __NA__</p> <p>CITY MANAGER APPROVAL __YES__</p>
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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. 2025-0-27		
<u>SUMMARY</u>			
<p>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).</p> <p><i>Staff Recommendation:</i> Approval with conditions <i>PD&Z Recommendation:</i> Approval with conditions</p>			

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

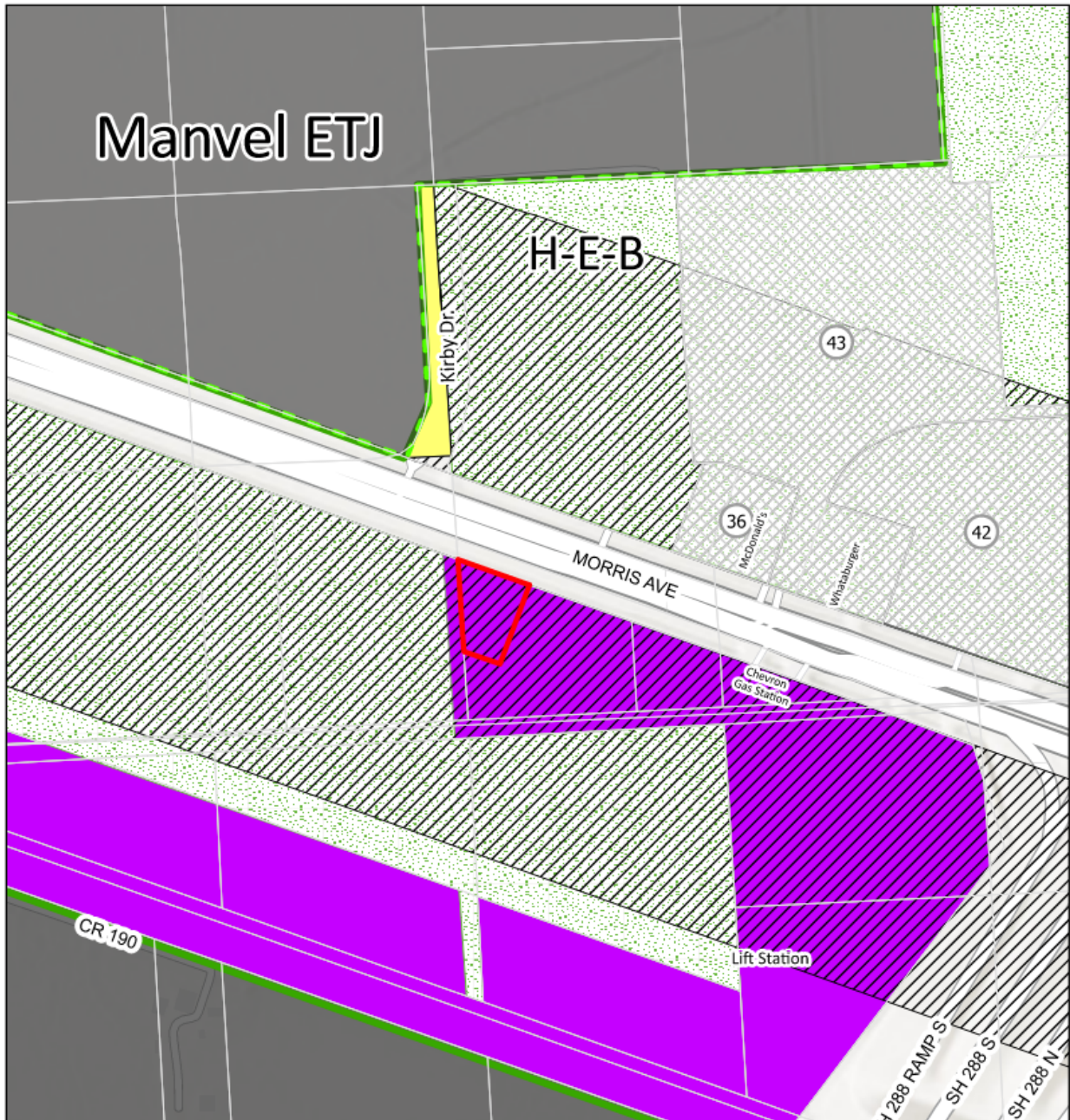


AERIAL VICINITY MAP





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)



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

- PID167704
- City of Manvel City Limits
- Light Commercial District
- Parcels
- Specific Use Permits
- Planned Unit Development
- City of Manvel ETJ
- State Highway 6 Overlay District
- Open Single-Family Residential District



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





MAJOR THOROUGHFARE PLAN MAP



Whitewater Express Carwash (PID:167704)

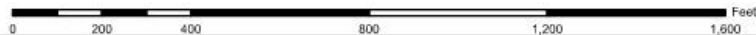


This map is made available for reference to users only and should not be used for a specific project. The City of Manvel will not assume liability of any kind in conjunction with this use.

-  PID167704
-  City of Manvel City Limits
-  Parcels
-  Major Thoroughfare (120' ROW)
-  City of Manvel ETJ



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





ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The 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.

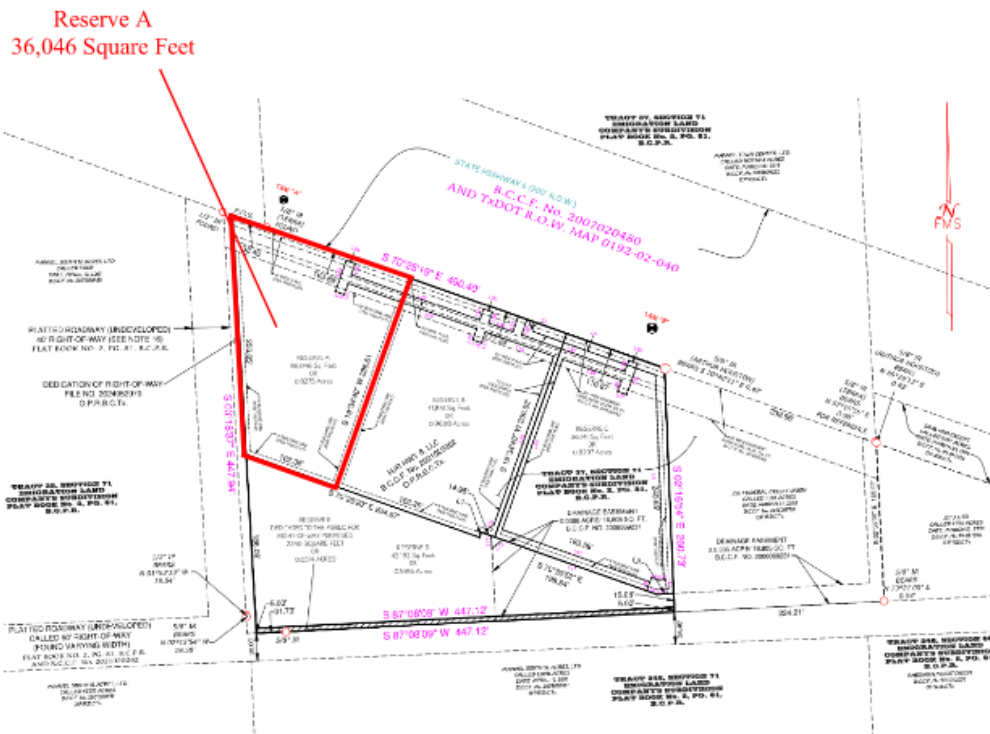


Depiction of Land

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



September 16, 2025

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

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

Letter of Intent

To Whom it may Concern,

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

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

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

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

Sincerely,

Claymoore Engineering, Inc.

Drew Donosky, P.E.



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

STIPULATION FOR REUSE
THIS DOCUMENT IS PREPARED FOR
USE ON A SPECIFIC SITE AT
CONTRACTOR'S RISK. THE USER
WARRANTS AND AGREES TO
INDemnIFY, DEFEND AND HOLD
HFA-AE, L.L.D. HARMLESS FROM
PROJECT, SITE OR A LATER TIME
OR DAMAGE ON ANOTHER PROJECT
OR DAMAGE TO ANOTHER PROJECT.
LICENSED ARCHITECTS AND ENGINEERS
REUSE OF THIS PRODUCT IS NOT
PERMITTED AND MAY BE CONTRARY TO
THE LAW.

WHITEWATER EXPRESS

17230 STATE HWY 6
MANVEL, TX 77578
JOB NUMBER: 06-25-7008

ISSUE BLOCK	
ELEVATION REVIEW	10/15/25

CHECKED BY:	JMC
DRAWN BY:	AG
DOCUMENT DATE:	10/15/25

NOT FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

JAMI MARIE COOK, ARCHITECT

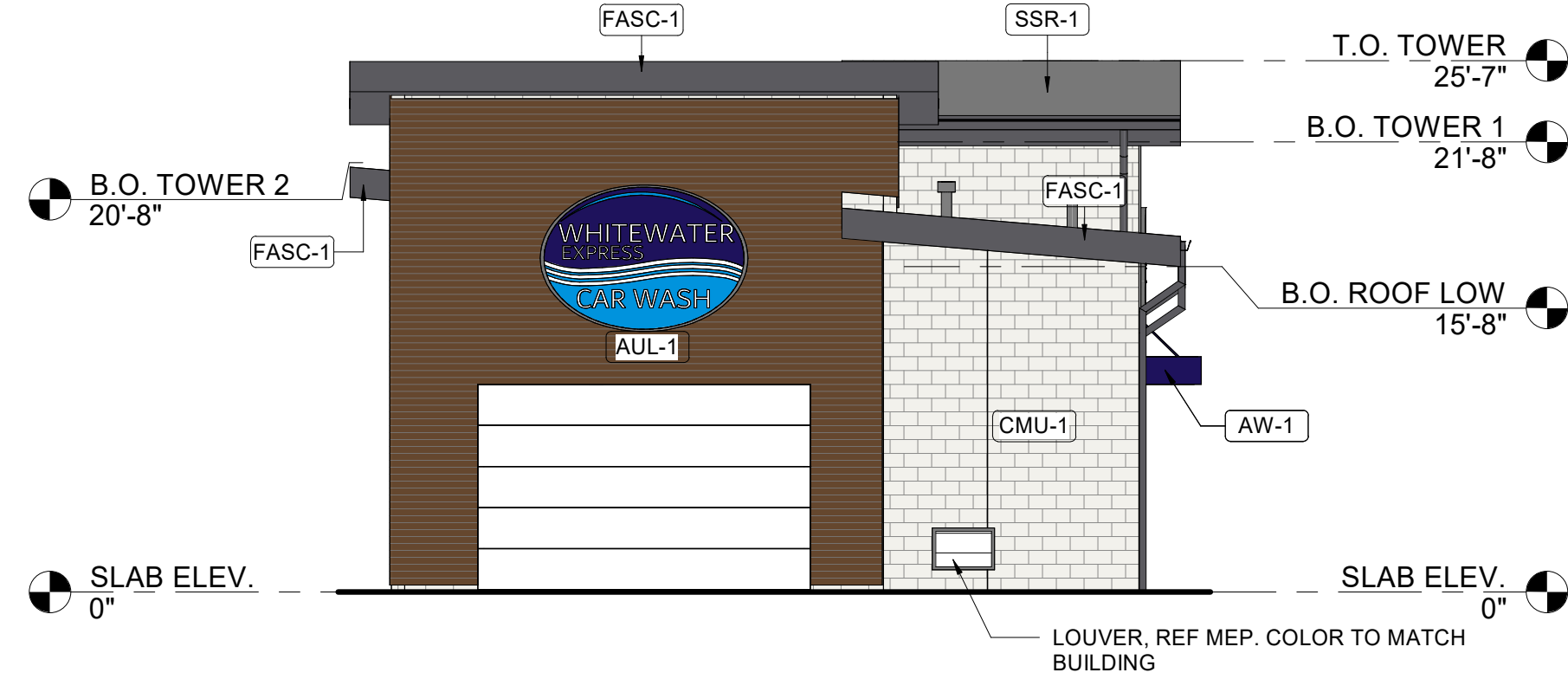
EXTERIOR
COLOR
ELEVATIONS

SHEET:
A201

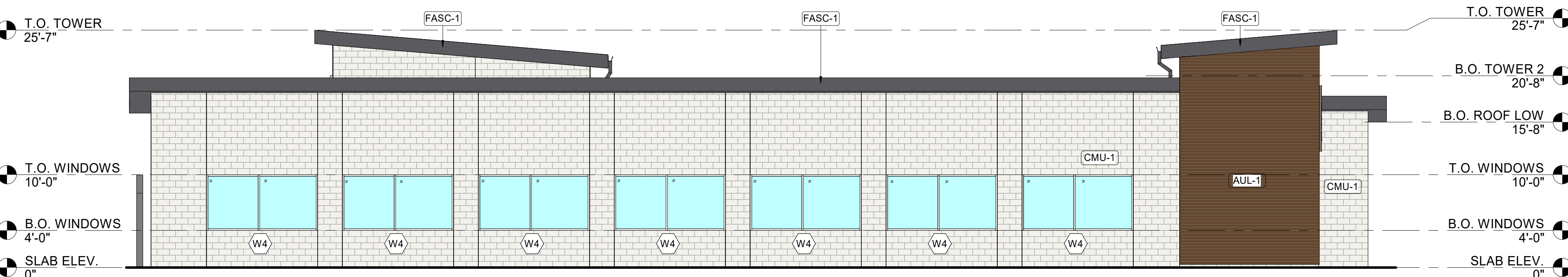
FINISH LEGEND - EXTERIOR				
MARK	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
AUL-1	WOOD TEXTURE SIDING	RMP METAL PRODUCTS	4" ALUMABOARD - DARK NATIONAL WALNUT	
AW-1	PRE-ENGINEERED METAL AWNING	VICTORY AWNING OR EQUAL		COLOR TO MATCH PMS 273C; CONFIRM BLOCKING AND ATTACHMENT REQUIREMENTS WITH MFR PRIOR TO CONSTRUCTION COMMENCEMENT
CMU-1	GROUNDFACE/BURNISHED CONCRETE MASONRY UNIT	NETTLETON CONCRETE	MALIBU	CONFIRM FINISH COLOR WITH OWNER BEFORE PURCHASE; INTEGRAL WATER REPELLANT IN CMU AND MORTAR
FASC-1	METAL ROOF FASCIA	PAC CLAD	IRONORE	
MS-1	MECHANICAL UNIT SCREEN	PALMSHIELD	ELITE SOLID, DUSTY GRAY	3'-6" TALL, CONFIRM FINAL LOCATION WITH MANUFACTURE REQUIREMENT
PT-3	PAINT	BENJAMIN MOORE	EPOXY: COLOR "STEEL WOOL"	EXPOSED STEEL
SOFF-1	ALUMINUM SOFFIT PANEL - FLUSH	PAC CLAD	IRONORE	ALTERNATING SOILD AND VENTER PANELS
SSR-1	STANDING SEAM METAL ROOFING	PAC CLAD	IRONORE	24 GAUGE, 12" PANELS
WP-1	WALL PANEL	NU-FORM OR EQUAL	P2400	FLAT SMOOTH NOT BEADED(WHITE), TO 10'-0" IN THE WASH TUNNEL



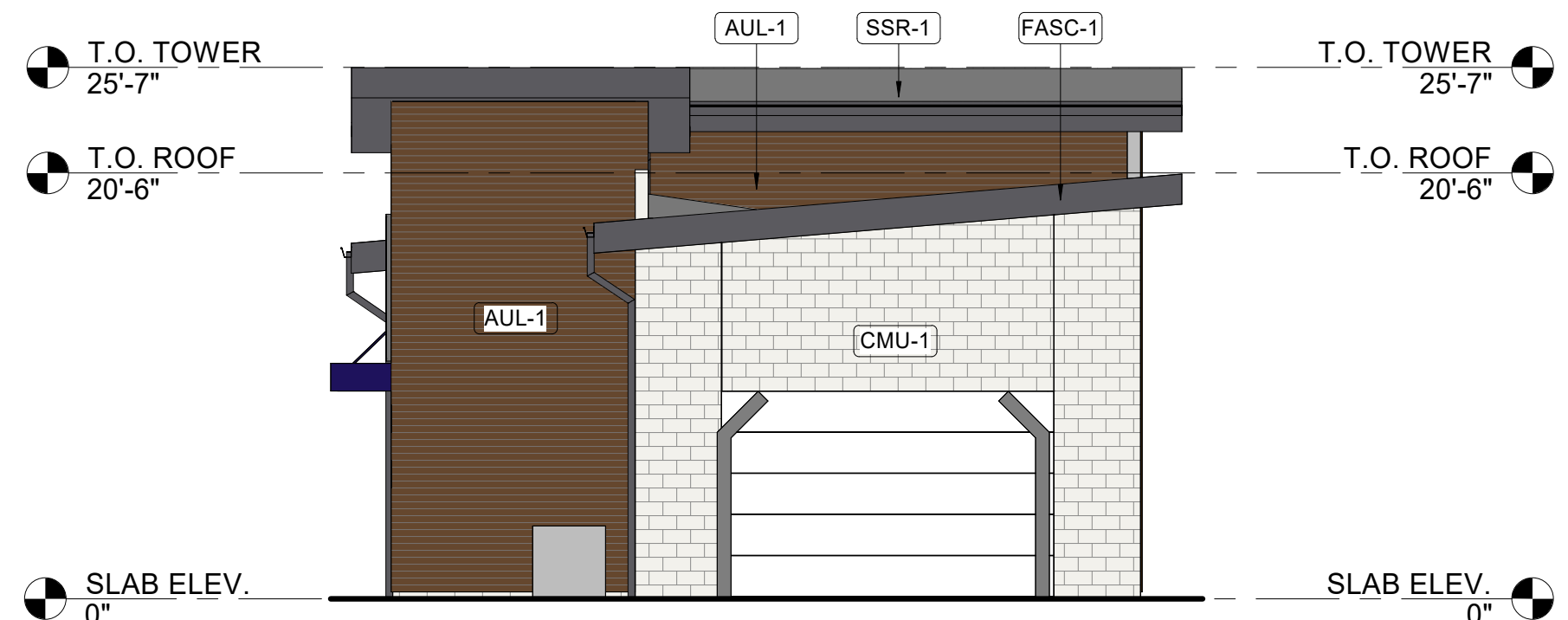
4 EXTERIOR ELEVATION
1/8" = 1'-0"



3 EXIT ELEVATION
1/8" = 1'-0"



2 EXTERIOR ELEVATION
1/8" = 1'-0"



1 ENTRANCE ELEVATION
1/8" = 1'-0"

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.

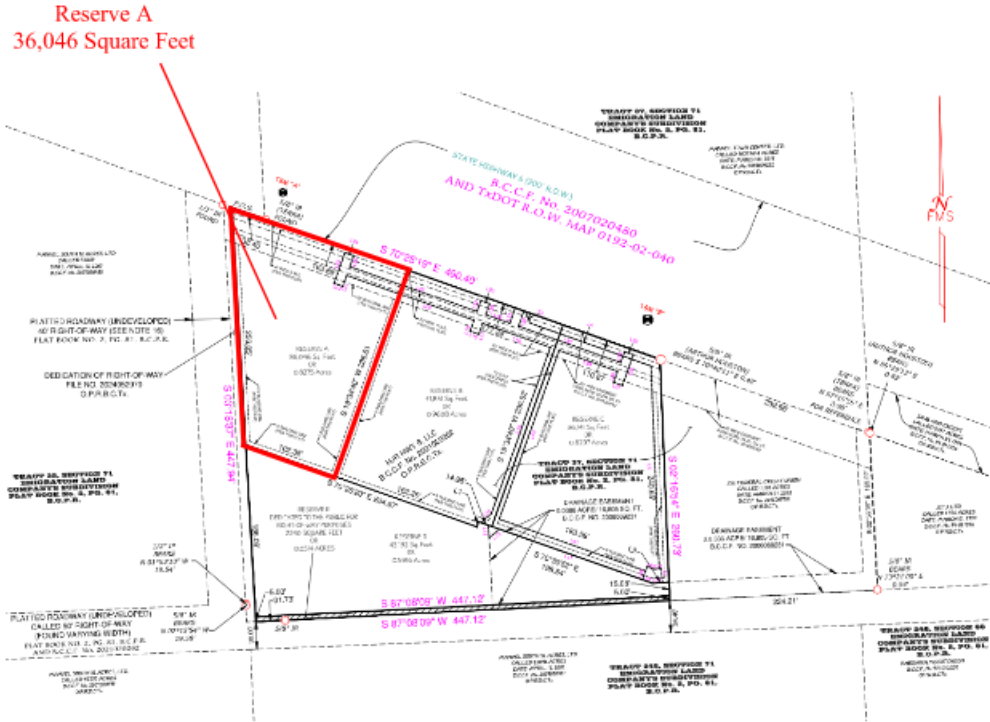


Exhibit B

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 D BUILDING ELEVATIONS

4 EXTERIOR ELEVATION - FRONT
1/8" = 1'-0"

3 EXIT ELEVATION
1/8" = 1'-0"

2 EXTERIOR ELEVATION - REAR
1/8" = 1'-0"

1 ENTRANCE ELEVATION
1/8" = 1'-0"

FINISH LEGEND - EXTERIOR

ITEM	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
100	WALL FINISH	BRICK	CLAY BRICK	CLAY BRICK, 8" X 8" X 16"
101	ROOF FINISH	ASPH/FLT	30 YEAR	30 YEAR GULF STATE 70/30
102	GLASS	GLASS	GLASS	GLASS, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
103	DOOR	DOOR	DOOR	DOOR, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
104	WINDOW	WINDOW	WINDOW	WINDOW, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
105	SCREEN	SCREEN	SCREEN	SCREEN, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
106	PAINT	PAINT	PAINT	PAINT, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
107	ROOFING	ROOFING	ROOFING	ROOFING, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
108	CEILING	CEILING	CEILING	CEILING, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
109	FLOORING	FLOORING	FLOORING	FLOORING, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
110	MECHANICAL	MECHANICAL	MECHANICAL	MECHANICAL, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
111	ELECTRICAL	ELECTRICAL	ELECTRICAL	ELECTRICAL, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
112	PLUMBING	PLUMBING	PLUMBING	PLUMBING, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR
113	FINISH	FINISH	FINISH	FINISH, 1/2" CLEAR, 1/2" CLEAR, 1/2" CLEAR

WHITWATER EXPRESS

17230 STATE HWY 6
MANVEL, TX 77558
OR NUMBER: 281-252-8088

STIPULATION FOR REUSE

THIS DOCUMENT IS THE PROPERTY OF HFA AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM HFA. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF HFA.

