July 27, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
July 27, 2026

NOTICE IS HEREBY GIVEN
6:05 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
Position #5 Christy Kennard 03/2028
Position #6 Delores Martin 03/2028
Position #7 Benterah Morton 03/2028

Public Comments: "Comment Card" Required

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

Consent PDZ

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

A. Approve the meeting minutes to date.

Regular Agenda

A. Consideration and possible action to approve the Primrose Detention Reserve 'C' Phase 1 Preliminary Plat;
A SUBDIVISION OF 9.17 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve Manvel Crossing Section 1 Preliminary Plat;
A SUBDIVISION OF 31.08 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81, B.C.P.R. IN THE CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to forward a recommendation of approval to City Council;
AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", AMENDING THE PERMITTED USES TABLE TO REQUIRE A SPECIFIC USE PERMIT (SUP) FOR CERTAIN NON-RESIDENTIAL LAND USES WITHIN SPECIFIED ZONING DISTRICT. (PROPOSED ORDINANCE NO. 2026-O-36)

D. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 573 & 3577 CR 58, SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS., TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT CONSTRUCTION OF SIDEWALKS.

E. Development Services Staff Update.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 07/21/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.

Alyssa Deaton

ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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

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

MINUTES 7/13/2026

Regular Session

Call to Order

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

Present: Ryan Miller
Kyle Marasckin
MaryAnn Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
Benterah Morton

Absent: None

Also Present: Tammy Bell, City Secretary
Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Jesica Portie, Associate Planner

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Staff presented a request for a Specific Use Permit (SUP) to allow a nail salon within an existing lease space at 18909 Highway 6, Suite 300, in the Shops at Bluewater Retail Center. The approximately 2,200-square-foot tenant space is located within an existing multi-tenant commercial center, with no exterior modifications proposed. Staff noted the proposed use is consistent with the Manvel 2045 Comprehensive Plan, compatible with surrounding commercial development, and is not expected to create significant impacts related to traffic, parking, utilities, or adjacent properties. Required public notices were completed, and no inquiries or opposition had been received at the time of the presentation. Based on its review, staff found the proposal met the applicable Specific Use Permit criteria and recommended approval, subject to the conditions outlined in the staff report, and forwarding the request to City Council with a recommendation for conditional approval.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, 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 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Ryan Miller opened the public hearing at 6:08 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Ryan Miller closed the public hearing at 6:08 p.m.

Consent PDZ

A. Approve the meeting minutes to date.

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

The motion carried with a vote: 7/0

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

Regular Agenda

A. Consideration and possible action to approve Meridiana Cadence Drive Phase 3 Preliminary Plat; BEING A SUBDIVISION OF 2.81 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Cadence Drive Phase 3 - Preliminary Plat with the following conditions:

1. The dimensions of the recorded Cadence Drive Phase 2 do not match the proposed layout. Please verify and revise the dimensions to ensure consistency with the recorded plat. (Section 62-38 (a)(5) & (a)(6)).
2. Adjacent recorded plats indicate a 20-foot-wide LGS Pipeline right-of-way and easement along the southern property boundary. Please show this easement on the plat or provide recorded documentation confirming its abandonment (Section 62-38 (a)(7)).
3. Please include a vicinity map for the drainage exhibit (Section 62-38 (a)(12)).
4. Please update Notes 10 and 11 to reference updated date and ordinance numbers to 2026-O-13. (Section 62-38 (a)(11)).
5. Please include a note referencing Sec. 62-116 (a) regarding proximity of structures to pipelines.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

B. Consideration and possible action to approve Meridiana Detention Reserve K-2 Preliminary Plat; BEING A SUBDIVISION OF 12.14 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Detention Reserve K-2 - Preliminary Plat with the following conditions:

1. The southwest and north boundaries do not appear to match the Detention Reserves L-2 and O-2 recorded plat. Please verify the boundary dimensions and revise the plat as necessary to ensure consistency with the recorded plat (Section 62-38 (a)(4)).
2. The proposed layout does not appear to match the approved GDP. Please clarify the discrepancy of the layout to be consistent with the approved GDP (Section 62-38 (a)(4)).
3. Please provide the recording information for the temporary access easement or remove the blank recording reference and relabel it as a "Future 20-Foot Temporary Access Easement" as the easement needs to be recorded before final plat submittal. Additionally, include a note specifying that the 20-foot temporary access easement will be released, abandoned, and reverted to the dedicator upon the subdivision of the underlying property through a recorded plat (Section 62-108(a)(8)) and (Section 62-38 (a)(9)).
4. Please provide and label the required building setback lines along all property boundaries adjacent to public ROW (Section 62-38 (Section 62-38 (a)(10)).
5. In the preliminary drainage exhibit, please show the acreages and flow path for the sections draining to detention reserve K-2 (Section 62-38 (a)(12)).
6. Please provide a notification letter from Center Point (Section 62-38 (a)(14)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Benterah Morton seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