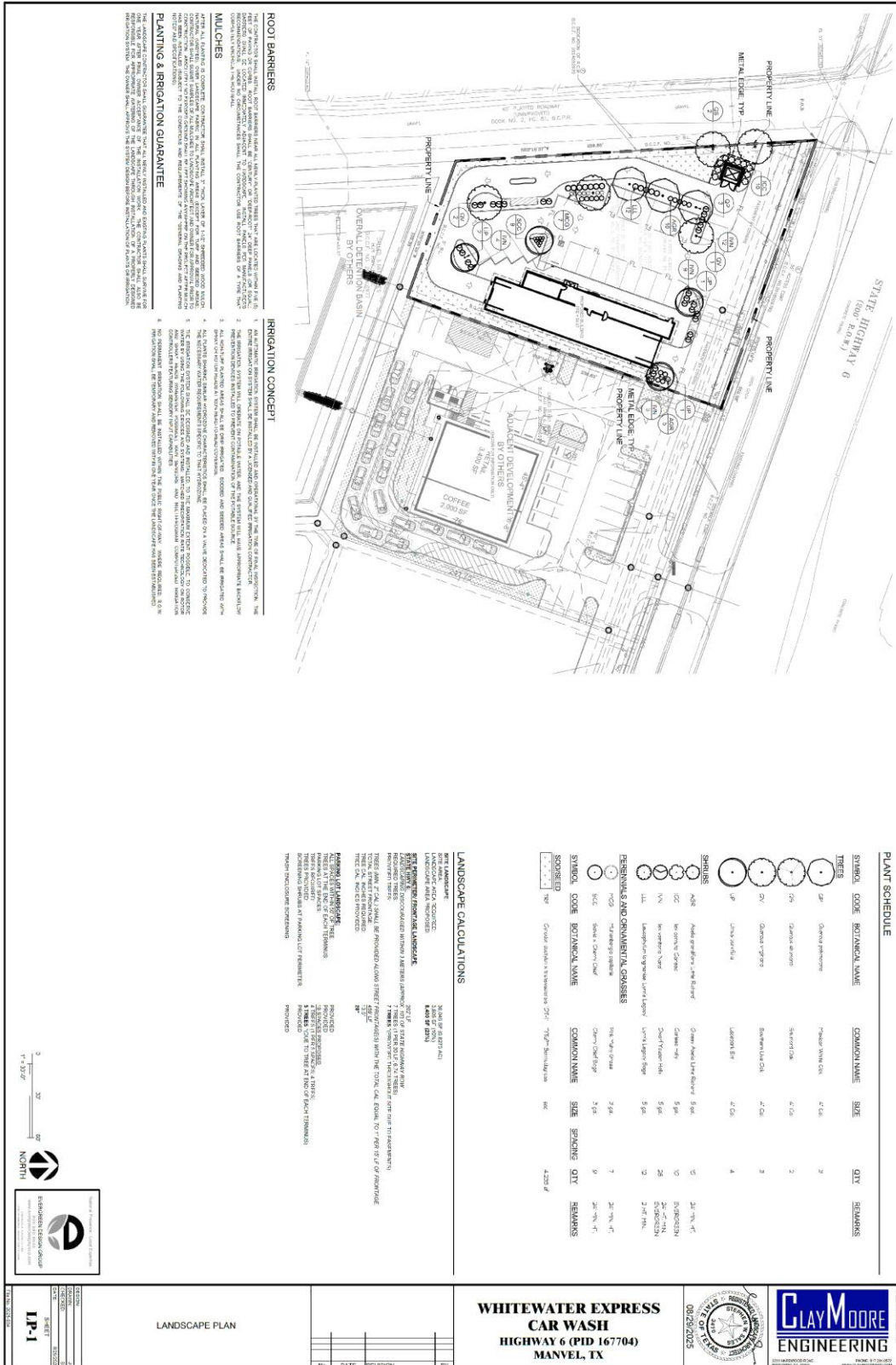
HFA

HFA, INC., L.P.D.
17230 STATE HWY 6
MANVEL, TX 77558
OR NUMBER: 281-252-8088

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

DATE: 08/14/2024
DRAWN: J. GARCIA
CHECKED: J. GARCIA
PROJECT: 2401

Exhibit E LANDSCAPE PLAN



ROOT BARRIERS

1. ALL EXISTING AND NEW CONCRETE FOUNDATIONS SHALL BE INSTALLED WITH A 2" MINIMUM THICKNESS ROOT BARRIER. THE ROOT BARRIER SHALL BE INSTALLED AT THE EXTERIOR FACE OF THE FOUNDATION. THE ROOT BARRIER SHALL BE INSTALLED AT THE EXTERIOR FACE OF THE FOUNDATION. THE ROOT BARRIER SHALL BE INSTALLED AT THE EXTERIOR FACE OF THE FOUNDATION.

MULCHES

1. ALL EXISTING AND NEW CONCRETE FOUNDATIONS SHALL BE INSTALLED WITH A 2" MINIMUM THICKNESS ROOT BARRIER. THE ROOT BARRIER SHALL BE INSTALLED AT THE EXTERIOR FACE OF THE FOUNDATION. THE ROOT BARRIER SHALL BE INSTALLED AT THE EXTERIOR FACE OF THE FOUNDATION.

PLANTING & IRRIGATION GUARANTEE

1. THE DESIGNER SHALL GUARANTEE THE PLANTING AND IRRIGATION DESIGN FOR A PERIOD OF 12 MONTHS FROM THE DATE OF COMPLETION OF THE PROJECT. THE DESIGNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTING AND IRRIGATION SYSTEMS DURING THIS PERIOD.

IRRIGATION CONCEPT

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

3. ALL PLANTS AND TREES SHALL BE WATERED AT LEAST ONCE PER WEEK. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

4. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
○	01	Quercus pedunculata	White Oak	4" Cal.	2	
○	02	Quercus muhlenbergii	Post Oak	4" Cal.	2	
○	03	Quercus agrifolia	Live Oak	4" Cal.	2	
○	04	Quercus imbricaria	Shiny Live Oak	4" Cal.	2	
○	05	Quercus laevis	Water Live Oak	4" Cal.	2	
○	06	Quercus macrocarpa	Large Live Oak	4" Cal.	2	
○	07	Quercus prinus	Prickly Pear	4" Cal.	2	
○	08	Quercus sp.	Quercus	4" Cal.	2	

PERENNIALS AND ORNAMENTAL GRASSES

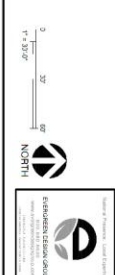
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QTY	REMARKS
○	09	Quercus sp.	Quercus	2" Cal.	12"	2	
○	10	Quercus sp.	Quercus	2" Cal.	12"	2	
○	11	Quercus sp.	Quercus	2" Cal.	12"	2	

LANDSCAPE CALCULATIONS

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

2. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.

3. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ADEQUATE WATER TO ALL PLANTS AND TREES.



CLAY MOORE ENGINEERING

08/28/2025

MANVEL, TX

LANDSCAPE PLAN

NO.	DATE	REVISION

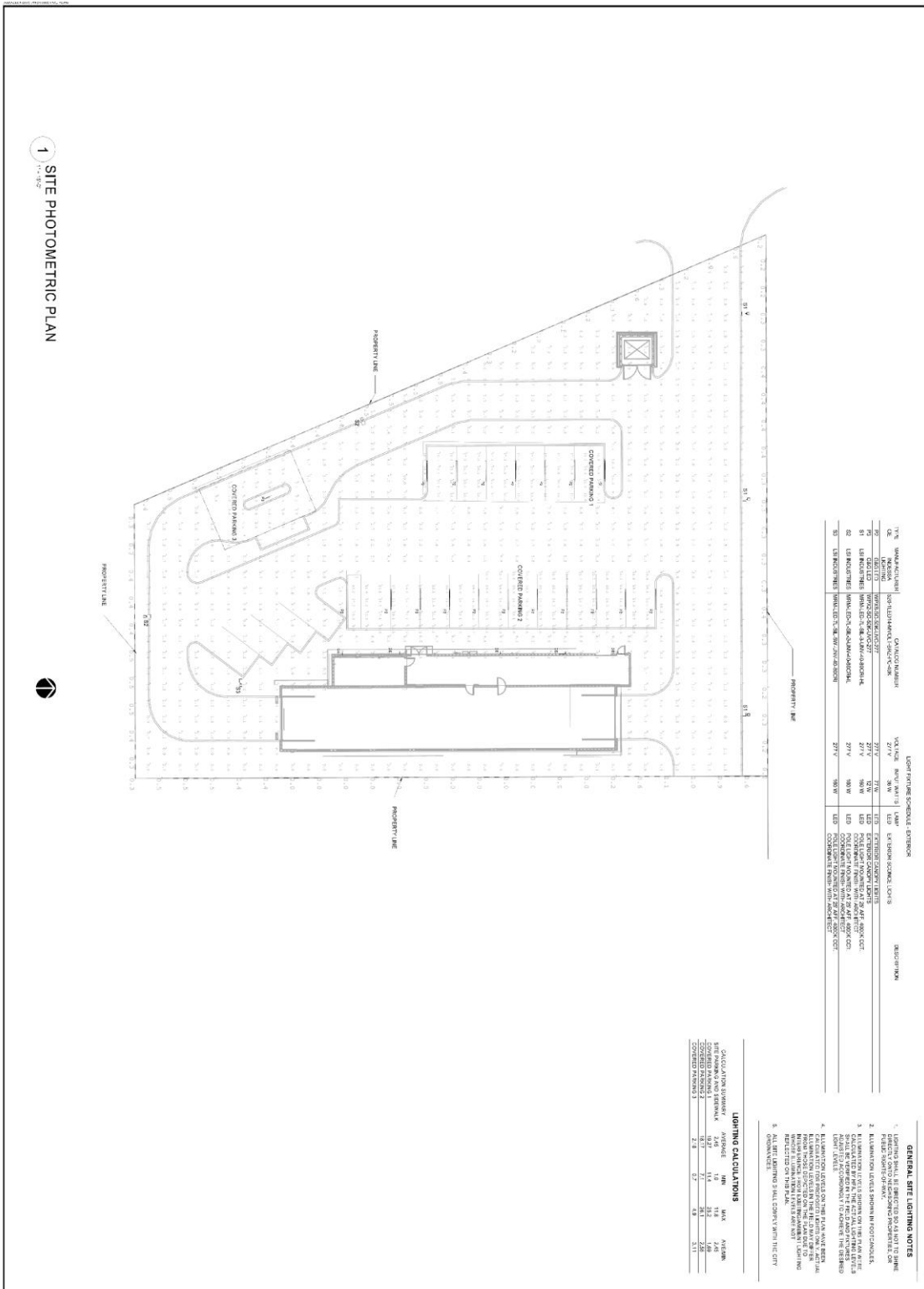
**WHITEWATER EXPRESS
CAR WASH
HIGHWAY 6 (PID 167704)
MANVEL, TX**

CLAY MOORE ENGINEERING

08/28/2025

MANVEL, TX

Exhibit F PHOTOMETRIC PLAN



1 SITE PHOTOMETRIC PLAN

TYPE	MANUFACTURER	DATE/LOCATION	FOOT CANDLE	WATTAGE	DESCRIPTION
00	UNRECORDED	UNRECORDED	20' W	100 W	EXTENSION CORD/TYPE
01	UNRECORDED	UNRECORDED	20' W	100 W	EXTENSION CORD/TYPE
02	UNRECORDED	UNRECORDED	20' W	100 W	EXTENSION CORD/TYPE
03	UNRECORDED	UNRECORDED	20' W	100 W	EXTENSION CORD/TYPE

GENERAL SITE LIGHTING NOTES

- LIGHTING SHALL BE DESIGNED TO MEET THE ILLUMINANCE REQUIREMENTS OF THE CITY OF MANVEL.
- ILLUMINATION LEVELS SHOWN IN FOOTCANDLES.
- ALL LIGHTING FIXTURES SHALL BE FULLY SHIELDED TO PREVENT LIGHT POLLUTION AND GLARE.
- ALL LIGHTING SHALL COMPLY WITH THE CITY OF MANVEL.

LIGHTING CALCULATIONS

LOCATION	FOOTCANDLE	WATTAGE	MANUFACTURER
COVERED PARKING 1	1.2	100	UNRECORDED
COVERED PARKING 2	1.2	100	UNRECORDED

WHITEWATER EXPRESS

STATE HIGHWAY 6
MANVEL, TX 77576

JOB NUMBER: 22-25-10008

HFA

HILLI, A.E., L.T.D.

1705 Walnut Street, Suite 200
Houston, Texas 77006

409-271-7171

PROFESSIONAL SEAL

STATE OF TEXAS

LAND SURVEYING

NO. 12345

DATE: 10/10/2022

DESIGNED BY: JAC

DRAWN BY: JAC

CHECKED BY: JAC

DATE: 10/10/2022

SITE PHOTOMETRIC PLAN

E001



Lumabuilt

Mosaic
Planks and Battens

COLOR CHART



WOOD FINISHES



WHITE OAK
V1



CREAM FIR
V1



WHITE AMERICAN WALNUT
V2



BASSWOOD
V3



RED OAK
V3



RECLAIMED OAK
V3



DISTRESSED OAK
V3



LIGHT SUPER WIDE GRAIN
V3



WHITE BAMBOO
V1



LIGHT MAPLE
V2



LIGHT PECAN
V3



LIGHT FIR
V1



SUPER WIDE GRAIN
V3



DARK FIR
V1



COLONY MAPLE
V3



AMBER BAMBOO
V1



WEATHERED TEAK
V3



COASTLINE
V3



LIGHT AMERICAN WALNUT
V2



LIGHT NATIONAL WALNUT
V1



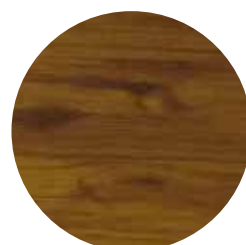
LIGHT HAZELNUT BROWN
V1



SUPER OAK
V3



DARK CHERRY
V3



DARK KNOTTY PINE
V2



DARK SUPER WIDE GRAIN
V3

WOOD FINISHES



DARK SUPER OAK
V3



DARK AMBER BAMBOO
V1



LIGHT TABLE WALNUT
V3



DARK COLONY MAPLE
V3



TABLE WALNUT
V3



HAZELNUT BROWN
V1



AMERICAN WALNUT
V2



EXTRA DARK KNOTTY PINE
V2



MEDIUM CHERRY
V3



LIGHT AFRICAN ROSEWOOD
V1



AFRICAN ROSEWOOD
V1



DARK NATIONAL WALNUT
V1



BLACK WALNUT
V1



V-RATING

V1 - MINIMAL VARIANCE

V2- COLOR OR PATTERN VARIANCE

V3- COLOR AND PATTERN VARIANCE



CUSTOM COLOR AND MATCHING AVAILABLE

FOR ACCURATE COLOR SELECTIONS PLEASE REQUEST COLOR SAMPLES.



MINIMUM ORDER QUANTITY



ADDITIONAL LEAD TIME



INCREASED PRICE

SMOOTH & TEXTURE FINISHES



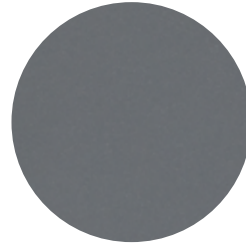
OIL RUBBED BRONZE
SMOOTH & TEXTURE
30% GLOSS



DARK BRONZE
SMOOTH 30% GLOSS
TEXTURE 3%-7% GLOSS



BLACK
SMOOTH & TEXTURE
30% GLOSS



SERIOUS GRAY
SMOOTH 30% GLOSS
TEXTURE 20% GLOSS



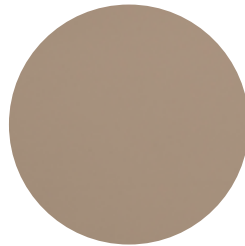
GRAPHITE
SMOOTH 30% GLOSS
TEXTURE 3%-7% GLOSS



CHARCOAL
SMOOTH 30% GLOSS
TEXTURE 20% GLOSS



SIGNAL WHITE
SMOOTH 30% GLOSS
TEXTURE 20% GLOSS



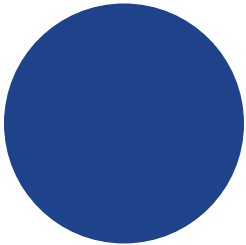
SIERRA TAN
SMOOTH 30% GLOSS
TEXTURE 20% GLOSS



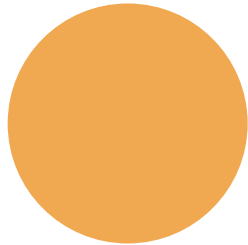
RUST SPICE
SMOOTH 30% GLOSS
TEXTURE 3%-7% GLOSS



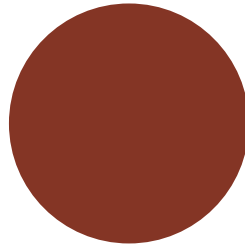
WEATHERING STEEL
SMOOTH 30% GLOSS
TEXTURE 3%-7% GLOSS



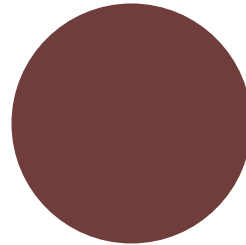
ARIZONA BLUE
SMOOTH ONLY
30% GLOSS



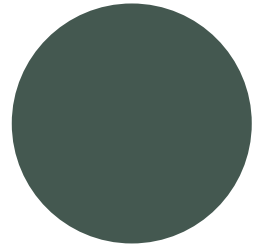
TURMERIC
SMOOTH ONLY
25%-35% GLOSS



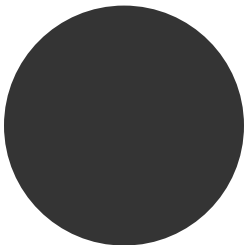
RED BRICK
SMOOTH ONLY
20%-30% GLOSS



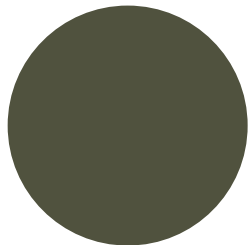
BURNT GARNET
SMOOTH ONLY
20%-35% GLOSS



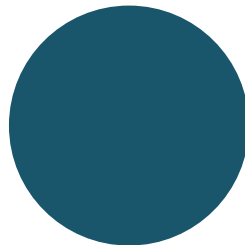
LUCKY GREEN
SMOOTH ONLY
20%-35% GLOSS



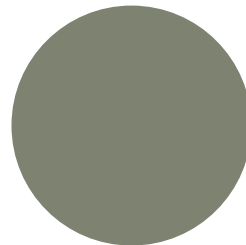
INK BLACK
SMOOTH ONLY
2%-6% GLOSS



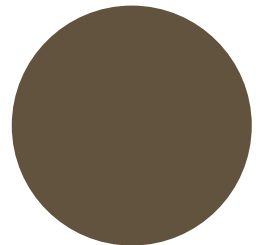
DEEP OLIVE
SMOOTH ONLY
10%-20% GLOSS



AEGEAN BLUE
SMOOTH ONLY
10%-20% GLOSS



SUMMER SAGE
SMOOTH ONLY
25%-35% GLOSS



CALIFORNIA BRONZE
SMOOTH ONLY
10%-16% GLOSS



Approved
Continuing
Education









750





Choose Your Finish

Best Brik

Ground Face



Polished Face

Split Face



Textured Face

**PLEASE NOTE: Colors shown here are the best representation of actual product within the limitations of static photography. Actual product appearance may vary.*

Contact your Best Block representative for samples and confirm all available options in your area.

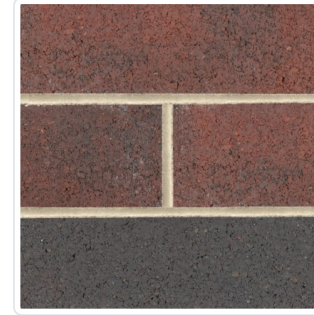
Available Colors



Austin Blend



Charleston Blend



Columbia Blend



Denver Blend



Leander Blend



Lexington Blend



Portland Blend



San Antonio Blend



Savannah Blend



Springfield Blend







UNIVERSITY OF NORTH
CAROLINA

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 RAMP 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

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 during actual hours of delivery, service or renovation work, the following commercial vehicles shall not be parked on a residential street in a residential subdivision, along access roads or off ramps to major highways or roadways where specifically posted by signs indicating that parking is prohibited:
 - (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 35 feet in length.

(Ord. No. 2017-O-19, § 2, 6-26-2017; Ord. No. 2023-O-31, § 2, 9-18-2023; Ord. No. 2025-O-10, § 2, 4-7-2025)

Editor's note(s)—Ord. No. 2025-O-10, § 2, adopted April 7, 2025, renumbered § 59-84 as § 59-85.

RESOLUTION NO. 2025-R-39

**RESOLUTION OF THE CITY OF MANVEL, TEXAS
GIVING CONSENT TO THE SALE AND ISSUANCE OF BONDS BY
SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1 OF BRAZORIA COUNTY**

WHEREAS, Sedona Lakes Municipal Utility District No. 1 of Brazoria County (the “District”) was heretofore duly created by Order of the Texas Commission on Environmental Quality (“TCEQ”), dated February 22, 2008; and

WHEREAS, The District is located within the extraterritorial jurisdiction of the City of Manvel, Texas (the “City”); and

WHEREAS, pursuant to V.T.C.A. Local Government Code, Section 42.042 and by Resolution No. 2007-R-11, dated June 11, 2007 (the “Consent Resolution”), the City consented to the creation of the District; and

WHEREAS, as condition of the Consent Resolution, the City must consent to the sale and issuance of bonds by the District; and

WHEREAS, the City has received and reviewed a draft Preliminary Official Statement, a draft Notice of Sale, and a draft debt service schedule; and

WHEREAS, the City Council of the City desires to adopt Resolution No. 2025-R-39 (the “Resolution”), as set forth herein, for the purpose of acknowledging its receipt and review of the draft Preliminary Official Statement, a draft Notice of Sale, and a draft debt service schedule and consenting to the sale and issuance of bonds by the District pursuant thereto.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

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

Section 2. Pursuant to Section 4.05 of Exhibit “B” and Exhibit “C” to the Consent Resolution, the City Council of Manvel, Texas hereby specifically (1) acknowledges its receipt and review of a draft Preliminary Official Statement, a draft Notice of Sale, and a draft debt service schedule; (2) declares that, based upon representation made by the District, the District is in compliance with the Consent Resolution, as well as all exhibits thereto; and (3) consents to the sale and issuance of bonds by the District.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

PASSED AND APPROVED this ____ day of _____, 2025.

Mayor

ATTEST:

City Secretary

APPROVED AS TO FORM:

City Attorney

[SEAL]

SKLAW

Sanford | Kuhl | Hagan | Kugle | Parker | Kahn LLP

1330 POST OAK BOULEVARD
SUITE 2650

HOUSTON, TEXAS 77056

(713) 850-9000

FAX: (713) 850-1330

www.sklaw.us

RYAN E. LARUE

larue@sklaw.us

October 1, 2025

VIA FEDERAL EXPRESS

The Honorable Dan Davis
City of Manvel
20031 Hwy 6
Manvel, TX 77578

RE: Sedona Lakes Municipal Utility District No. 1 of Brazoria County
Notice of Bond Issuance & Request for Resolution Giving Consent to the Sale and
Issuance of Bonds

Mayor Davis:

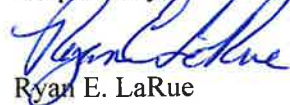
Pursuant to Section 5.05 of the Amended and Restated Development Agreement (the "Agreement") between the City of Manvel (the "City"), Marlin Atlantis White Ltd., MA Sedona Lakes LP, and Sedona Lakes Municipal Utility District No. 1 of Brazoria County (the "District"), and City Resolution No. 2007-R-11, dated June 11, 2007 (the "Consent Resolution") this letter serves as notice of intent to issue bonds payable from ad valorem taxation.

Attached please find a copy of the draft Notice of Sale, a copy of the draft Preliminary Official Statement, and a copy of the proposed debt service schedule.

The District respectfully requests a resolution from the City declaring the District in compliance with the Consent Resolution and the terms of the Agreement. Attached please find a draft of the resolution.

Should you have any questions or concerns, please do not hesitate to contact Julianne B. Kugle or myself.

Respectfully,



Ryan E. LaRue

Enclosures

cc: Tammy Bell, City Secretary



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: _____

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: _____

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

MUD District: _____

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

PUBLIC WORKS DIRECTOR APPROVAL _____

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



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 Maintenance 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: WS&D and Paving & Appurtenances to Serve Pomona Section 24

Project Type: WS&D, Paving, Other | Total Project Cost: \$5,755,011.49

MUD (if applicable): BCMUD No. 40

MyGov Permit No.: 22-002597 Inspection (Final Walk) Approval Date: May 8, 2025

Proposed Acceptance Date (Council Meeting Date): October 20, 2025

Approved Plat Name: Final Plat of Pomona Section 24

REQUESTER CONTACT INFORMATION

Name & Company Name: Alicia Garcia, LJA Engineering

Email: aligarcia@lja.com Phone No. 281-822-7105

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

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

Notes (if any): _____

Requester Signature: Alicia Garcia Date: October 2, 2025



INFRASTRUCTURE ACCEPTANCE PROJECT DETAILS

PROJECT DETAILS (To be filled in by requestor)

Project Name: WS&D and Paving & Appurtenances to Serve Pomona Section 24

Project Cost: \$5,755,011.49

Project Type: WS&D Paving Other _____

WS&D Total Quantity (ft & in)

Water Line Size: 6", 8", 12"	Water Line Length: 1039', 2230', 2290'
Sanitary Line Size: 8", 10"	Sanitary Line Length: 4390', 74'
Storm Line Size: 24", 30", 36", 42", 48", 54", 60", 84", 6'X4'	Storm Line Length: 2088', 598', 533', 336', 206', 224', 368', 244', 635'

Other Quantities: 6" Force Main (367')

Street Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness
Peach Oak Crossing	1254.61'	28'	6"
Pear Blossom Lane	1246.61'	28'	6"
Pecan Drive	255.42'	25'	6"
Lime Meadow Lane	1040.04'	28'	6"
Mango Park Lane	564.92'	28'	6"
Gleaming Pear Drive	153.27'	28'	6"
Park Willow Drive	188.29'	28'	6"
Seckel Street	455.01'	28'	6"

Sidewalk Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness

Prepared by: Alicia Garcia

Company Name: LJA Engineering

Email: aligarcia@lja.com

Ph: 281-822-7105



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: _____

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: _____

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

MUD District: _____

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

PUBLIC WORKS DIRECTOR APPROVAL _____

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____



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 Maintenance 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: BCMUD 57 WS&D and Paving to Serve Meridiana Section 13B

Project Type: WS&D, Paving, Other | Total Project Cost: _____

MUD (if applicable): _____

MyGov Permit No.: _____ Inspection (Final Walk) Approval Date: _____

Proposed Acceptance Date (Council Meeting Date): _____

Approved Plat Name: _____

REQUESTER CONTACT INFORMATION

Name & Company Name: _____

Email: _____ Phone No. _____

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

Required Documents	Check
➤ <i>Inspection (final walk) is complete and approved with no outstanding punch list items</i>	
➤ <i>Initial Acceptance required documents have been submitted or are provided with this form</i>	
• 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)	
➤ <i>Final Acceptance to release maintenance Bond. No Document Required.</i>	

Notes (if any): _____

Requester Signature: Dane Kindall Date: _____



INFRASTRUCTURE ACCEPTANCE PROJECT DETAILS

PROJECT DETAILS (To be filled in by requestor)

Project Name: _____

Project Cost: _____

Project Type: WS&D, Paving, Other _____

WS&D Total Quantity (ft & in)

Water Line Size: _____	Water Line Length: _____
Sanitary Line Size: _____	Sanitary Line Length: _____
Storm Line Size: _____	Storm Line Length: _____

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: Dane Kendall

Company Name: _____

Email: _____ Ph: _____



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

10/03/2025
 Quote #
 176960-02-01

West Wing Expansion- Surfacing and Install

City of Manvel
 Attn: Robbie Hall
 20025 Hwy 6
 Manvel, TX 77578
 United States
 rhall@cityofmanvel.com

Ship to Zip 77301

Quantity	Part #	Description	Unit Price	Amount
245	EWF	GT-Impax - Engineered Wood Fiber Safety Surfacing (CY)- <ul style="list-style-type: none"> Area: 4,953 Sq.Ft. Thickness (Compacted): 12" Volume: 245 Cubic Yards 	\$28.11	\$6,886.95
1	INSTALL	MISC - Installation of Equipment on Quote #: 176960-01-02	\$71,250.00	\$71,250.00
1	INSTALL	MISC - Installation of EWF and Geo-Textile Fabric	\$5,710.00	\$5,710.00
1	INSTALL	MISC - Optional Add Ons- *Please circle and add cost to total for the add-ons listed below** Additional Freight may apply. + ADD \$43,465 for provision and installation of the following: <ul style="list-style-type: none"> Drainage Concrete Ramps Concrete Curbs 		
Contract: Buy Board Contract #781-25			Sub Total	\$83,846.95
			Freight	\$2,620.00
			Total	\$86,466.95

Comments

*Freight calculated to installer.

*INSTALLATION: Site must be clear, level, free of obstructions, and accessible. Site should permit installation equipment access. Purchaser shall be responsible for unknown conditions such as buried utilities, tree stumps, bedrock or any concealed materials or conditions that may result in additional costs.



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PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

10/03/2025
Quote #
176960-02-01

West Wing Expansion- Surfacing and Install

GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT: Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

INSTALLATION CONDITIONS:

- **ACCESS:** The site must be clear, level, and provide unrestricted access for trucks and machinery. Any site that is inaccessible may incur additional charges.
- **STORAGE:** The customer is responsible for providing a secure area for off-loading and storing equipment during installation. Once equipment is delivered to the site, the owner assumes responsibility for any theft or vandalism unless alternative arrangements are made and documented in the quotation.
- **FOOTER EXCAVATION:** Installation pricing is based on footer excavation through earth/soil only, prior to the installation of drains, subbase, or surfacing. The customer is responsible for any unforeseen conditions such as buried utilities (public or private), tree stumps, rocks, or any other concealed materials or conditions that may result in additional labor or material costs.
- **UTILITIES:** The installer will contact 811 to locate all public utilities before layout and excavation of footer holes. The owner is responsible for identifying any private utilities. Cunningham Recreation and the installer are not liable for any damage to unmarked private utilities.
- **ADDITIONAL COSTS:** Pricing is based on a single mobilization for installation unless otherwise stated. The price includes only the items specified in this quotation. Additional site work or specialized equipment needs may result in price adjustments.
- **SITE CONDITIONS:** The site must have a slope of less than 1.5%. Any excavation or grading required to achieve an acceptable slope is the responsibility of others unless otherwise noted. All demolition and site preparation must be completed before the installation crew is mobilized.
- **GENERAL INSTALLATION NOTES:** Installation will be performed according to the manufacturer's specifications by a GameTime-certified installer. A one-year warranty on all labor is provided from the date of completion. Product warranty and service claims may not include labor.



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

10/03/2025
Quote #
176960-02-01

West Wing Expansion- Surfacing and Install

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$86,466.95**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature

BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____



GameTime c/o Cunningham Recreation
 PO Box 240981
 Charlotte, NC 28224
 800.438.2780
 704.525.7356 FAX

10/03/2025
 Quote #
 176960-01-02

West Wing Expansion- Equipment-2025 GT-Grant-Credit Terms Updated

City of Manvel
 Attn: Robbie Hall
 20025 Hwy 6
 Manvel, TX 77578
 United States
 rhall@cityofmanvel.com

Ship to Zip 77301

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - PowerScope Modular Ramped Unit Ages 5-12 (per drawing) [Accent: _____] [Basic: _____] [Deck:Pvc: _____] [Accent2: _____] [Tube: _____] [2ColorHDPE: _____] [RotoPlastic: _____] [RockPlastic: _____] [HDPE: _____] [Arch: _____] [Fabric1: _____] [Cabling: _____]	\$188,603.00	\$188,603.00
		(2) 16465 -- Slide Transfer (Ada)		
		(1) 16701 -- Ada 49"Tri Punch Steel Dk		
		(2) 80000 -- 49" Sq Punched Steel Deck		
		(1) 80612 -- Deck Curb		
		(1) 80687 -- Handhold/Kick Plate Pkg		
		(1) 80988 -- Train Half Panel		
		(1) 81666 -- Fun Seat		
		(1) 81669 -- Hand Cyclor		
		(1) 81680 -- Single Seat		
		(1) 81695 -- Train Whistle		
		(1) 81699 -- Bongos		
		(2) 81769 -- Talk Tube Ground Level Attach 2-5		
		(1) 90004 -- Two Piece Hex Deck		
		(2) 90005 -- Two Piece Hex Deck, Ada Ramp Access		
		(1) 90021 -- 2'-0" Transfer System W/ Barrier		
		(1) 90088 -- 2' Rockscape Climber		
		(1) 90178 -- Ada Crow'S Nest W/Telescope		
		(1) 90216 -- Rung Enclosure W/Barrier, Above Dk		
		(1) 90260 -- 8' Leaning Wall Climber		
		(2) 90264 -- 6' Upright, Alum		
		(3) 90265 -- 7' Upright, Alum		
		(5) 90266 -- 8' Upright, Alum		
		(2) 90267 -- 9' Upright, Alum		



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10/03/2025
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West Wing Expansion- Equipment-2025 GT-Grant-Credit Terms Updated

Quantity	Part #	Description	Unit Price	Amount
	(4)	90268 -- 10' Upright, Alum		
	(4)	90270 -- 12' Upright, Alum		
	(4)	90272 -- 14' Upright, Alum		
	(1)	90288 -- 2' Straight Tube Slide, 30" Dia		
	(1)	90306 -- Climber Archway W/Socket & Barrier		
	(1)	90344 -- 2' & 2'-6" Clover Leaf Climber		
	(1)	90429 -- Ada Crow'S Nest Molded Steer Wheel		
	(1)	90564 -- Dbl Ridge Climb(5' 6", 6' 0", &6'-6		
	(1)	90575 -- Scramble Up (6'-6" To 8'-0")		
	(1)	90673 -- Ramp (Guardrail)		
	(1)	90674 -- Std Access Ramp Link 3 Dk Gr		
	(1)	90700 -- Single Entrance Wilderslide li		
	(2)	90703 -- Straight Section Wilderslide li		
	(1)	90704 -- Left Curve Section Wilderslide li		
	(1)	90706 -- Exit Section Wilderslide li		
	(1)	90709 -- Support Wilderslide li		
	(1)	90790 -- Sloped Funnel Climber Barrier (Dbl)		
	(1)	90842 -- Single Spiral		
	(4)	91139 -- Entryway - Barrier		
	(1)	91294 -- 7'6" - 8'0" Whirlwind		
	(1)	91563 -- Flower Spinner Half Panel		
	(2)	91608 -- 15' Sunblox Umbrella Canopy		
	(1)	91609 -- 15' Sunblox Umbrella Canopy		
	(1)	91621 -- Hi-Line Climbing Link 2' Rise		
	(1)	91714 -- Modern Transfer w/Guardrail 3' Rise		
	(1)	91728 -- Rock with Me		
	(1)	91741 -- Tic-Tac-Toe Panel		
	(4)	G90262 -- 4' Upright, Galv		
	(1)	G90265 -- 7' Upright, Galv		
	(2)	G90266 -- 8' Upright, Galv		
	(1)	G90269 -- 11' Upright, Galv		
	(1)	G90271 -- 13' Upright, Galv		
	(1)	G90272 -- 14' Upright, Galv		
	(1)	G90273 -- 15' Upright, Galv		



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West Wing Expansion- Equipment-2025 GT-Grant-Credit Terms Updated

Quantity	Part #	Description	Unit Price	Amount
1	RDU	GameTime - PrimeTime Modular Unit Ages 2-5 (per drawing) [Basic: _____] [Accent: _____] [Deck:Pvc: _____] [RotoPlastic: _____] [Arch: _____] [HDPE: _____] [UniPlastic: _____] [Tube: _____] [Fabric1: _____] [Accent2: _____]	\$52,243.00	\$52,243.00
		(2) 12023 -- 3 1/2" Uprt Ass'Y Alum 8'		
		(7) 12024 -- 3 1/2" Uprt Ass'Y Alum 9'		
		(2) 12025 -- 3 1/2" Uprt Ass'Y Alum 10'		
		(4) 12026 -- 3 1/2" Uprt Ass'Y Alum 11'		
		(1) 12729 -- Turning Bar P/T		
		(2) 18200 -- 36" Sq Punched Deck P/T 1.3125		
		(1) 18201 -- 36" Tri Punched Deck P/T		
		(1) 18679 -- Bongos		
		(1) 19005 -- Transfer System W/Barrier (2' Rise)		
		(1) 19106 -- Clover Leaf (3' & 3'-6")		
		(1) 19122 -- Wave Zip Slide (2'-6" & 3')		
		(1) 19171 -- Leaning Wall (3')		
		(1) 19213 -- Challenge Canyon (2 Deck Span)		
		(1) 19267 -- Triple Slide		
		(1) 19287 -- River Rock Climber		
		(1) 19419 -- Fun-L Crawl Tube (Attach)		
		(1) 19873 -- Sunblox Hex Umbrella Canopy		
		(1) 19912 -- Modern Transfer w/Barrier 2' Rise		
		(1) G12024 -- 3 1/2" Uprt Ass'Y Galv 9'		
		(1) H12069 -- 14' Heavy Wall Upright		
1	178749	GameTime - Owner's Kit	\$92.08	\$92.08
2	161290	GameTime - Geo-Textile 2250 Sqft Roll	\$1,187.00	\$2,374.00
1	161291	GameTime - Geo-Textile 1125 Sqft Roll	\$592.00	\$592.00



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10/03/2025
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West Wing Expansion- Equipment-2025 GT-Grant-Credit Terms Updated

Quantity	Part #	Description	Unit Price	Amount
1	2025 GT- Grant	MISC - 2025 GameTime Community Champions Grant- Grant Rules and Limitations: To qualify for up to 100% matching grant, list price of the qualifying playground system must exceed \$75,000, and payment in full must accompany your order. For play systems with a list price of less than \$75,000 and greater than \$25,000 with payment in full, GameTime playground grants are available with matching funds up to 80%. For play systems that exceed \$25,000, and purchased with credit terms, matching funds are available up to 65%. Matching funds are subject to rounding rules and may vary based on qualified purchase. No other offer, discount, or special programs can be used with this grant program. This special matching fund offer applies to PowerScape®, PrimeTime®, Xscape®, and Modern City® systems only. Up to 50% matching funds for select outdoor fitness equipment, including THRIVE®, Challenge Course, KidCourse, and The Stadium®. VistaRope®, freestanding net structures, TuffForms, Landmark Design, GTSymphony freestanding, other freestanding play products, and Play On! non-system events are not eligible for funding. All applications must be received and validated by the project administrator by October 17, 2025. GameTime reserves the right to decline any application for a GameTime grant. GameTime will accept grant orders until October 24, 2025, or until all eligible funds are disbursed, whichever comes first. Customers must be able to receive order by December 31, 2025, subject to transportation availability. GameTime reserves the right to terminate this offer at any time without notice. GameTime playground grants can only be applied to additional GameTime purchases and only in conjunction with the original purchase. Standard policies and warranties as listed in the 2025 GameTime Playground Design Guide apply. Freight and applicable sales tax are extra and not included. Other terms and restrictions may apply. Contact your local GameTime representative for complete details.		
Contract: Buy Board Contract #781-25			Sub Total	\$243,904.08
			Grant	(\$95,343.82)
			Freight	\$12,521.28
			Total	\$161,081.54