C. Consideration and possible action to approve Meridiana Section 21 Preliminary Plat; BEING A SUBDIVISION OF 28.54 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, ALSO BEING A PARTIAL REPLAT OF MERIDIANA DRILL SITE RESERVE, A PLAT OR MAP THEREOF AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2021008008, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 21 - Preliminary Plat with the following conditions:

1. The southeast boundary does not appear to match the recorded Drill Site Reserve plat. Please verify the boundary dimensions and revise the plat as necessary to ensure consistency with the recorded plat. Additionally, the 50-foot pipeline easement has already been recorded with the Drill Site Reserve Plat and should be excluded from the plat boundary. (Section 62-38(a)(4)).
2. Please label the width dimension of North Inspiration Way (Section 62-38 (a)(6)).

3. Please clarify whether the gap in Block 1 between Lots 48 and 49 is part of Reserve D and also provide its width on the plat (Section 62-38(a)(8)).
4. Please include drainage to Reserve C in the Reserve table (section 62-38(a)(12)).

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

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

D. Consideration and possible action to approve Meridiana Detention Reserve G-2 Preliminary Plat; A SUBDIVISION OF 1.76 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Detention Reserve G-2 - Preliminary Plat with the following conditions:

1. Please revise the title block to include "Preliminary Plat" as part of the proposed plat name. (Section 62-38 (a)(1)).
2. Please clarify how the abutting easement north of the property easement will be platted. Will it be included with this plat, or is it proposed to be platted as part of a future Meridiana Section 20 plat? (Section 62-38 (a)(4)).
3. Please verify and revise the location of Detention Reserve H-2. It appears that the Phase 1 and Phase 2 labels may be reversed. Please clarify and revise (Section 62-38 (a)(5)).
4. Please ensure the drainage areas shown on the table and on the plan view of the drainage exhibit match (section 62-38 (a)(12)).
5. Please revise the vicinity map of the drainage exhibit to show the exact location of the detention reserve (section 62-38 (a)(12)).
6. Please update Notes 10 and 11 to reference updated ordinance numbers to 2026-O-13.

Delores Martin made the motion to approve. The motion died for lack of second.

PDZ Member Delores Martin made an amending motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

E. Consideration and possible action to approve Meridiana Detention Reserve F-2 Preliminary Plat; A SUBDIVISION OF 8.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Detention Reserve F-2 - Preliminary Plat with the following conditions:

1. The subject site must have access to a public or a private street. In this case, approval of the proposed plat is contingent upon approval of the final plat for the specific section that provides such access (Cadence Drive Phase 3) (Section 62-108 (a) (8)).
2. Please revise the adjacent street label to "Future Meridiana Cadence Drive, Phase 3"(Section 62-38 (a)(6)).
3. Please ensure the drainage areas shown on the table and on the plan view of the drainage exhibit match.

Additionally, please revise the vicinity map of the drainage exhibit to show the exact location of the detention reserve (Section 62-38 (a)(12)).
4. Please update Notes 10 and 11 to reference updated ordinance numbers to 2026-O-13.

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

The motion carried with a vote: 7/0

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

F. Consideration and possible action to approve Primrose Drainage Reserve Preliminary Plat; BEING A SUBDIVISION OF 8.87 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

The applicant has requested a 15-day extension.

PDZ Member Christy Kennard made the motion to approve the 15-day extension. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

G. Consideration and possible action to approve Manvel Crossing Section 1 Preliminary Plat; BEING A SUBDIVISION OF 30.30 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81, B.C.P.R. IN THE CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

The applicant has requested a 15-day extension.