Comments

***Freight calculated to installer.**

***MATERIALS ONLY: Quotation does not include any site work, off-loading, storage, safety surfacing, or installation.**

***Installation and Surfacing on Quote #: 176960-02-01**

***Optional Curbing Option on Quote #: 176960-02-01**



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10/03/2025
Quote #
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West Wing Expansion- Equipment-2025 GT-Grant-Credit Terms Updated

GAMETIME - TERMS & CONDITIONS:

- **PRICING:** Due to fluctuating economic conditions, pricing is valid for 30 days and is subject to change. Please request updated pricing if your quote is older than 30 days before making a purchase.
- **TERMS OF SALE:** For equipment & material purchases, Net 30 days from date of invoice for governmental agencies and those with approved credit. All others, full payment for equipment, taxes and freight up front. Balance for services & materials due upon completion or as otherwise negotiated upon credit application review. Pre-payment may be required for equipment orders totaling less than \$5,000. Payment by VISA, MasterCard, or AMEX is accepted (**If you elect to pay by credit card, GameTime charges a 2.50% processing fee that is assessed on the amount of your payment. This fee is shown as a separate line item and included in the total amount charged to your credit card. You have the option to pay by check, ACH or Wire without any additional fees.**). Checks should be made payable to Playcore Wisconsin, Inc. dba GameTime unless otherwise directed. **Any order exceeding \$300,000 will require progress payments during the course of completion.**
- **CREDIT APPLICATION:** Required for all non-governmental agencies and those entities who have not purchased from GameTime within the previous twelve calendar months.
- **FINANCE CHARGE:** A 1.5% monthly finance charge (or maximum permitted by law) will be added to all invoices over 30 days past due.
- **CASH WITH ORDER DISCOUNT:** Orders for GameTime equipment paid in full at time of order via check or electronic funds transfer (EFT) are eligible for a 3% cash-with-order (CWO) discount. Consult local sales representative for CWO terms.
- **ORDERS:** All orders shall be in writing by purchase order, signed quotation or similar documentation. Purchase orders must be made out to Playcore Wisconsin, Inc. dba GameTime.
- **FREIGHT CHARGES:** Shipments shall be F.O.B. destination. Freight charges prepaid and added separately.
- **SHIPMENT: Standard Lead time is 6-8 weeks (some items may take longer)** after receipt and acceptance of purchase order, credit application, color selections and approved drawings or submittals.
- **PACKAGING:** All goods shall be packaged in accordance with acceptable commercial practices and marked to preclude confusion during unloading and handling.
- **RECEIPT OF GOODS:** Customer shall coordinate, receive, unload, inspect and provide written acceptance of shipment. Any damage to packaging or equipment must be noted when signing delivery ticket. If damages are noted, receiver must submit a claim to Cunningham Recreation within 15 Days. Receiver is also responsible for taking inventory of the shipment and reporting any concealed damage or discrepancy in quantities received within 60 days of receipt.
- **RETURNS:** Returns are only available on shipments delivered within the last 60 days. A 25% (min.) restocking fee will be deducted from any credit due. Customer is responsible for all packaging & shipping charges. Credit is based on condition of items upon return. All returns must be in unused and merchantable condition. GameTime reserves the right to deduct costs associated with restoring returned goods to merchantable condition. Uprights & custom products cannot be returned.
- **TAXES:** Sales tax is shown as a separate line item when included. A copy of your tax exemption certificate must be submitted at time of order or taxes will be added to your invoice.

SUPPLY ONLY:

- All items are quoted supply only.
- Installation services are not included.
- Customer is responsible for coordinating delivery, receipt, unloading, and inventory equipment.
- Missing or damaged equipment must be reported within 60 days of delivery.



GameTime c/o Cunningham Recreation
PO Box 240981
Charlotte, NC 28224
800.438.2780
704.525.7356 FAX

10/03/2025
Quote #
176960-01-02

West Wing Expansion- Equipment-2025 GT-Grant-Credit Terms Updated

ACCEPTANCE OF QUOTATION:

Acceptance of this proposal indicates your agreement to the terms and conditions stated herein.

Accepted By (printed): _____ Title: _____

Telephone: _____ Fax: _____

P.O. Number: _____ Date: _____

Purchase Amount: **\$161,081.54**

SALES TAX EXEMPTION CERTIFICATE #: _____

(PLEASE PROVIDE A COPY OF CERTIFICATE)

Salesperson's Signature

Customer Signature

BILLING INFORMATION:

Bill to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____

SHIPPING INFORMATION:

Ship to: _____

Contact: _____

Address: _____

Address: _____

City, State: _____ Zip: _____

Tel: _____ Fax: _____

E-mail: _____



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: October 20, 2025

TOPIC: Public Hearing followed by consideration of a request to change the zoning classification of an approximate 0.5651-acre tract of land located at 20226 Morris Avenue, Manvel, Texas 77578, from Light Commercial District / State Highway 6 Overlay (LC/SH6) District to Light Commercial District / State Highway 6 Overlay district with Specific Use Permit (LC/SH6-SUP); providing for the granting of a Specific Use Permit with conditions to authorize the use of an existing lease space (Suite C) at the subject site for NAICS use 621310 "Offices of Chiropractors". (*Proposed Ordinance No. 2025-O-30*)

BACKGROUND:

- The proposed SUP is for an approximately 1,000-square-foot suite within a 0.5651-acre tract located at 20226 Morris Avenue, Suite C, Manvel, Texas 77578 (PID: 227994). The site is currently zoned Light Commercial District / State Highway 6 Overlay (LC/SH6), and the request seeks to reclassify the zoning to LC/SH6 with a Specific Use Permit (LC/SH6-SUP) to allow NAICS use 621310, "Offices of Chiropractors." The space is part of an existing retail center and was formerly occupied by a pharmacy. No exterior modifications are proposed.
- The applicant has indicated that the proposed chiropractic clinic will specialize in injury treatment, offering services such as electrical stimulation for pain management and rehabilitation, myofascial release to improve mobility, ice/cold therapy for inflammation, strengthening and flexibility exercises, and chiropractic adjustments to realign joints and relieve pain. Interior modifications are planned to create a retail open area, storage space, closet, and therapy room. Operations will be supported by one receptionist, one assistant, and one doctor. Business hours are proposed as Monday, Wednesday, and Friday from 9:00 AM to 7:00 PM, and Tuesday and Thursday from 9:00 AM to 2:00 PM.
- 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 any opposition.
- Additional details and staff analysis are included in the attached Final report.

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

PD&Z PUBLIC HEARING AND DISCUSSION (October 14, 2025): There were no public comments made on the proposed project. Commission and Staff generally discussed the details of the project, specifically regarding parking within the retail center. Staff clarified that no additional site development is triggered by the proposed use in terms of parking.

PD&Z RECOMMENDATION: The PD&Z Commission is recommended approval of the requested SUP with conditions listed in the Final Report with a vote of five (5) "Yeas" to zero (0) "Nays" at their October 14, 2025, meeting.

ATTACHMENTS: PD&Z Final Report and Proposed Ordinance No. 2025-O-30

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL __NA__ CITY MANAGER APPROVAL __YES__
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FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	October 20, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Specific Use Permit LC/SH6 to LC/SH6 -SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by Consideration and Possible Action to Approve Ordinance No. 2025-O-30.		

SUMMARY

The applicant, Norberta Lopez with The Injury Clinics of Texas, representing the property owner Savannah Ventures Inc., is requesting a zoning classification to allow a Specific Use Permit for an approximate 0.5651-acre tract at 20226 Morris Avenue, Manvel, Texas 77578. The property is currently zoned Light Commercial District / State Highway 6 Overlay (LC/SH6) District. The request is to reclassify the zoning to Light Commercial District / State Highway 6 Overlay with a Specific Use Permit (LC/SH6-SUP) to allow NAICS use 621310 “Offices of Chiropractors” within an existing 1,000-square-foot commercial lease space (Suite C). The applicant proposes establishing a new chiropractic clinic specializing in injury treatment. The applicant has indicated that the clinic will provide chiropractic services tailored to pain management, rehabilitation, and joint realignment. Services include electrical stimulation, myofascial release, ice/cold therapy, therapeutic exercises, and chiropractic adjustments. No exterior modifications are proposed, and any interior build-out will be reviewed and permitted separately for compliance with adopted codes.

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, Floor Plan, Site Plan, Public Hearing Notice, and Site Pictures.

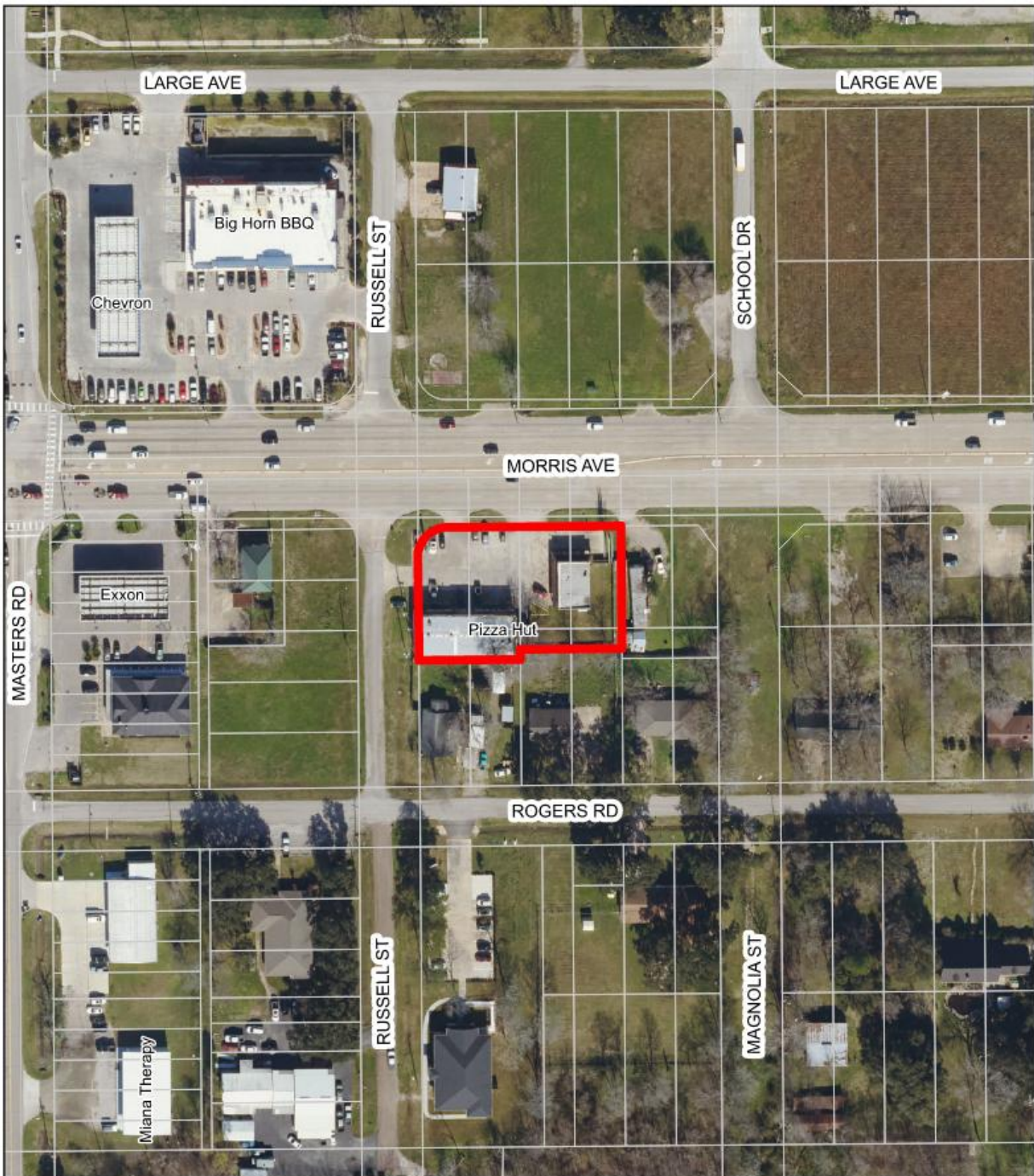
GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) South: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) East: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) West: Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	North: Big Horn and Gas Station / Undeveloped land-future Restaurant) South: Non-conforming Single-Family Residence / Daniel Scott Engineering Office/ Manvel Dental Center East: Non-conforming Single-Family Residence West: Undeveloped land/ Barber studio/ Exxon Gas Station
Major Thoroughfare	Subject site is located along the south side of State Highway 6



AERIAL VICINITY MAP



20226 Highway 6 - The Injury Clinics

-  The Injury Clinics
-  City of Manvel ETJ
-  Parcels
-  City of Manvel City Limits



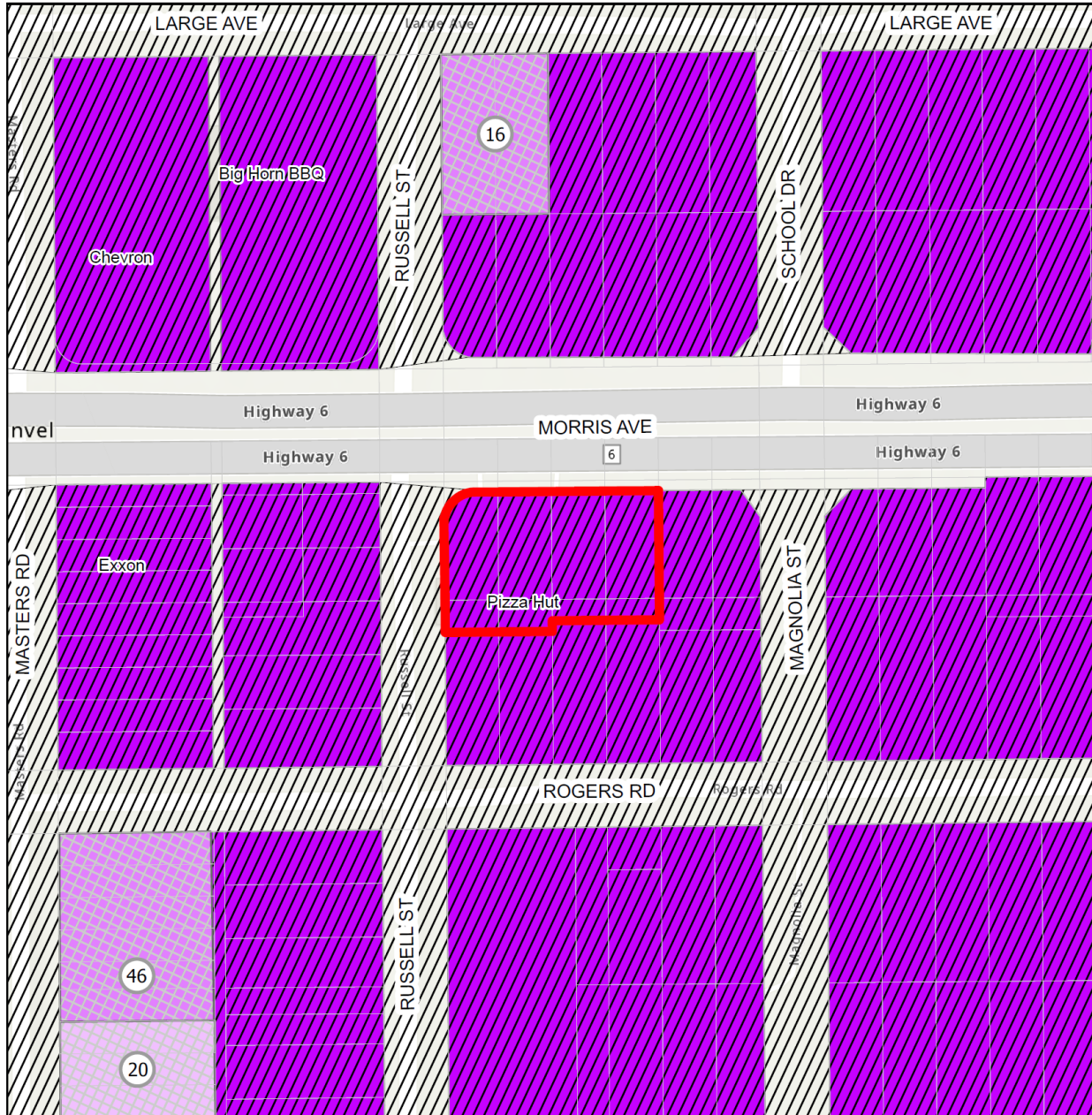
This map is made available for informational purposes only and does not constitute an official record. The City of Manvel and/or its employees shall not be liable for any errors or omissions.



Drawn July 2025
Reference: 202502
Data Source: City of Manvel,
Waller County Open Data



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
16	7303 RUSSELL ST	MOTORCYCLE, ATV & PERSONAL WATERCRAFT DEALER / OTHER PERSONAL & HOUSEHOLD GOOD REPAIR & MAINTENANCE	2016-0-16	7/11/2016	LC
20	7515 S MASTERS ST FM 1128	NAICS USE 813110 RELIGIOUS ORGANIZATIONS	EXPIRED		LC
46	7507 MastersRoad	NAICS use 621111 "Offices of physicians (except mental health specialists)"	2022-0-03	1/24/2022	LC/SH6-SUP

20226 Highway 6 - The Injury Clinics

— The Injury Clinics

City of Manvel City Limits

Light Commercial District

Parcels

Specific Use Permits

Planned Unit Development

City of Manvel ETJ

State Highway 6 Overlay District

Open Single-Family Residential District

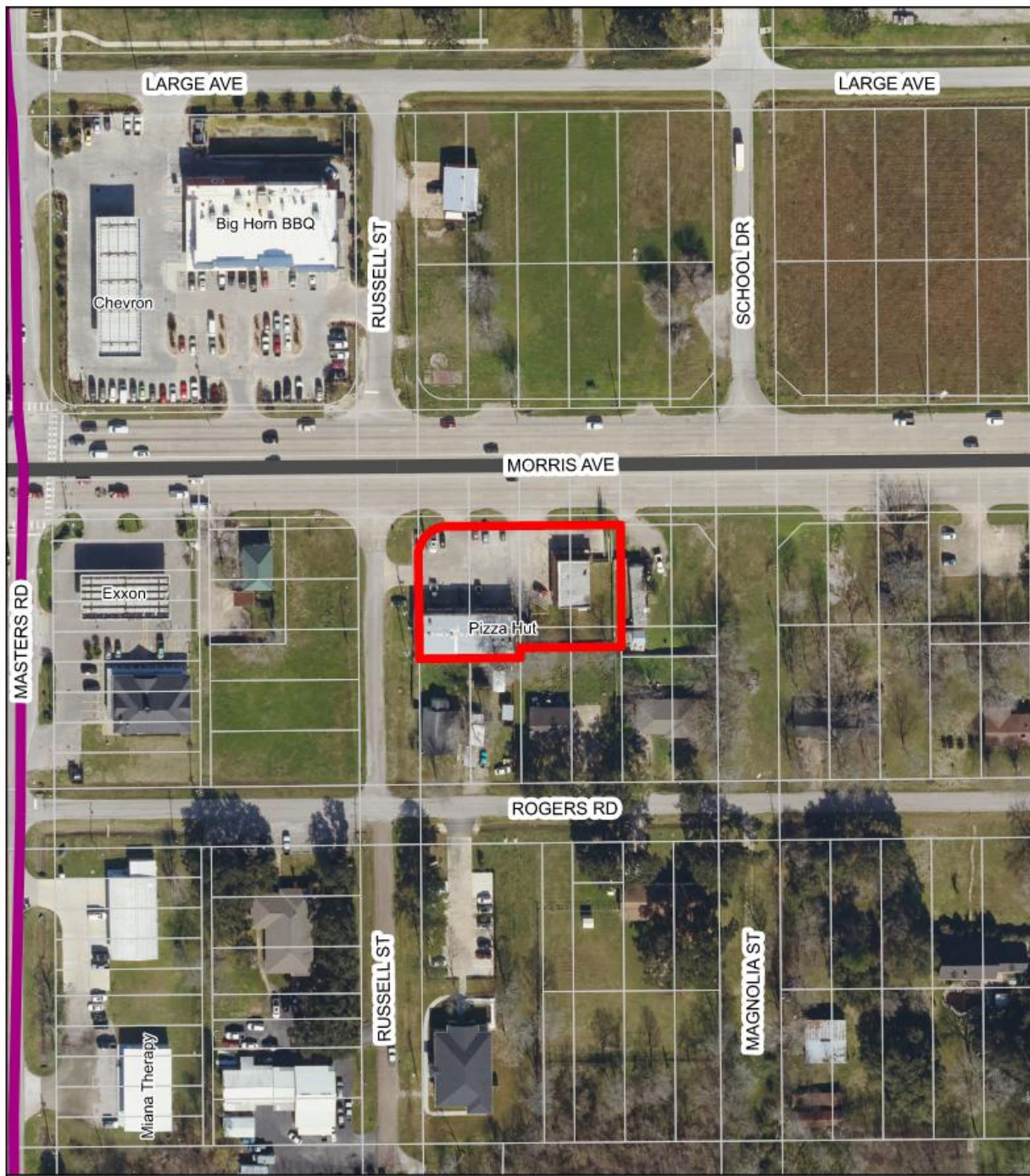
US Feet

Date: July 2025
Reference: 2022007
Data Source: City of Manvel, Brazoria County Open Data

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



MAJOR THOROUGHFARE PLAN MAP



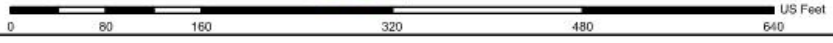
20226 Highway 6 - The Injury Clinics



-  Parkway (120' ROW)
-  The Injury Clinics
-  City of Manvel City Limits
-  Proposed Parkway (120' ROW)
-  Parcels
-  Major Thoroughfare (120' ROW)
-  City of Manvel ETJ



This map is provided for reference purposes only and does not constitute a warranty. The City of Manvel will not accept liability for any errors or omissions with this map.