PDZ Member Delores Martin made the motion to approve the 15-day extension. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 7/0

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

H. Consideration and possible action to approve Meridiana Section 32D Final Plat;
BEING A SUBDIVISION OF 9.670 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 32D - Final Plat with the following conditions:

1. Please provide the recording information for the adjacent property to the east (Section 62-41(b)(11)).
2. Please use a different line type to depict the floodplain boundaries. (section 62-41(b)(12)).
3. Please clarify the purpose of the 1-foot dimension shown along the north and west boundaries. The dimension along the west side appears to exceed 1 foot. Please explain or revise as necessary. (Section 62-41(b)(13)).
4. As indicated on the approved preliminary plat, please add a note identifying the type of residential development, the applicable minimum development requirements, and the number of one-story and two-story structures for the applicable lots (Section 62-41(b)(18)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

I. Consideration and possible action to approve Meridiana Section 15A Final Plat;
BEING A SUBDIVISION OF 19.40 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF RESERVE 'A' OF MERIDIANA SECTION 13A, AMENDING PLAT NO. 1 AS RECORDED UNDER B.C.P.R. NO. 2024055028, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 15A - Final Plat with the following conditions:

1. The subject site must have access to a public or a private street. In this case, approval of the proposed plat is contingent upon approval of the final plat for the specific section that provides such access (Meridiana Cadence Drive Phase 1) (Section 62-108 (a) (8)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies). (Section 62-41(b)(4)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies). (Section 62-41(b)(6)).
4. Please label the adjacent properties on the west side as Future Meridiana Section 15B and Future Meridiana Section 15C (Section 62-41(b)(11)).
5. Please indicate centerline for Meridiana parkway phase 6. (Section 62-41(b)(13)).
6. Please verify that the bearings along the south boundary, as it does not appear to match the boundary shown on the Preliminary Plat. Please verify and revise as necessary. (Section 62-41(b)(13)).
7. Along the north side of Block 1, the Public Utility Easement (PUE) is labeled as 10 feet but then changes to 15 feet. The Construction Plan and Preliminary Plat show a 10-foot PUE throughout. Please verify the correct easement width and revise the plat to ensure consistency between the plans. (Section 62-41(b)(13)).
8. Please verify if the 10' easement for Reserve D is a storm sewer easement as per construction. Additionally, please revise the easement on lot 40 to show 15' PUE. Please also show the width of the easement in Detail "A" (section 62-41(b)(13)).
9. Adjacent recorded plats indicate a 20-foot-wide LGS Pipeline right-of-way and easement along the southern property boundary. Please provide documentation confirming its abandonment (Sections 62-41(b)(5) and 62-41(b)(21)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

J. Consideration and possible action to approve Meridiana Cadence Drive Phase 1 Final Plat; BEING A SUBDIVISION OF 1.292 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Cadence Drive Phase 1 - Final Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. The CPL identifies the property as being located in Harris County. Please correct the county reference (Section 62-41(b)(5) & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
4. Please match the line table with the approved preliminary plat (section62-41(b)(10))
5. Please label the adjacent properties as "Future Meridiana Section 15B", "Future Meridiana Section 17 ", and "Future Meridiana Section 18" (Section 62-41(b)(11)).
6. Please include a note stating there are no pipelines within the boundaries of this plat (62-116(a)).

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

The motion carried with a vote: 7/0

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

K. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, 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 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" (PROPOSED ORDINANCE NO. 2026-0-17).

Commissioners discussed the applicant's projected staffing levels, with the applicant explaining the business would initially operate with three to four employees and expand as needed. Staff clarified that the City does not regulate the number of employees. Staff also explained that the Specific Use Permit (SUP) provides an additional layer of review for certain regulated uses,

applies only to the approved lease space and use, and runs with the land. Commissioners further noted the City's SUP requirements for salons were established to provide additional oversight and operational standards for certain personal care businesses.

Staff recommends approval with the following conditions:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 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.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

L. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

M.

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

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:34 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: July 27, 2026 (PD&Z)

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Ashley Waggoner

Daytime Phone: 713-429-0726 Fax Number: N/A

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the preliminary plat for Primrose Drainage Reserve 'C' Phase 1, being a subdivision of 9.17 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, being out of the Emigration Land Company Subdivision as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ, Brazoria County, Texas

Plats:
Preliminary X
Final _____

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

Ashley Waggoner
SIGNATURE

7/17/2026
DATE

DEVELOPMENT SERVICES DEPARTMENT

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION

PLAT APPLICATION

Plat Name:	Primrose Drainage Reserve C Phase 1 Preliminary Plat
Applicant:	Ashley Waggoner, EHRA
PD&Z Meeting Date:	July 27, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed Plat is for a detention facility within the Primrose Master Planned Development, which was approved by City Council on July 7, 2025.*
- *The subject site is located along the south side of Future Rodeo Drive, north of Manvel Town Center Section 1, and east of the future Kirby Drive extension.*
- *The subject site is located within the City of Manvel Extraterritorial Jurisdictions (ETJ) and is part of Brazoria County Municipal Utility Districts (MUDs) No. 47, and Brazoria County Drainage District No. 4.*
- *A 15-day extension was approved for this plat at the last meeting and since then the plat has been revised, including a change in the plat name. The applicant has also submitted revised supporting documents (Attached).*
- *The proposed plat subdivides a 9.17-acre tract into 1 reserve. This detention reserve will serve as a temporary detention for Mavel Crossing Development.*
- *The proposed plat conforms to the approved Master Plan Amendment No. 2.*