Scale: July 2024
Reference: 202002
Data Source: City of Manvel,
Winkler County Data Data



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The proposed project involves the conversion of an existing retail lease space located at 20226 Morris Avenue, Suite C, Manvel, Texas 77578 (PID: 227994) into an injury clinic. The retail center at the subject site includes parking and the lease space in question was previously occupied by a pharmacy. To accommodate the new medical use, the applicant may propose interior modifications. All interior build-out must comply with adopted code requirements and will be reviewed and permitted separately.

Operations will include one receptionist, one assistant, and one doctor. Business hours will be Monday, Wednesday, and Friday from 9:00 AM to 7:00 PM, and Tuesday and Thursday from 9:00 AM to 2:00 PM. Services provided will include electrical stimulation for pain management and rehabilitation, myofascial release to improve movement, ice/cold therapy for inflammation, strengthening and flexibility exercises, and chiropractic adjustments to realign joints and relieve pain.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50 (g)).

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

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

Please note that the proposed use meets the predetermined condition for Ambulatory health care services use.



SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. Conformance to Comprehensive Plan:
The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: “Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life”. The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. Compatibility with the character of the neighborhood: The proposed clinic will occupy an existing retail lease space and will not result in any new development. Although there are existing non-conforming residential uses in the area, the proposed use is compatible with the surrounding context, as Highway 6 functions as a commercial corridor. The proposed medical use is not significantly different from the existing commercial uses in the area in terms of intensity and traffic generation.
3. The suitability of the property for the uses permitted by right: The property is currently zoned LC/SH6 and abuts LC/SH6-zoned properties on all sides. The existing strip shopping center currently includes four suites and is appropriate for retail uses permitted by right as well as the proposed chiropractic clinic.
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 an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. Harm to the value of nearby properties: The surrounding properties are zoned LC and consist of undeveloped land, single-family homes, and offices. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC/SH6 zoning in the area supports the appropriateness of the use.
7. Impedance to orderly development surrounding vacant property: The subject site is already developed, and the proposed use of the existing lease space 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 clinic 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 shall 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 recommended approval of this SUP request for the subject site to allow NAICS use 621310 “Offices of Chiropractors” with the following conditions:

1. The land use allowance of this Specific Use Permit is limited to 20226 Highway 6 / Morris Avenue, Suite C, with floor area not to exceed 1,000 square feet;
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-30)

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 no informational inquiry and is not aware of any opposition to the request.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the October 14, 2025, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. There were no public comments made on the proposed project. Commission and Staff generally discussed the details of the project, specifically regarding parking within the retail center. Staff clarified that no additional site development is triggered by the proposed use in terms of parking.

The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of five (5) “Yeas” to zero (0) “Nays.” Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2025-O-30.



REQUEST LETTER

THE INJURY CLINICS OF TEXAS

901 3rd Street Rosenberg, TX 77471

Tele: 281-238-5767

Fax: 281-232-0026

To the City of Manvel,

This letter is to inform you of my proposed use for the property located at 20226 HWY 6, Manvel, TX 77578. Per the owner of the suite, it measures 1,000 sq ft. I intend to provide chiropractic services at this location.

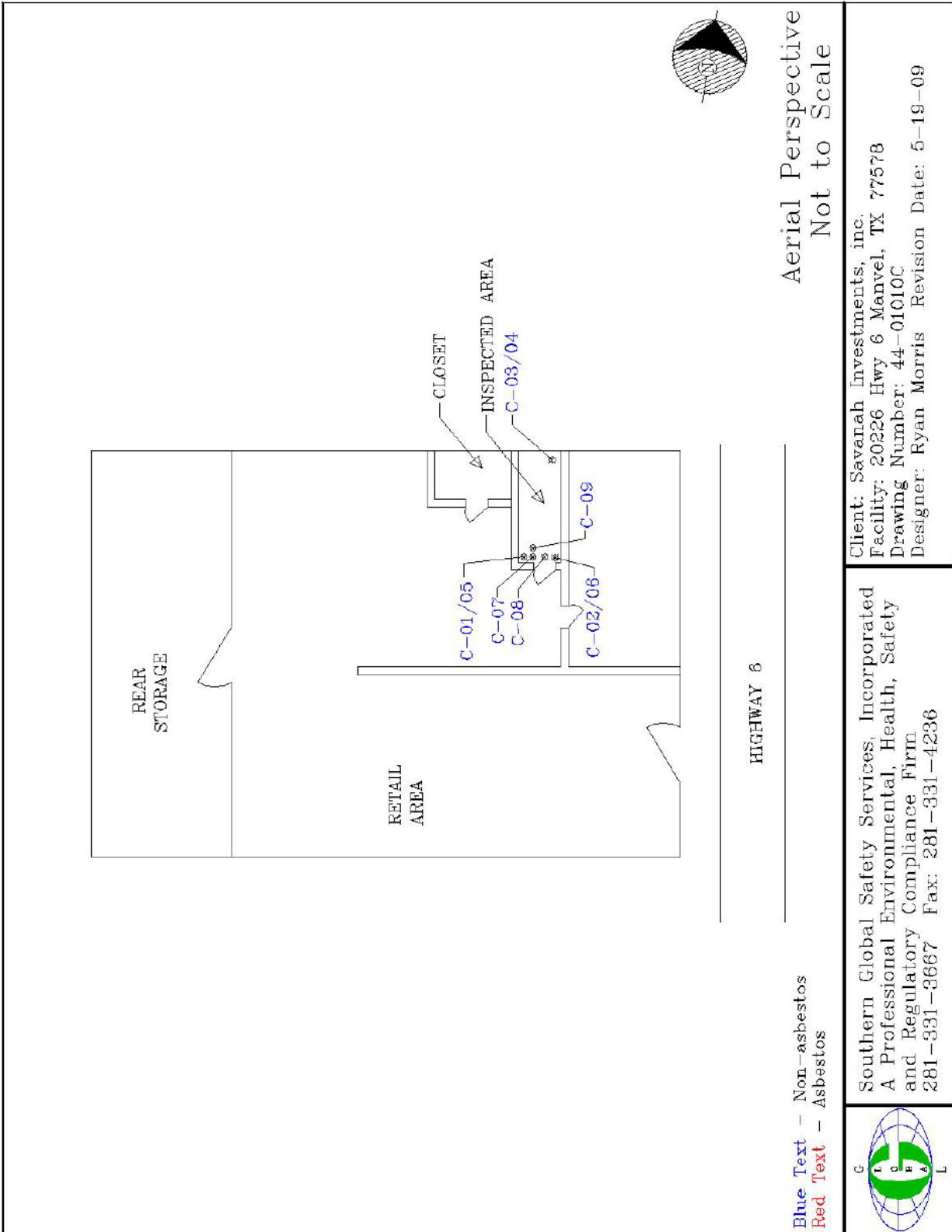
Our staff will consist of one receptionist, one assistant, and one doctor. Our working hours will be Monday, Wednesday and Friday 9AM- 7PM, Tuesdays and Thursdays from 9AM-2PM.

The services provided will be electrical stimulation which are small electrical currents that stimulate the muscle and nerves to primarily help with pain and muscle rehabilitation. Myofascial release is used to alleviate pain and improve movement. Ice/Cold Therapy is used to alleviate pain and decrease inflammation. Exercises will be used for strengthening, and increasing muscle flexibility. Chiropractic adjustments are used to realign the joints primarily in the spine to improve movement and relieve pain by the doctor.

-Norberta Lopez



FLOOR PLAN





PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 09/28/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON TUESDAY, OCTOBER 14, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 20, 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 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" WITHIN THE LEASE SPACE "SUITE C;" 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-30

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5651-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20226 MORRIS AVENUE/HIGHWAY 6 (PID: 227994) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 “OFFICES OF CHIROPRACTORS” WITHIN THE LEASE SPACE “SUITE C;” 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, Norberta Lopez with The Injury Clinics of Texas (the “Applicant”), representing the owner, Savannah Ventures Inc., (the “Owner”) of a certain 0.5651-acre tract of land generally located at 20226 Morris Avenue, Manvel, Texas, being lots 3, 4, 5, 6, and north 30 feet of lots 7, 8, 9 and 10, Block 14 of Manvel Townsite Subdivision, Brazoria County, Texas., according to Vol. 1, Pg 69 of the map or plat records of Brazoria County, Texas., and being the same land described in a map and description of which is attached hereto as Exhibit “A”; and

WHEREAS, the 0.5651-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the applicant, has filed an application to change the zoning classification of the 0.5651-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 621310 “Offices of Chiropractors” specifically within the lease

space with floor plan depicted on Exhibit “B”; 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 0.5651 tract of land located generally located at 20226 Morris Avenue, Manvel, Texas, being lots 3, 4, 5, 6, and north 30 feet of lots 7, 8, 9, and 10, Block 14 of Manvel Townsite Subdivision, Brazoria County, Texas., according to Vol. 1, Pg 69 of the map or plat records of Brazoria County, Texas., and being the same land described in a map and description of which is attached hereto as Exhibit “A” attached hereto, shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) to Light Commercial and State Highway 6 Overlay District with a 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. Offices of Chiropractors – (NAICS 621310)

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 “C”, attached hereto and incorporated herein as if set out in full. This proposed uses of an “Offices of Chiropractors” 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. 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 B

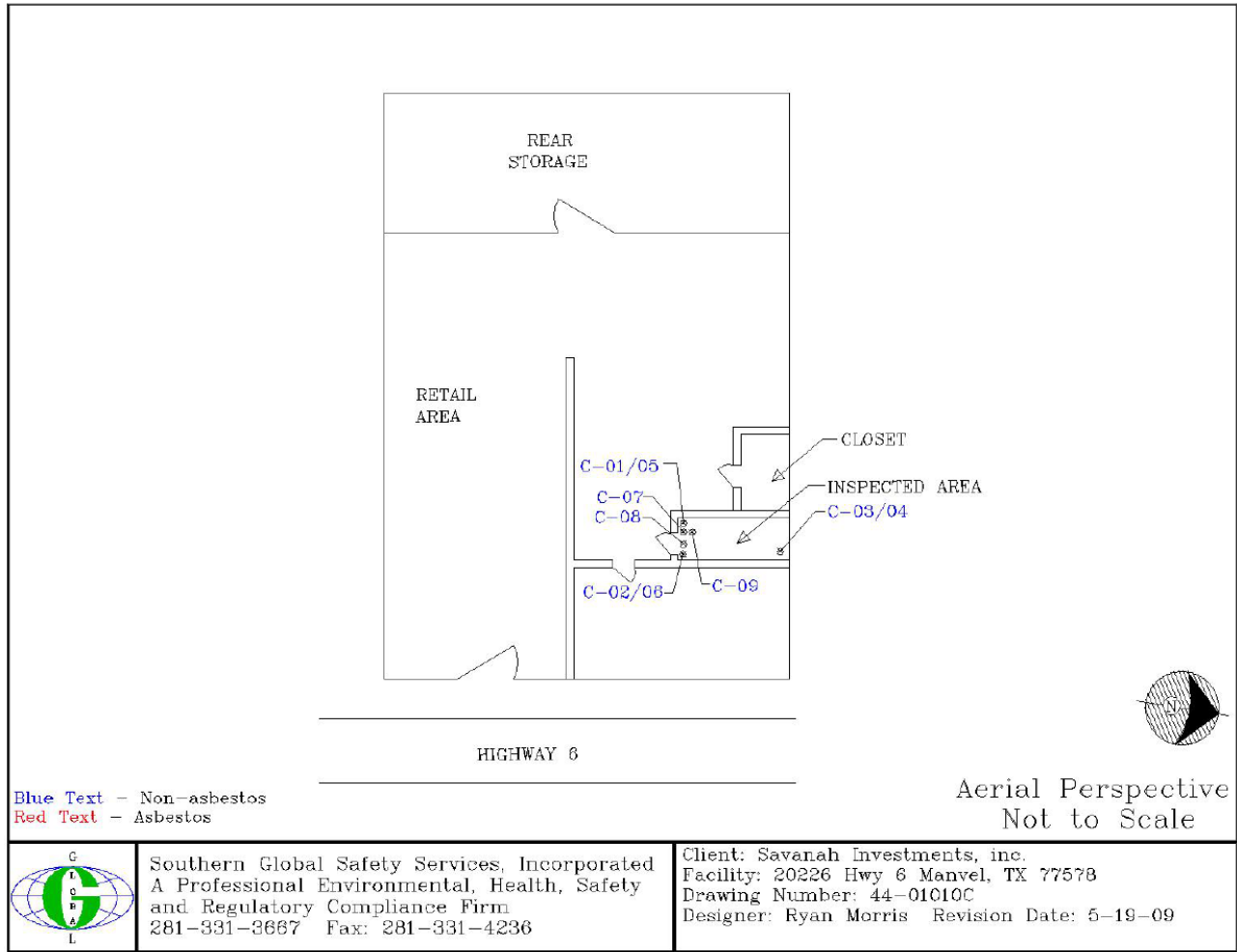


Exhibit C

Conditions of Approval:

1. The land use allowance of this Specific Use Permit is limited to 20226 Highway 6 / Morris Avenue, Suite C, with floor area not to exceed 1,000 square feet;
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

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)

**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 Outlot 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 to an east line of said 1.6554 acre tract for a distance of 360.09 feet to the **POINT OF BEGINNING** and containing 7.687 acres of land.

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


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



Date: August 28, 2025
Job No: 081-011-00

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



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

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

SUBDIVISION VARIANCE APPLICATION

SITE INFORMATION

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

OWNER & APPLICANT INFORMATION

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

SUBDIVISION VARIANCE INFORMATION

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

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

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

Are there special circumstances or conditions affecting the property?

Yes - see variance request letter for complete details.

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

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

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

See variance letter for complete details.

DISCLAIMER & SIGNATURE

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

Brad Smetz

August 1, 2025

Applicant Signature

Date



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Applicant Signature

Date



August 14, 2025

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

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

Mr. Abraham,

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

Introduction

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

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

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

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

Variance Requests

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

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

- 1) **Limited Frontage Ownership**

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

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

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

- 3) **Physical Constraints & Safety**

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

4) Proposed Interim Improvement

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

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

Current Jordan Road



Conceptual Future Jordan Road



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

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

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

Sincerely,

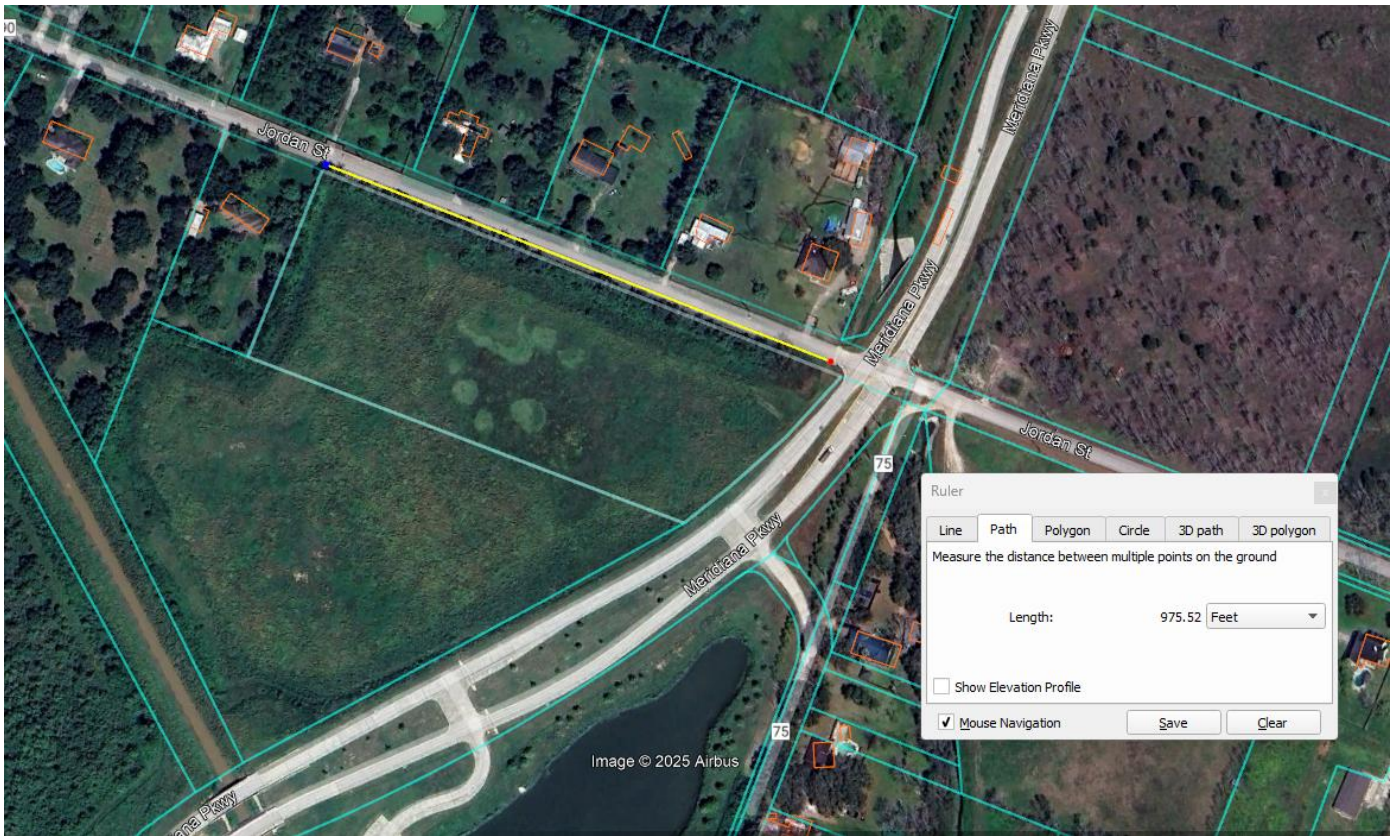
A handwritten signature in black ink that reads "Brad Sweitzer". The signature is written in a cursive, slightly slanted style.