STAFF RECOMMENDATION

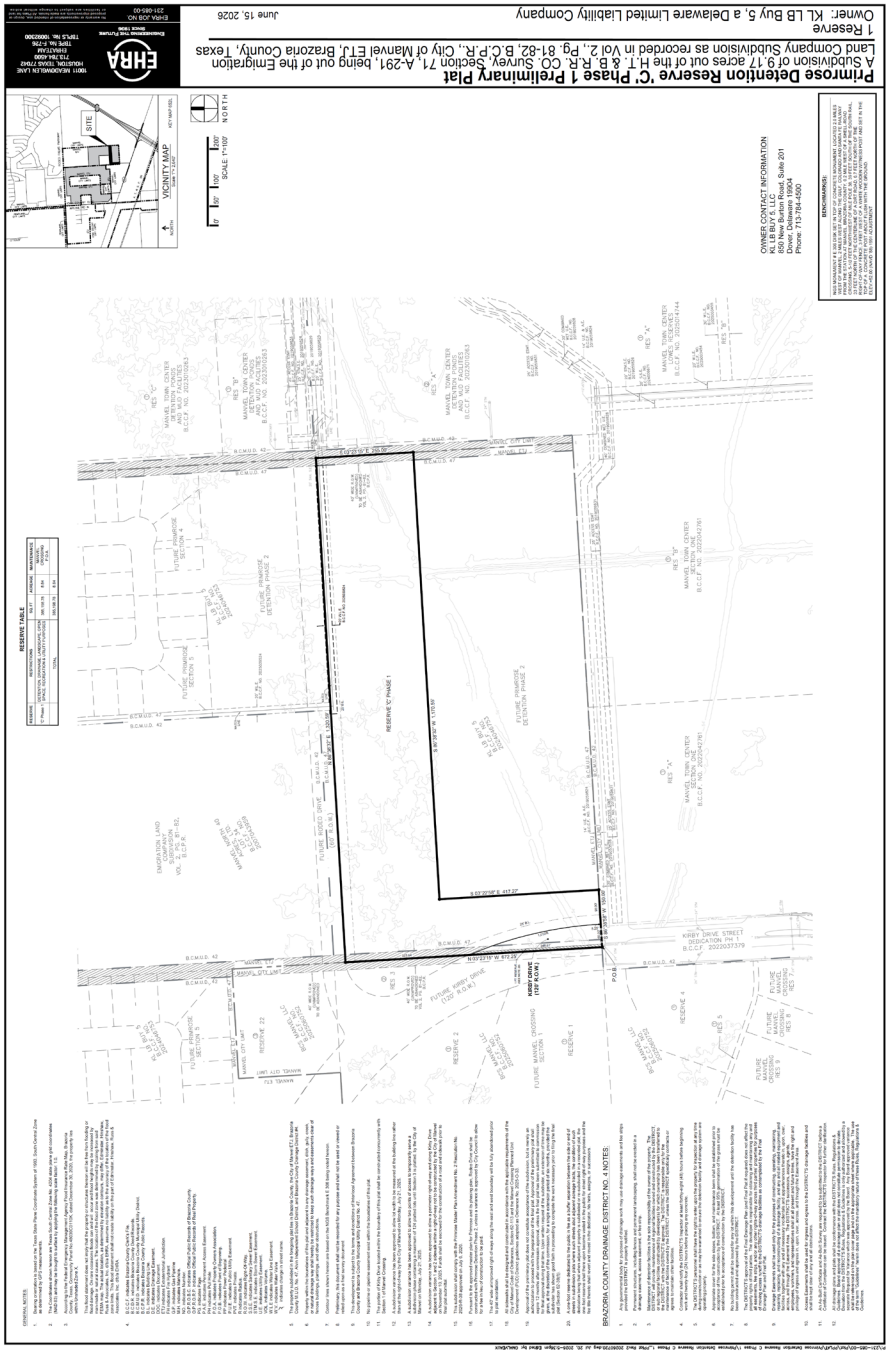
The City staff recommends approval of the Primrose Drainage Reserve C Phase 1 Preliminary Plat with the following conditions:

1. Provide a revised drainage exhibit that pertains to the boundary and acreage of this proposed plat and includes detention summary table identifying the required detention volume and the available detention capacity for this section. (section 62-38(a)(12)).
2. Revise the utility exhibit to use colors required per Design Criteria Manual Section 1.04 Y or include a legend on the exhibit for the line colors used (section 62-38(a)(14)).
3. Update the Primrose Phasing plan and schedule to accurately capture discussion at the Primrose Master Plan amendment approval regarding (a) Kirby Drive construction; (b) Rodeo Drive construction, and (c) Right-of-way abandonment timing in relation to future Primrose Section. (Section 62-39 & 62-103 & 62-111).

Note:

- An updated Drainage Impact Analysis (DIA) have been provided. Please provide the DIA approved by TxDOT, County, and Drainage District before final plat submittal (Section 62-41).

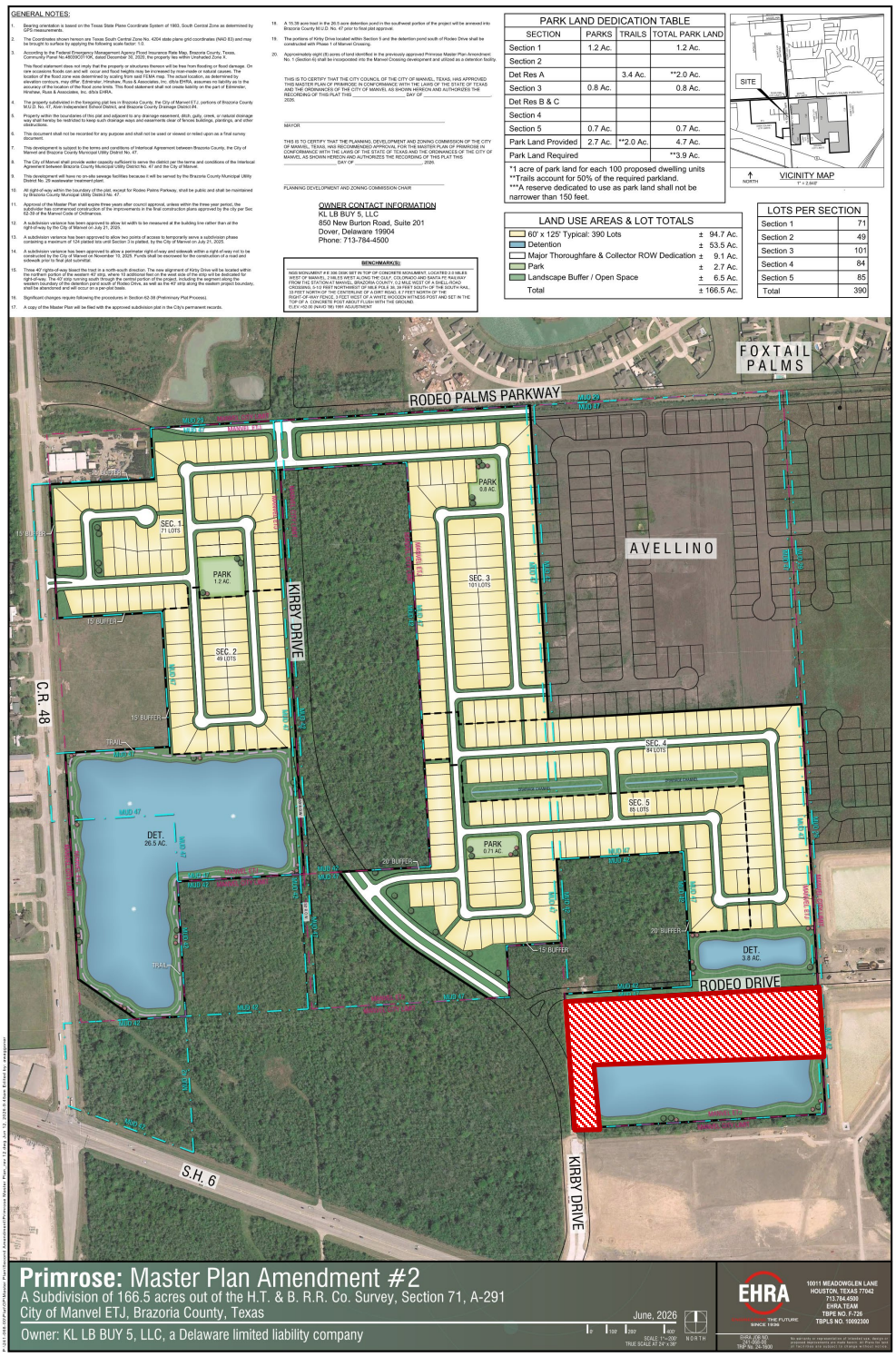
Plat Exhibit



Development Services Department

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

Primrose Master Plan Amendment #2



Phasing Schedule

EHRA
ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726
TBPLS No. 10092300

July 22, 2026

City of Manvel
20025 Highway 6
Manvel, TX 77578
PH: 281.489.0630

Re: **Primrose** – Proposed Phasing Schedule

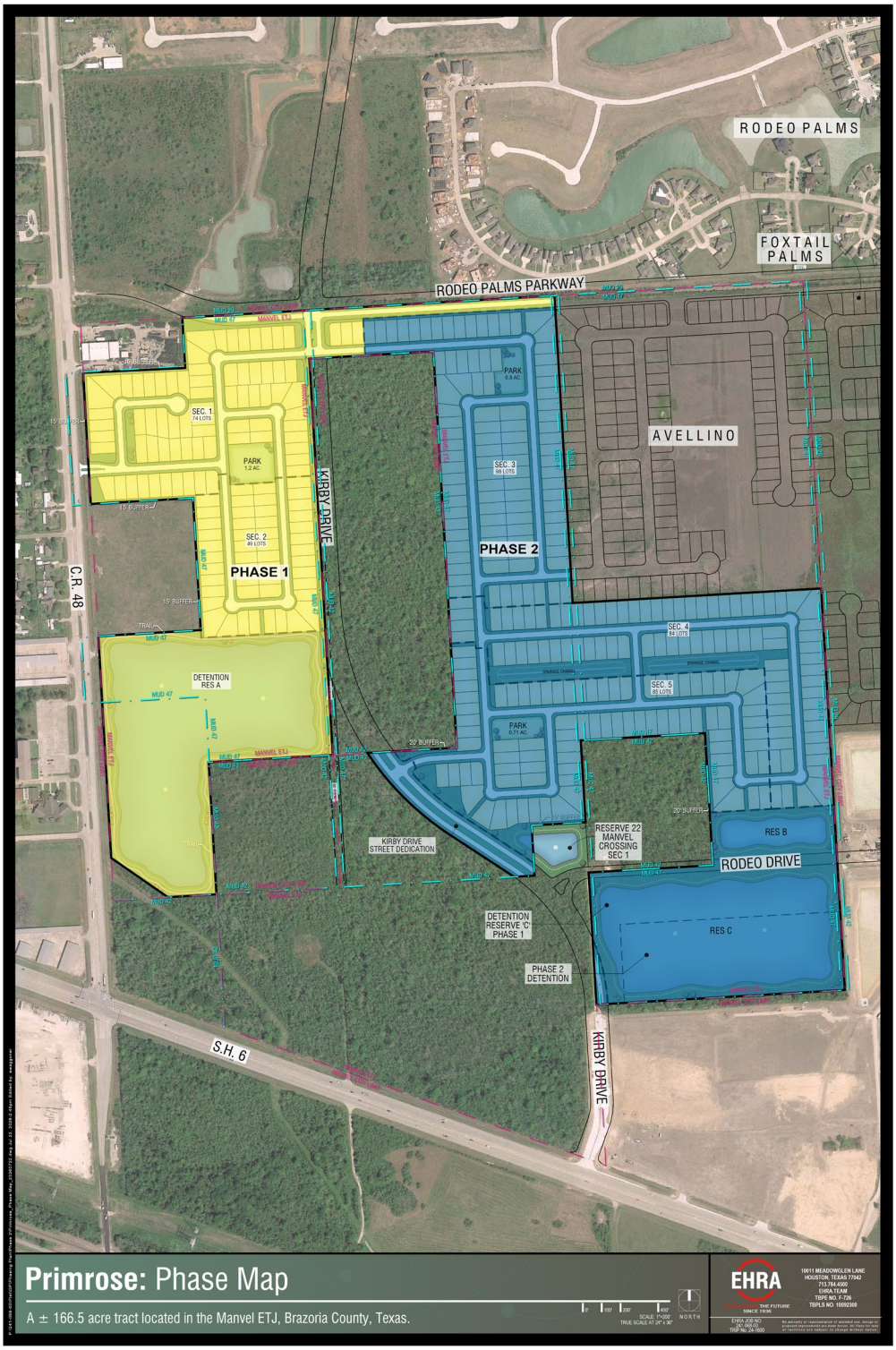
Below is the currently proposed phasing schedule for the Primrose community. This schedule is subject to change pending market conditions, construction timelines, material availability, and weather delays.