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



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

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

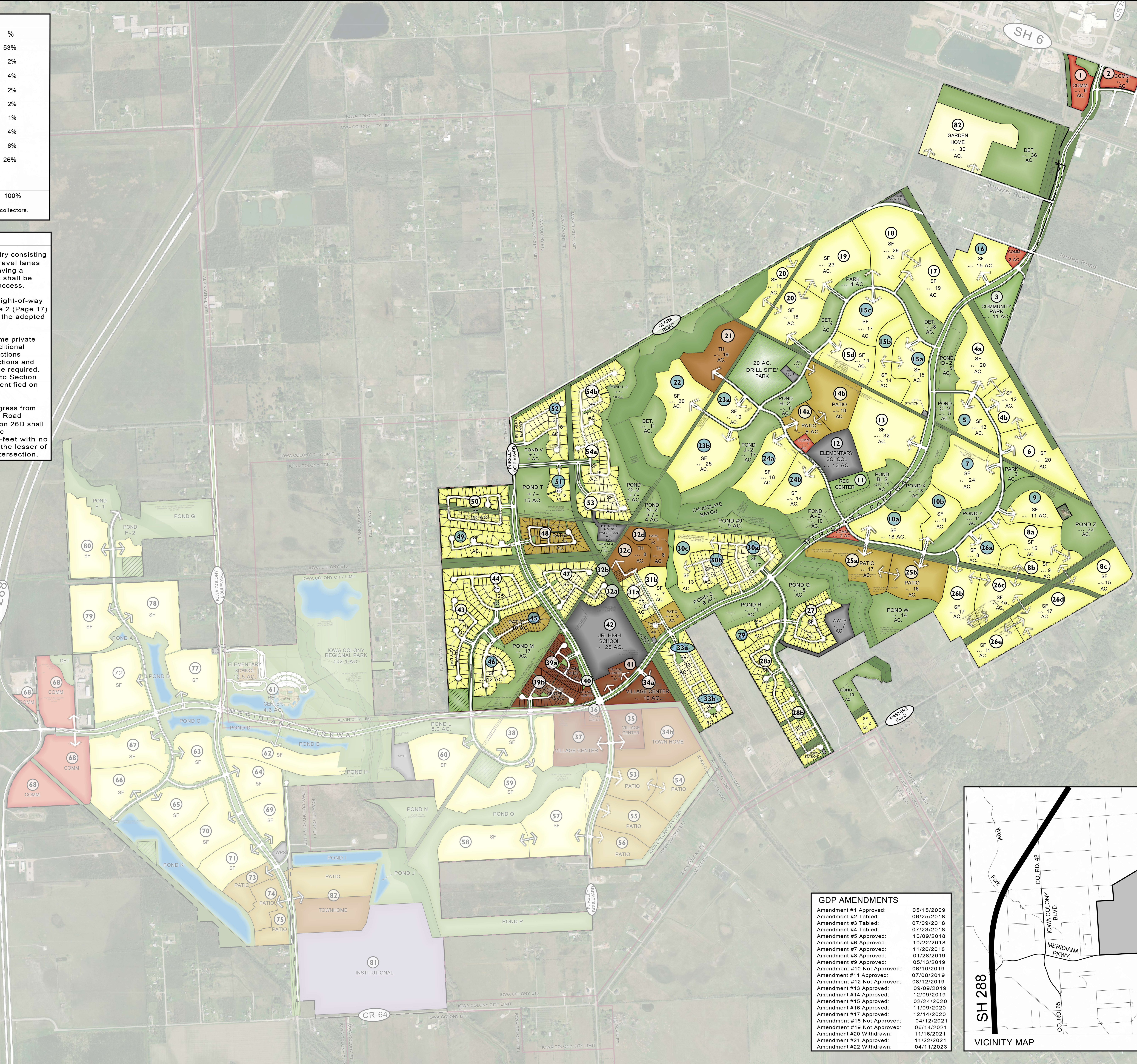
Legend

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

- Notes**
1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
 2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
 3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
 4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

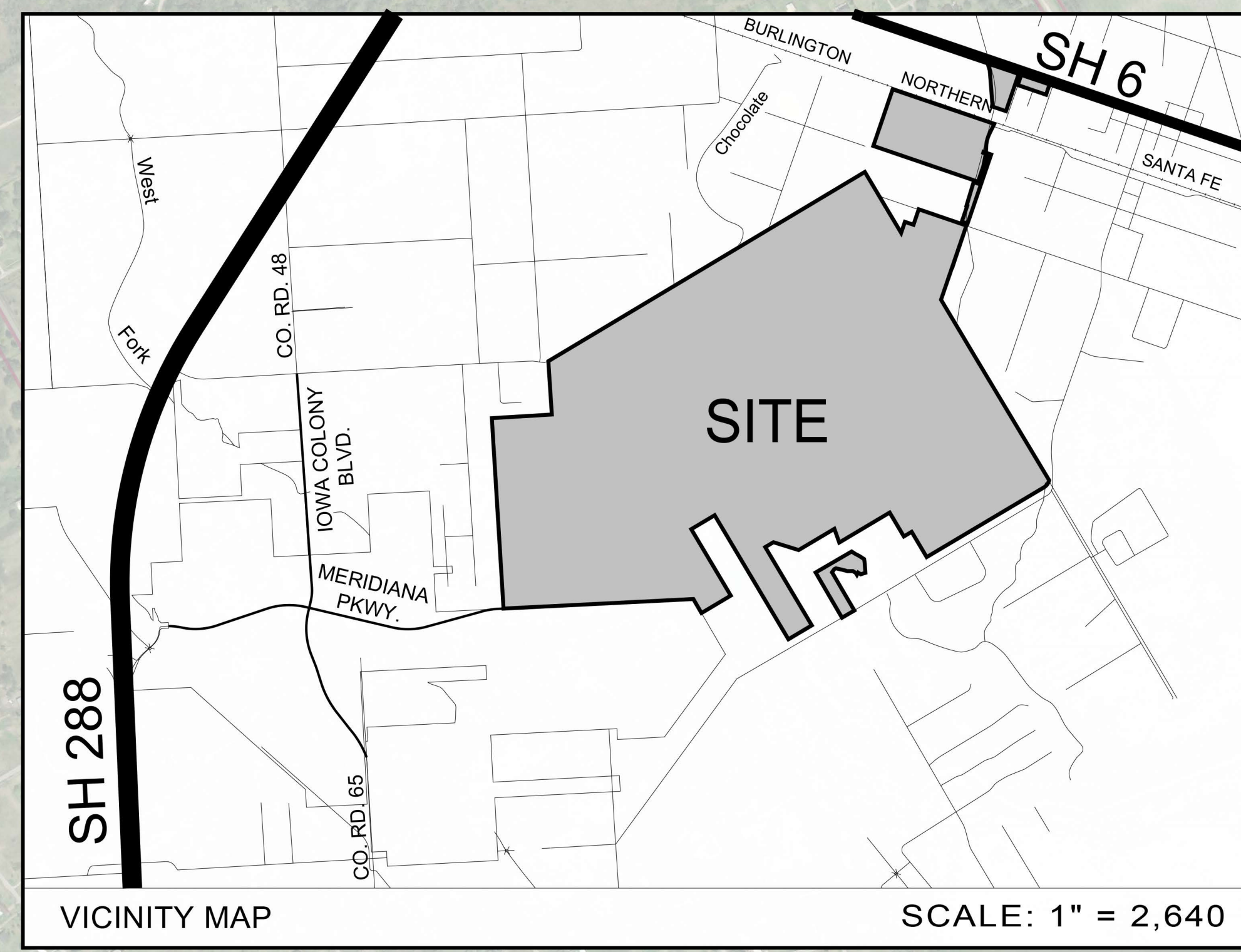
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

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



Meridiana General Development Plan: Amendment #23

Brazoria County, TX

March, 2024

EHRA
ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.798.4500
WWW.EHRANC.COM
TBP# No. F-726
TBP# No. 10092300

EA JOB NO: 081-011-150

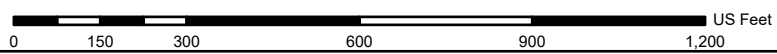


Meridiana Unit 16 Commercial Reserve

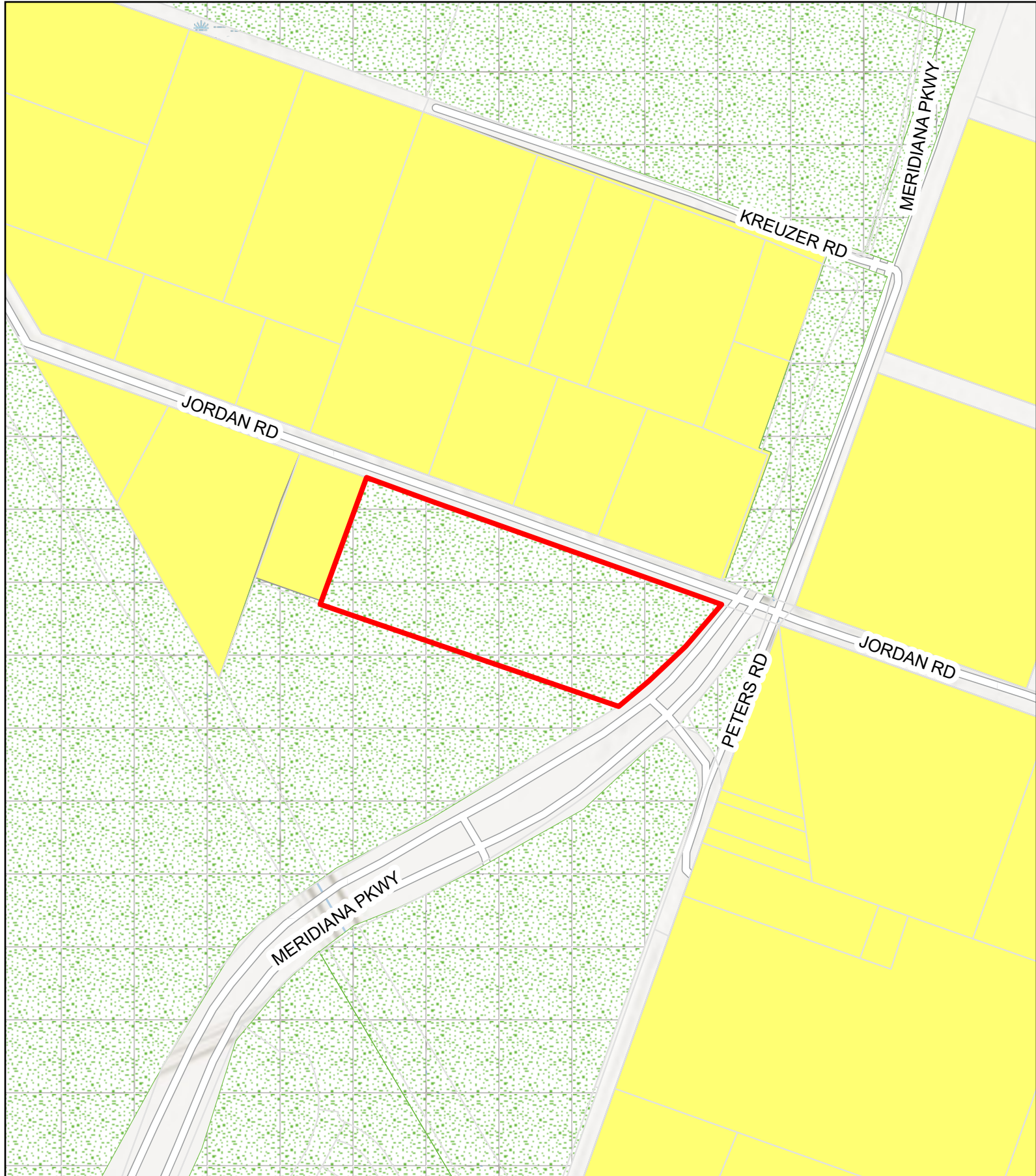
- Meridiana Unit 16
- City of Manvel ETJ
- Parcels
- City of Manvel City Limits



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



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

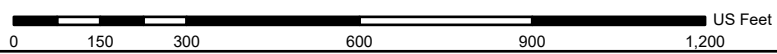


Meridiana Unit 16 Commercial Reserve

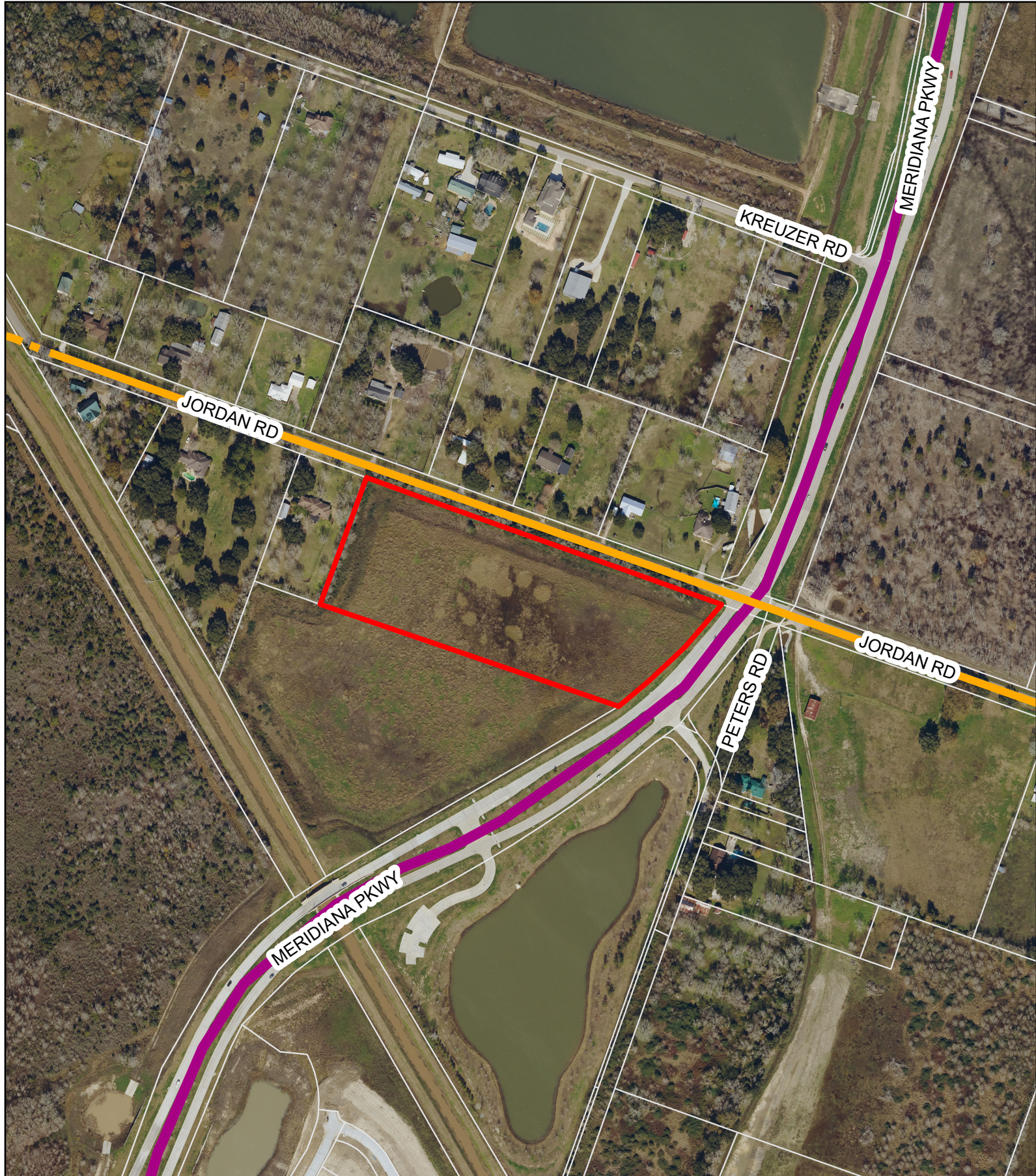
- Meridiana Unit 16
- City of Manvel City Limits
- Parcels
- Planned Unit Development
- Open Single-Family Residential District
- City of Manvel ETJ



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

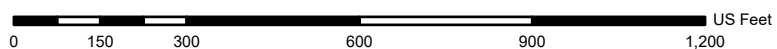


Meridiana Unit 16 Commercial Reserve



- 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

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

POB

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

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

S 70°26'36" E 956.24'

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

7.687 ACRES

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

FND. 5/8" IR

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

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

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

0 100 200



Scale 1" = 100'



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



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"

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

OUTLOT 135

70°26'36" W 845.13'
OUTLOT 134

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




**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.C.S. \\
Texas Registration No.6696
10011 Meadowglen Lane
Houston, Texas 77042
713-784-4500



Date: August 28, 2025

Job No: 081-011-00

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

STATE OF TEXAS
COUNTY OF BRAZORIA

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

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

FURTHER, Owners have dedicated and by these presents do dedicate to the use of the public utility purposes forever unobstructed aerial easements. The aerial easements shall extend horizontally 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 purposes 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-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereto authorized this 16th day of June, 2025.

OWNER

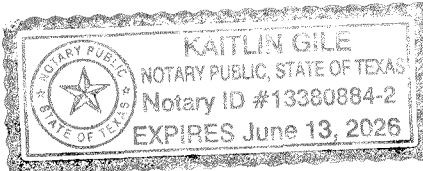
GR-MI, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Its Authorized Agent

By: *[Signature]*
Print Name: Matt Lawson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

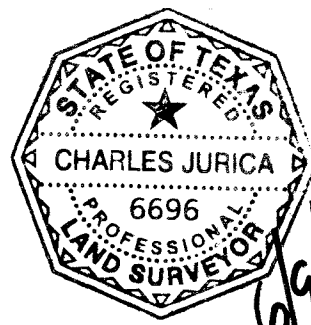
BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and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

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



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

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



[Signature]
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 16th day of June, 2025.

Planning, Development, and Zoning Commission

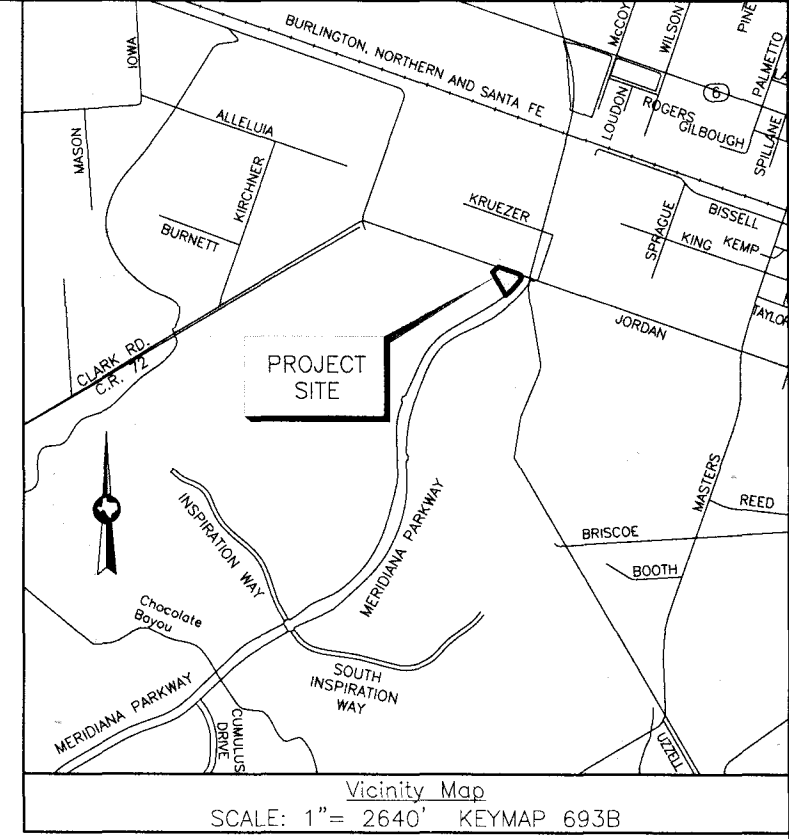
METES AND BOUNDS DESCRIPTION
MERIDIANA UNIT 16 COMMERCIAL RESERVE
BEING A 1.932 ACRE TRACT OF LAND SITUATED IN
THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT NO. 484
BRAZORIA COUNTY, TEXAS

A DESCRIPTION OF A 1.932 ACRE TRACT OF LAND IN THE H. T. & B. R.R. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-MI, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006032287; SAID 1.932 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 SOUTH CENTRAL ZONE AS DETERMINED BY GPS MEASUREMENTS):

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

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

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



BENCHMARK:

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

FINAL PLAT
MERIDIANA UNIT 16
COMMERCIAL RESERVE

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

1 BLOCK 2 RESERVES (1.782 ACRES)

OWNER

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

JUNE 13, 2025

ENGINEER/SURVEYOR



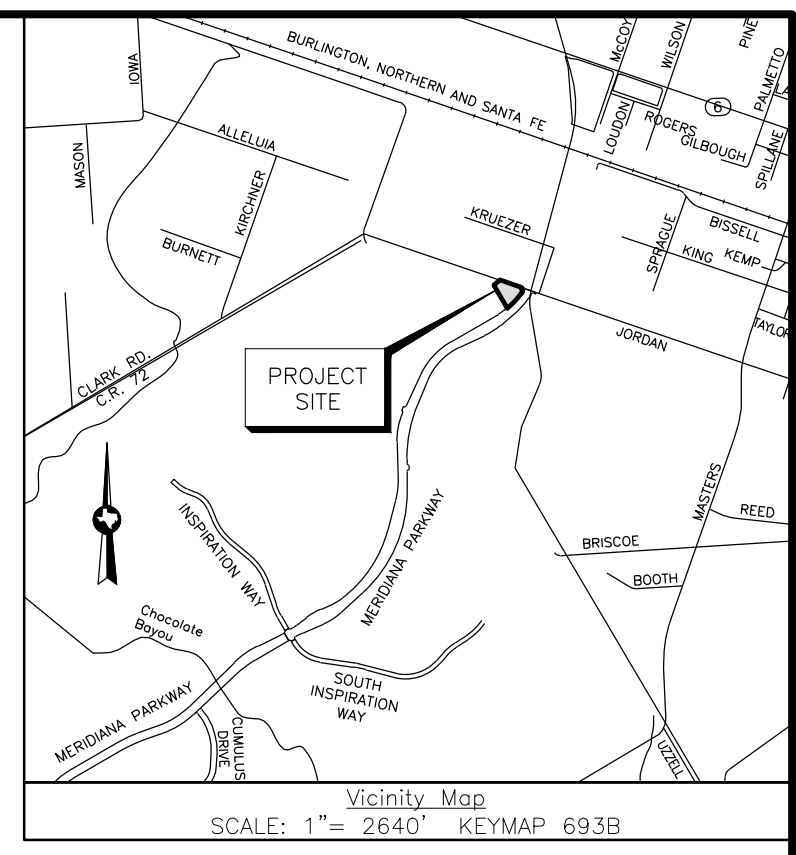
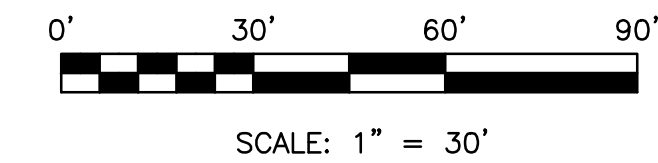
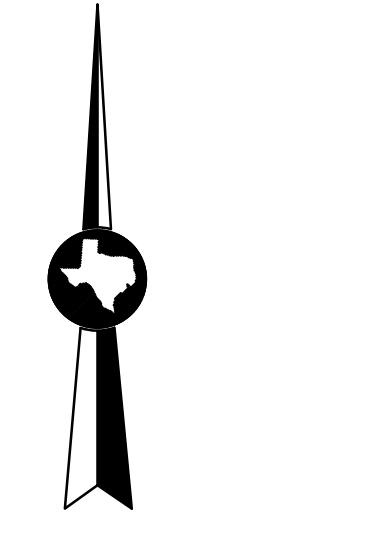
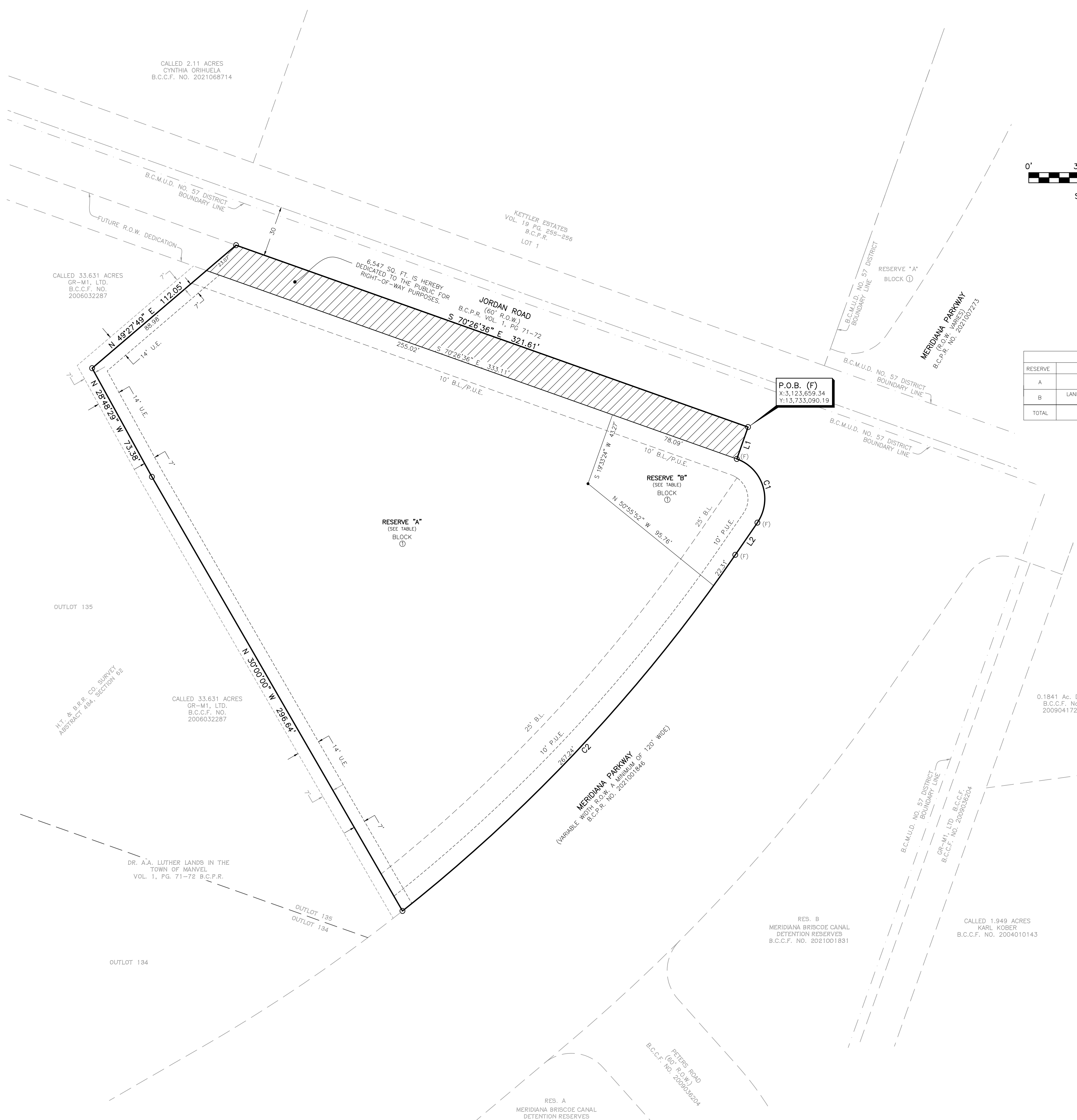
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within the Special Flood Hazard Area Zone "AO" (areas determined to be subject to 100-year flood plain depths of 3 feet)
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- A indicates Abstract
B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
FND. indicates Found
I.R. indicates Iron Rod.
NO. indicates Number
PG. indicates Page.
P.A.E. indicates Permanent Access Easement
P.O.B. indicates Point Of Beginning
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R= indicates Radius
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement
S.T.M.S.E. indicates Storm Sewer Easement
SQ. FT. indicates Square Foot
W.L.E. indicates Water Line Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
∩ indicates change in street name
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Conservation & Reclamation District No. 3.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas dated April 1, 2024, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-0-13.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- There are no visible or apparent pipelines within the boundaries of this subdivision.
- This subdivision may be subject to an unlocated over and across pipeline easement granted in Volume 150, Page 488 of the Brazoria County Deed Records.
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- The boundary for this plat has a closure in excess of 1:15,000.
- The drainage on adjacent property will not be impacted by this development.
- Development regulations and City permits are required on all property.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued.

CURVE TABLE		CURVE TABLE		
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	45.80'	S 17°57'34" E	39.66'
C2	971.50'	289.55'	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	123.10'



BENCHMARK:
 NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF 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	

**FINAL PLAT
 MERIDIANA UNIT 16
 COMMERCIAL RESERVE**

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

1 BLOCK 2 RESERVES (1.782 ACRES)

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

JUNE 13, 2025

ENGINEER/SURVEYOR



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

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

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

B.C.M.U.D. N

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

FUTURE R.O.W. DEDICATION

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

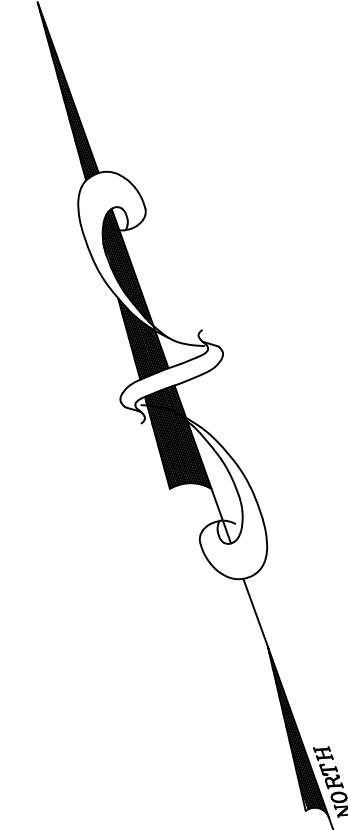
RESERVE "A" BLOCK 1

RESERVE "B" (SEE TABLE) BLOCK 1

UNDERGROUND TANKS

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

MERIDIANA PARWAY



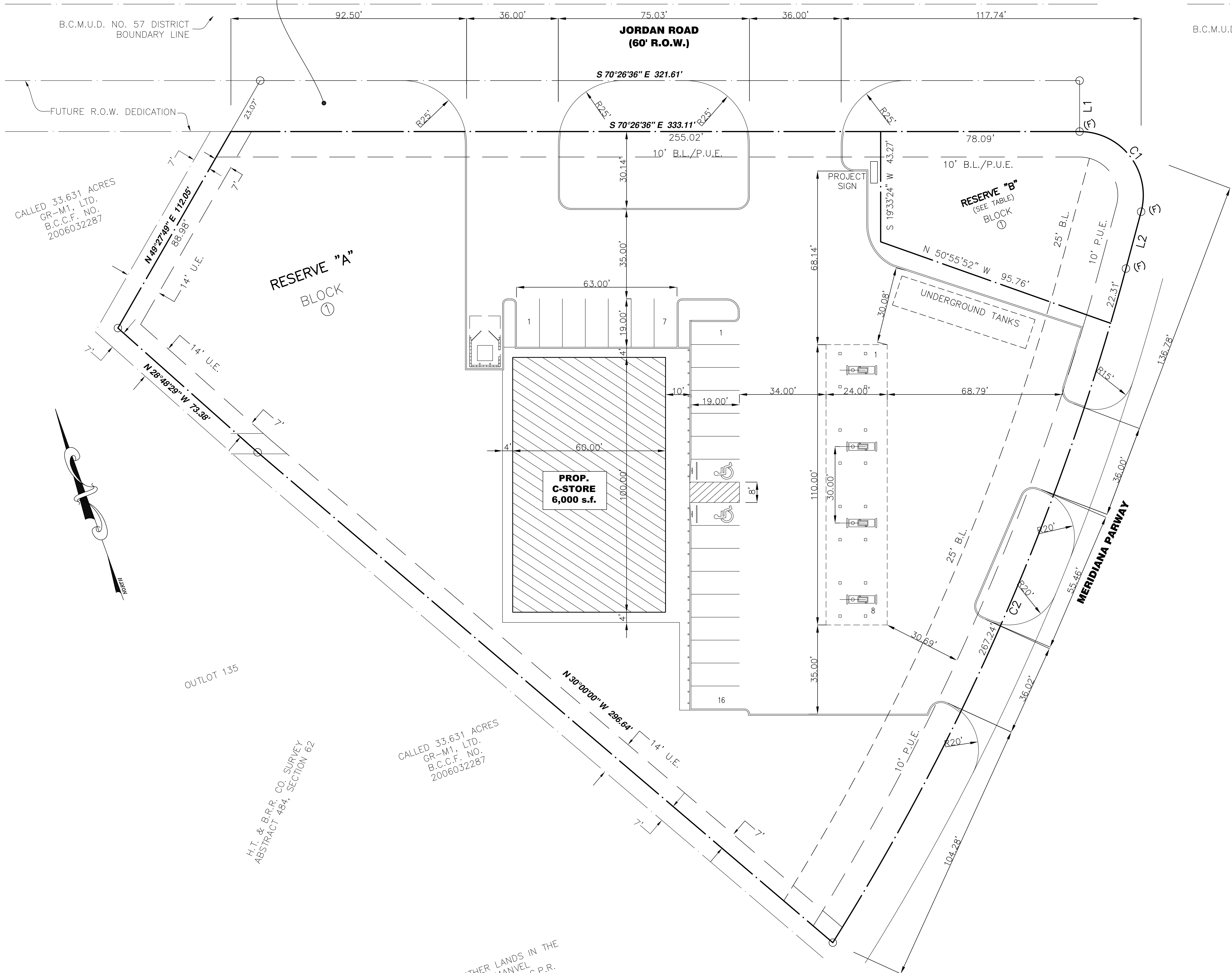
OUTLOT 135

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



MEMORANDUM

DATE: September 15, 2025

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

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

RE: Supplemental Jordan Road Sidewalk Variance Background

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

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

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

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

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

3. **Safety and Conflict Minimization**

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

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

Regards,

Brad Sweitzer, PLA, AICP
Director of Planning & Visioning



Jordan Road Variance Exhibit

September 15, 2025
 0 50' 100' 200'
 SCALE: 1"=200'
 TRUE SCALE AT 11" x 17"



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.



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

P:\081-011-16-02\LandPlan\Exhibits\Jordan Rd Variance Exhibit.dwg Sep 15, 2025 4:19pm Edited by: S.Santora



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. 2025-0-25		
<u>SUMMARY</u>			
<p>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.</p> <p><i>Staff Recommendation:</i> Not Recommending Approval <i>PD&Z Recommendation:</i> Approval</p>			

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





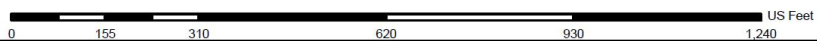
7123 Gilbough Ave (PID 228041)



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.

-  PID228041
-  Parcels

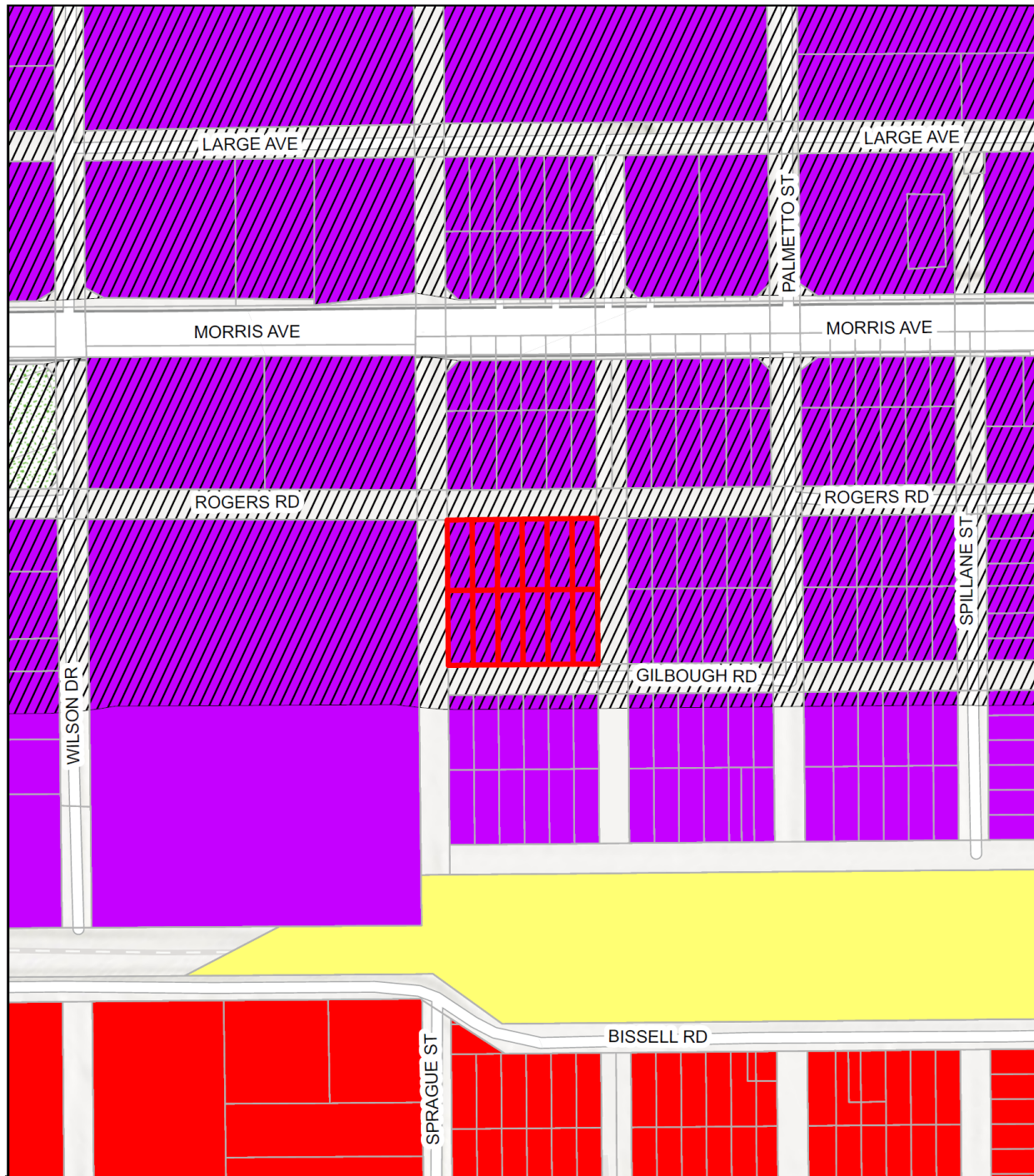
-  City of Manvel ETJ
-  City of Manvel City Limits



Date: August 2025
Reference: 2025058
Data Source: City of Manvel,
Brazoria County Open Data



ZONING VICINITY MAP



7123 Gilbough Ave (PID 228041)

	PID228041	Specific Use Permits	Planned Unit Development	
Parcels	City of Manvel ETJ	State Highway 6 Overlay District	Open Single-Family Residential District	
City of Manvel City Limits	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.

Date: August 2025
Reference: 2025056
Data Source: City of Manvel, Brazoria County Open Data

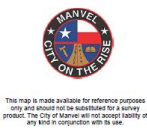
0 155 310 620 930 1,240 US Feet








MAJOR THOROUGHFARE PLAN MAP



7123 Gilbough Ave (PID 228041)

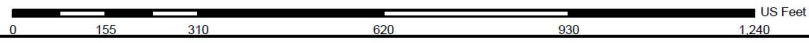


-  Arterial (100' ROW)
-  Proposed Arterial (100' ROW)
-  Major Thoroughfare (120' ROW)
-  City of Manvel ETJ
-  City of Manvel City Limits
-  PID228041
-  Parcels



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

Date: August 2025
Reference: 2025058
Data Source: City of Manvel,
Brazoria County Open Data





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. 2025-0-25



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



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

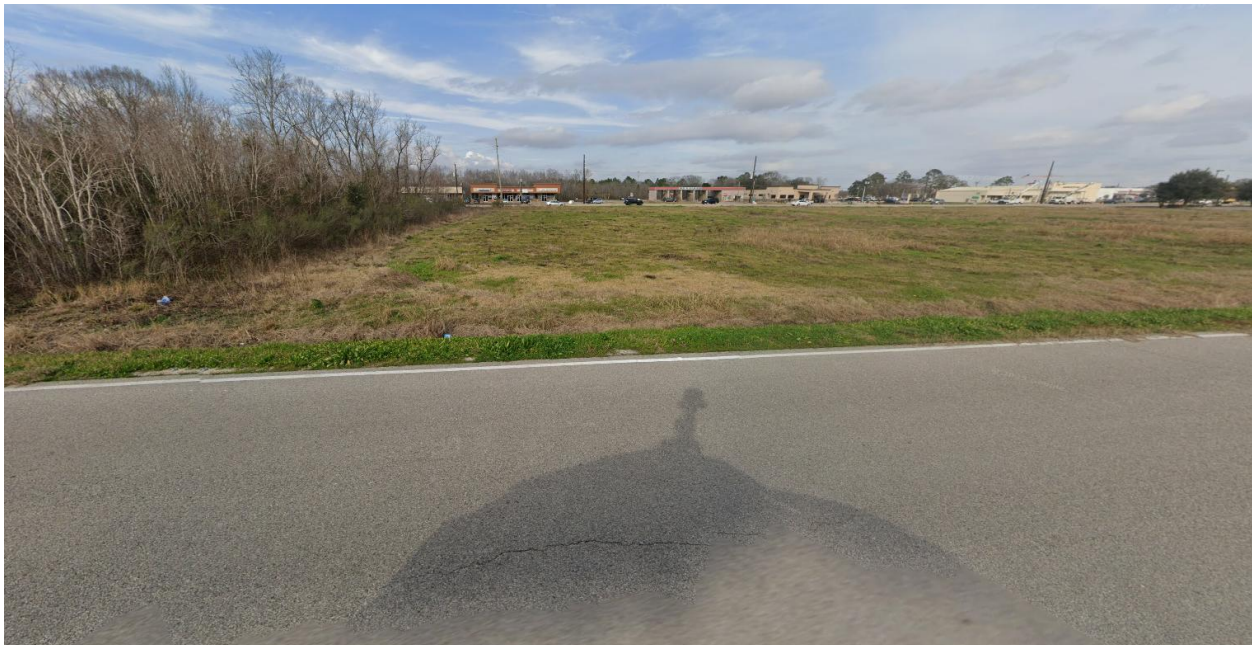
**A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, SEPTEMBER 22, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, OCTOBER 6, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING 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 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



- 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__
---	---

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 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.