Section	Estimated Construction Start Date	Estimated Completion Date
Detention Reserve 'A'	July 2026	October 2026
Section One (74 Lots)	September 2026	January 2027
Section Two (48 Lots)	October 2026	January 2027
Primrose Detention Reserve 'C' Phase 1	January 2027	March 2027
Manvel Crossing Section 1 (Res 22)*	January 2027	March 2027
Primrose Detention Phase 2**	March 2027	June 2027
Section Three (97 Lots)	June 2027	October 2027
Section Four (84 Lots)	June 2027	October 2027
Section Five (85 Lots)	June 2027	October 2027
Kirby Drive	June 2027	October 2027

*The area which includes the off-site detention reserve has been platted within Reserve 22 of Manvel Crossing Section 1

**The right-of-way of Rodeo Drive will be platted with Primrose Detention Phase 2. This plat will be a partial replat of Primrose Detention Reserve 'C' Phase 1.

Phase Map


RODEO PALMS
FOXTAIL PALMS
RODEO PALMS PARKWAY
AVELLINO
KIRBY DRIVE
PHASE 1
PHASE 2
C.R. 48
S.H. 6
RODEO DRIVE
DETENTION RES A
KIRBY DRIVE STREET DEDICATION
RESERVE 22 MANVEL CROSSING SEC 1
DETENTION RESERVE 'C' PHASE 1
PHASE 2 DETENTION
RES B
RES C
Primrose: Phase Map
A ± 166.5 acre tract located in the Manvel ETJ, Brazoria County, Texas.
EHRA
10611 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE NO. F-726
TBPLS NO. 10092300

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.

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

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

4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.D.R. indicates Brazoria County Deed Records.
   B.C.M.U.D. indicates Brazoria County Municipal Utility District.
   B.C.P.R. indicates Brazoria County Public Records.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   DOC. indicates Document.
   ETJ indicates Extraterritorial Jurisdiction.
   FH indicates Fire Hydrant
   G.P. indicates Gas Pipeline
   M.H. indicates Manhole.
   NO. indicates Number.
   O.P.R.O.B.C. indicates Official Public Records of Brazoria County.
   O.P.R.O.R.P. indicates Official Public Records of Real Property.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   PH indicates Pull Hole
   P.O.A. indicates Property Owners Association.
   P.O.B. indicates Point of Beginning.
   PP indicates Power Pedestal
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement.
   STM.S.E. indicates Storm Sewer Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   W.L.E indicates Water Line Easement.
   W.V. indicates Water Valve
   ⦚ indicates change in street name.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.

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

7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.

8. Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

9. This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.

10. No pipeline or pipeline easement exist within the boundaries of this plat.

11. The portion of Kirby Drive located within the boundary of this plat shall be constructed concurrently with Section 1 of Manvel Crossing.

12. A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on Monday, July 21, 2025.

13. A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted, by the City of Manvel on Monday, July 21, 2025.

14. A subdivision variance has been approved to allow a perimeter right-of-way and along Kirby Drive adjacent to Section 1 and 2 sidewalk within a right-of-way not to be constructed by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.

15. This subdivision shall comply with the Primrose Master Plan Amendment No. 2 Resolution No. 2026-R-38 approved on July 6, 2026.

16. Pursuant to the approved master plan for Primrose and its phasing plan, Rodeo Drive shall be constructed with Primrose Detention Phase 2, unless a variance is approved by City Council to allow for a fee in lieu of construction to be paid.

17. The 40' wide unimproved right-of-ways along the east and west boundary will be fully abandoned prior to plat recordation.

18. All sidewalks shall be designed and constructed in accordance with the applicable requirements of the City of Manvel Code of Ordinances, Section 62-113 and the Manvel Crossing Planned Unit Development (PUD) District guidelines adopted as Ordinance No. 2025-O-33.

19. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat (Section 62-38(f)).

20. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall there upon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and revest in the dedicator, his heirs, assigns, or successors.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.

2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.