* * * * *

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:

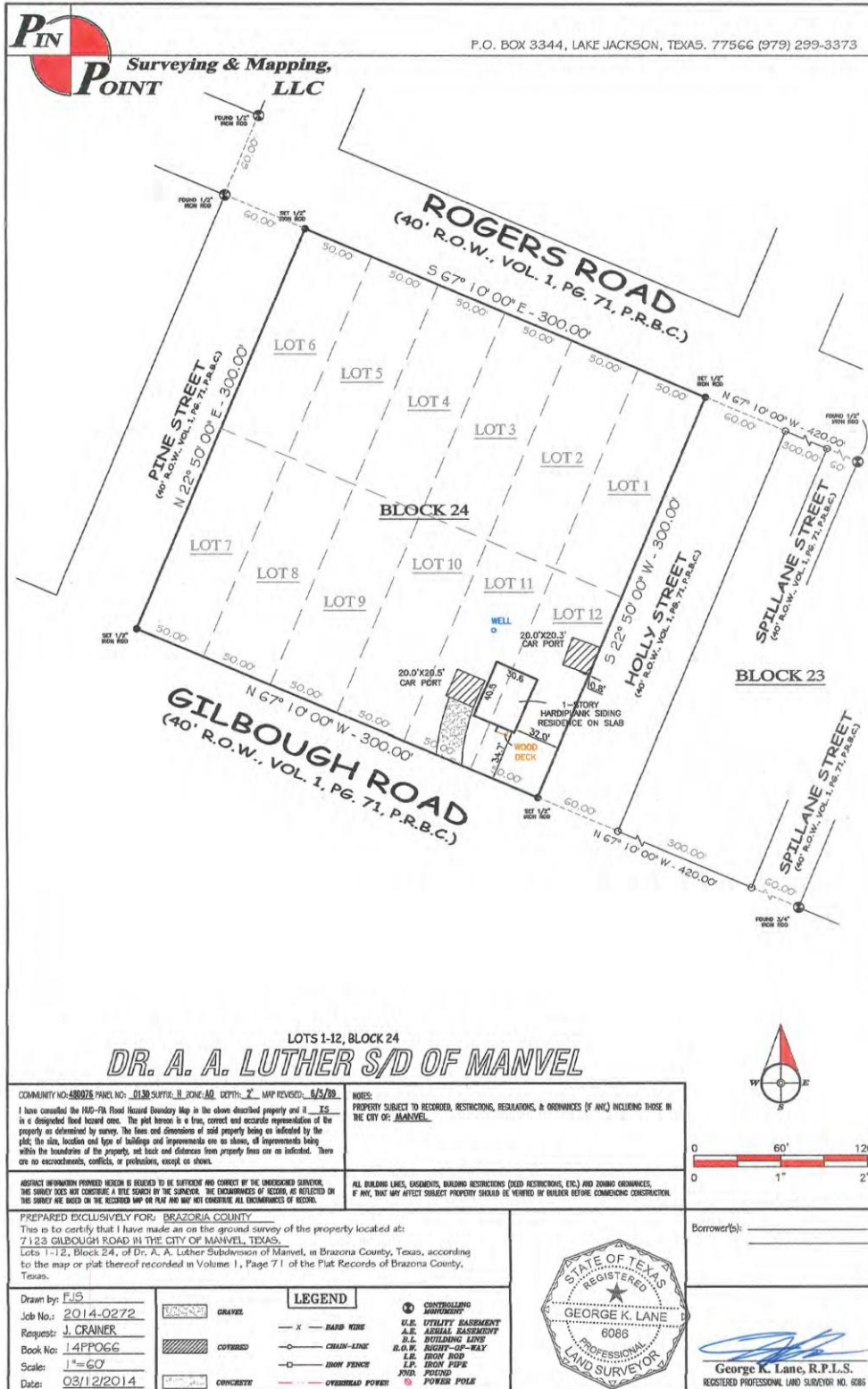
Tammy Bell, City Secretary

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



ORDINANCE NO. 2025-O-32

AN ORDINANCE AMENDING ORDINANCE NO. 2025-O-28 AMENDING THE CITY FISCAL YEAR 2025-2026 BUDGET ENDING SEPTEMBER 30, 2026, BY AMENDING THE BUDGET TO RECOGNIZE THE EXPENSE FOR KEEP PEARLAND BEAUTIFUL, EMPLOYEE INCENTIVE GIFT CARDS AND AN EFFICIENCY STUDY AND DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, by Ordinance No. 2025-O-28, the City Council of the City of Manvel, Texas, adopted its original budget for Fiscal Year ending September 2026; and

WHEREAS, by Ordinance 2025-O-32 the City Council of the City of Manvel, Texas, amended the budget for the Fiscal Year ending September 2026; and

WHEREAS, Texas Local Government Code §102.010 provides that a municipality may make changes in the budget for municipal purposes; and

WHEREAS, the General Fund budget amendment is to create the expense for Keep Pearland Beautiful, Employee Incentive Gift Cards and Efficiency Study.

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

SECTION 1: That the facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct. The City Council deems the purpose for this budget amendment is a municipal purpose.

SECTION 2: That the budget for the Fiscal Year ending September 30, 2026, of the City of Manvel, Texas, is hereby amended as;

Line Item	Description	Current	Increase	Decrease	Amended
10-10-5210	Employee Relations	\$10,000.00	\$7,000.00		\$17,000.00
10-10-5680	Donations & Contributions	\$0.00	\$25,000.00		\$25,000.00
10-10-5800	Eng/Consulting/Planning Fees	\$50,000.00	\$50,000.00		\$50,000.00
10-09-4999	Transfer In – Fund Balance	\$2,000,000.00	\$32,000.00		\$2,082,000.00

SECTION 3: That this Ordinance shall be finally passed and adopted on the date of its introduction and shall become effective from and after its passage and adoption.

PASSED, APPROVED, AND ADOPTED this _____ day of _____, 2025.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: October 20, 2025

TOPIC: Approval of an Interlocal Agreement between the City of Manvel and Harris County Department of Education (HCDE) – Choice Partners Cooperative Purchasing Program.

BACKGROUND:

This request was initiated by the **Public Works Department** to provide **additional pricing resources for landscaping services**, ensuring access to a broader pool of competitively awarded vendors and more flexibility in obtaining timely, cost-effective quotes for maintenance and improvement projects across City facilities and public spaces.

The Interlocal Cooperation Act (Texas Government Code, Chapter 791) and Local Government Code, Chapter 271, Subchapter F, authorize municipalities to enter into cooperative purchasing agreements with other governmental entities for the efficient procurement of goods and services.

HCDE's **Choice Partners** program provides pre-qualified vendors through competitively bid contracts that comply with state purchasing laws. This agreement formalizes the City's participation and allows departments to utilize HCDE contracts as needed for cost savings and procurement efficiency.

The agreement is **open-ended**, automatically renewing annually unless terminated by either party with 30 days' written notice. Participation incurs **no membership fee**. Purchases made under the program are paid directly to vendors.

STAFF RECOMMENDATION: Staff recommends approval of the Interlocal Agreement with the Harris County Department of Education (HCDE) to allow participation in the Choice Partners Cooperative Purchasing Program.

Interlocal Agreement
between Harris County Department of Education
& _____

Pursuant to the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code, and Chapter 271, Subchapter F of the Texas Local Government Code, and other similar, applicable laws of other states, this Interlocal Agreement (“Agreement”) is made and entered into by and between Harris County Department of Education (“HCDE”), located in Houston, Texas, and _____, a local governmental entity and/or political subdivision (“LGE”), located in _____ (city), _____ (state), for the purpose of contracting for the performance of governmental functions and services. The undersigned may be referred to in this Agreement individually as a “Party” and collectively as the “Parties.”

Preamble

HCDE is a local governmental entity established to promote education in Harris County, Texas and is duly authorized to provide programs and services in the State of Texas. Both HCDE and LGE desire to set forth, in writing, the terms and conditions of their agreement.

General Terms and Conditions

In consideration of the mutual covenants and conditions contained in this Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties, intending to be legally bound, agree as follows:

1. Term. The term of this Agreement shall commence on the date of the first signature of this Agreement (“Effective Date”) and shall automatically renew annually, unless either Party gives thirty (30) days prior written notice of non-renewal.
2. Agreement. The terms of this Agreement shall apply and will be considered a part of any addendum, purchase order, or contract for programs and services delivered by HCDE. This Agreement and the attached and incorporated addenda, purchase orders, or exhibits, if any, contain the entire agreement of the parties, and there are no representations, agreements, arrangements, or undertakings, oral or written, between the Parties to this Agreement other than those set forth in this Agreement and duly executed in writing.
3. Purpose and Scope of Work.
 - A. **HCDE agrees to:**
 - Provide LGE with descriptive offerings of each of the programs and services that HCDE provides.
 - Provide programs and services upon LGE’s submission of independent contracts or purchase orders to HCDE and HCDE’s acceptance thereof. HCDE’s obligations to provide programs and services is contingent on HCDE acquiring and maintaining sufficient staffing through reasonable efforts to satisfy HCDE’s obligations under this Agreement and all similar obligations under its contracts with other local governmental entities.
 - Conduct, at a minimum, an annual audit or survey, as appropriate, for each of the programs and services that HCDE delivers.
 - B. **LGE agrees to:**
 - Participate in any or all of the programs and services that HCDE offers, in LGE’s sole discretion.

- Submit purchase order(s) or independent contract(s) for each of the HCDE programs and/or services that LGE desires to purchase and/or collaborate.
 - Agree to follow the terms and conditions of each independent contract or purchase order.
 - Designate a person to act as LGE's representative to each respective HCDE program and/or service delivered.
4. As is. HCDE makes this Agreement available to HCDE participating entities "as is" and is under no obligation to revise the terms, conditions, scope, prices, and/or any requirements of the Agreement for the benefit of LGE.
5. Master Contract. This Agreement can be utilized as a Master Contract. The general terms and conditions in this Agreement will serve to outline the working relationship between HCDE and LGE.

LGE agrees to adhere to the specific terms and conditions set forth for the HCDE programs and/or services as contracted by LGE. In the case of a conflict between this Agreement and any addendum, purchase order, or individual contract for a specific HCDE program or service, the provisions of the addendum, purchase order, or individual contract will govern.

6. Payments. The Parties agree that all payments made under this Agreement will be in an amount that fairly compensates the performing Party for the services or functions performed under this Agreement. The Parties further agree that each Party paying for the performance of governmental functions or services pursuant to this Agreement must make those payments from current revenues available to the paying Party.
7. Invoices. HCDE will invoice LGE for the HCDE programs and services that LGE purchases from HCDE. LGE agrees to remit payment to HCDE within thirty (30) days after the later of the following: (1) the date LGE receives the goods; (2) the date the performance of the service is completed; or (3) the date LGE receives an invoice for the goods or service. If LGE makes a payment to HCDE with a credit card, LGE agrees to pay to HCDE a surcharge fee consisting of any applicable credit card fees and/or costs incurred by HCDE, including, without limitation, the processing fee(s) charged to HCDE by the credit card company(ies).
8. Participation in HCDE's Cooperative Purchasing Program. If LGE elects to participate in HCDE's cooperative purchasing program, Choice Partners, LGE shall be permitted to purchase goods and services using the contracts competitively procured by HCDE. HCDE does not assess a fee to LGE for participation in Choice Partners. LGE shall make payments directly to vendors. LGE shall be responsible for ordering, inspecting, and accepting the goods and services purchased through Choice Partners. LGE shall further be responsible for the vendors' compliance with provisions relating to the specific quality of goods and services delivered and terms of delivered, as set forth between LGE and the vendor. HCDE is not responsible or liable for the performance of any vendor used by LGE as a result of this Agreement or LGE's participation in Choice Partners.
9. Compliance with Laws. Each Party is responsible for complying with applicable laws and regulations relating to this Agreement and any purchase made under this Agreement.

10. Termination. This Agreement may be terminated prior to the expiration of the Term hereof as follows:
- By either Party, with or without cause, upon thirty (30) days' prior written notice;
 - By mutual written agreement of the Parties; or
 - By either Party immediately if the other Party commits a material breach of any of the terms of this Agreement and no remedial action can be agreed upon by the Parties.

Termination of this Agreement by a Party shall not terminate an existing purchase order or individual contract between HCDE and LGE or between LGE and an HCDE cooperative purchasing program vendor. In the event of termination of this Agreement or any purchase order or individual contract, LGE shall be responsible for compensating HCDE for programs and services provided by HCDE up to the effective date of termination.

11. Assignment. Neither this Agreement nor any duties or obligations entered in subsequent contracts because of this agreement shall be assignable by either party without the prior written acknowledgment and authorization of both parties.
12. Conflict of Interest. During the Term of HCDE's service to LGE, LGE, its personnel and agents, shall not, directly or indirectly, whether for LGE's own account or with any other person or entity whatsoever, employ, solicit or endeavor to entice away any person who is employed by HCDE.
13. Contract Amendment. This Agreement may be amended only by the mutual agreement of all Parties, in writing, to be attached to and incorporated into this Agreement.
14. Notice. Any notice provided under the terms of this Agreement by either party to the other shall be in writing and shall be sent by **certified mail, return receipt requested**. Notice to shall be sufficient if made or addressed as follows:

Harris County Department of Education Attn: James Colbert, Jr. County School Superintendent 6300 Irvington Blvd. Houston, Texas 77022 713-694-6300	_____ (“LGE”) Attn: _____ Title: _____ Address: _____ City, State, Zip: _____ Phone: _____ Email: _____
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15. Relation of Parties. It is the intention of the parties that LGE is independent of HCDE and not an employee, agent, joint venturer, or partner of HCDE and nothing in this Agreement shall be interpreted or construed as creating or establishing the relationship of employer and employee, agent, joint venturer or partner, between HCDE and LGE or HCDE and any of LGE's representatives.
16. Non-Exclusivity of Services. Nothing in this Agreement may be construed to imply that HCDE has exclusive right to provide LGE with programs or services. During the Term of this Agreement, LGE reserves the right to use all available resources to procure other programs and services as needed and, in doing so, will not violate any rights of HCDE.

17. Disclaimer. HCDE DOES NOT WARRANT THAT THE OPERATION OR USE OF HCDE PROGRAMS AND/OR SERVICES WILL BE UNINTERRUPTED OR ERROR FREE. HCDE HEREBY DISCLAIMS ANY AND ALL WARRANTIES, EXPRESS OR IMPLIED, IN REGARD TO ANY INFORMATION, PRODUCT, PROGRAM, OR SERVICE FURNISHED UNDER THIS AGREEMENT, INCLUDING, WITHOUT LIMITATION, ANY AND ALL IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
18. Limitation of Liability. Without waiver of the Disclaimer in Article 17 of this Agreement, the Parties agree that:
 - Neither Party waives any immunity afforded to it under applicable law; and
 - Neither Party shall be liable to the other Party for special, incidental, or exemplary damages with regard to any lawsuit or formal adjudication arising out of or relating to this Agreement.
19. Severability. In the event that any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions, and the Agreement shall be construed as if such invalid, illegality, or unenforceable provision had never been contained in it.
20. Governing Law and Venue. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflicts of laws provisions. The mandatory and exclusive venue for the adjudication or resolution of any dispute arising out of this Agreement shall be in Houston, Harris County, Texas.
21. No Waiver. Nothing in this Agreement shall be deemed to waive, modify, or amend any legal defense available at law or equity to a Party, including the defense(s) of immunity. No failure on the part of either Party at any time to require the performance by the other Party of any term hereof shall be taken or held to be a waiver of such term or in any way affect such Party's right to enforce such term, and no waiver on the part of either Party of any term hereof shall be taken or held to be a waiver of any other term hereof or the breach thereof. No waiver, alteration, or modification of any of the provisions of this Agreement shall be binding unless in writing and signed by duly authorized representatives of the Parties hereto.
22. Benefit for Signatory Parties Only. Neither this Agreement, nor any term or provisions hereof, not any inclusion by reference, shall be construed as being for the benefit of any party not in signatory hereto.
23. Authorization. Each party acknowledges that the governing body of each Party to the Agreement has authorized and approved this Agreement.
24. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original constituting one and the same instrument.

In witness whereof, HCDE and LGE have executed this Agreement to be effective on the date specified in Article 1. Term above:

Name of Local Governmental Entity

Harris County Department of Education

Authorized Signature

James Colbert, Jr.

Printed Name

County School Superintendent

Title

Date

Date

Type of Local Governmental Entity (*select one*):

- School District Charter School
- County City/Municipality
- University College
- State Entity
- Governmental entity/other: _____

RESOLUTION NO. 2025-R-40

A RESOLUTION APPROVING THE PURCHASE OF HEB GIFT CARDS, IN THE AMOUNT AS SET BY THE CITY COUNCIL, TO BE GIVEN TO CITY EMPLOYEES AS AN INCENTIVE FOR CONTINUED OUTSTANDING CUSTOMER SERVICE AND PERFORMANCE; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

WHEREAS, the City Council of the City of Manvel deems it in the public interest to provide a holiday gift card to each full-time employee, as an incentive to continue outstanding customer service and performance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

SECTION 1: That the City Council of the City of Manvel, Texas, hereby approves the purchase of HEB Gift Cards, in the amount of \$_____ each. That the total cost for the gift cards will not exceed \$7000.00.

SECTION 2: The City Council authorizes the City Manager to give one card to each full-time city employee, as an incentive for continued outstanding customer service and performance.

SECTION 3: That this Resolution shall be in full force and effect from and after its passage and adoption.

PASSED AND ADOPTED this ____ day of October, 2025.

Dan Davis, Mayor
City of Manvel, Texas

ATTEST:

Tammy Bell
City Secretary

RESOLUTION NO. 2025-R-41

**A RESOLUTION DESIGNATING A REPRESENTATIVE AND
ALTERNATE HOUSTON-GALVESTON AREA COUNCIL 2026
GENERAL ASSEMBLY.**

* * * * *

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

That **Mayor Dan Davis** be, and is hereby designated as, its Representative to the **GENERAL ASSEMBLY** of the Houston-Galveston Area Council for the year 2025.

FURTHER, that the Official Alternate authorized to serve as the voting representative should the hereinabove named representative become ineligible, or should he/she resign, is Mayor Pro-Tem **David Lands**.

THAT the Executive Director of the Houston-Galveston Area Council be notified of the designation of the hereinabove-named representative and alternate.

PASSED, APPROVED, AND RESOLVED this ____ day of _____ 2025.

Dan Davis
Mayor

ATTEST:

Tammy Bell, City Secretary

the meeting was open to the public as required by law; and public notice of the time, place and subject of the meeting was given as required by Chapter 551, Texas Government Code.

SIGNED AND SEALED _____, 2025.

Tammy Bell
City Secretary, City of Manvel, Texas

[SEAL]

City of Manvel, Texas, Resolution No. 2025-R-42

A RESOLUTION APPROVING THE ISSUANCE OF BONDS BY THE SOUTH MANVEL DEVELOPMENT AUTHORITY ON BEHALF OF REINVESTMENT ZONE NUMBER THREE, CITY OF MANVEL, TEXAS; AND MAKING CERTAIN FINDINGS RELATING THERETO.

WHEREAS, the City of Manvel, Texas (the “City”), created Reinvestment Zone Number Three, City of Manvel, Texas (the “Zone”), for the purposes of redevelopment of the area of the City within the Zone; and

WHEREAS, the City created the South Manvel Development Authority (the “Authority”), a local government corporation established pursuant to Chapter 431, Texas Transportation Code, delegating to it the implementation of the Zone and its Project Plan and Reinvestment Zone Financing Plan adopted in connection with the creation of the Zone (the “Plans”); and

WHEREAS, it is necessary that the Authority be authorized to issue additional contract tax increment revenue bonds to implement the Plans, the financial terms of the bonds have been negotiated on behalf of the Authority with the underwriter of the bonds, and such terms have been presented to and reviewed by the City Council;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, THAT:

Section 1. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are adopted as part of this Resolution for all purposes.

Section 2. The financial terms of the Authority’s proposed Tax Increment Contract Revenue Bonds, Series 2025, are hereby approved, and the issuance of such bonds in an amount not to exceed \$17,500,000 in principal amount for the purpose of implementing the Plans, as amended, is approved.

Section 3. The officers and employees of the City are hereby authorized and directed to execute such instruments and take such actions as are consistent with the provisions of this Resolution, and to assist the Authority in the issuance of the bonds above authorized.

Section 4. If any provision, section, subsection, sentence, clause or phrase of this Resolution, or the application of same to any person or set of circumstances is for any reason be held to be unconstitutional, void or invalid, the validity of the remaining

provisions of this Resolution shall not be affected thereby, it being the intent of the City Council in adopting this Resolution that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionally, voidness or invalidity of any other portion hereof, and all provisions of this Resolution are declared to be severable for that purpose.

Section 5. The City Council officially finds, determines, recites and declares 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 for the time required by law preceding this meeting, as required by the Open Meetings Law, TEX. GOV'T CODE ANN., Ch. 551; and that this meeting was open to the public as required by law at all times during which this Resolution and the subject matter thereof was discussed, considered and acted upon. The City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

APPROVED this _____ day of _____, 2025.

CITY OF MANVEL, TEXAS

Mayor

ATTEST:

City Secretary