3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.

4. Contractor shall notify the DISTRICT'S Inspector at least forthy-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.

5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.

6. Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.

7. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.

8. The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.

9. Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.

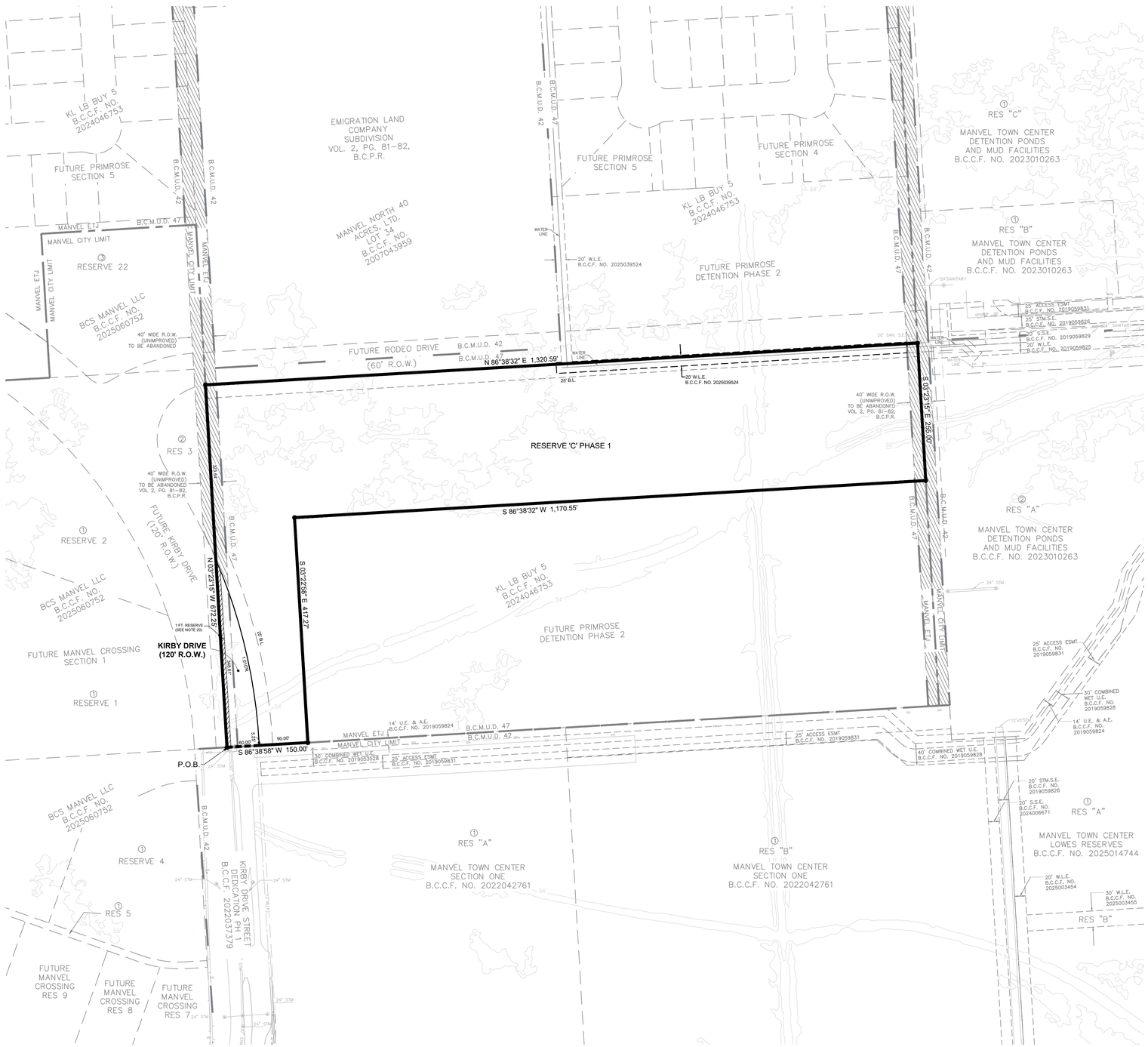
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.

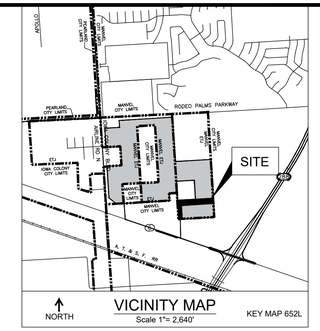
11. An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.

12. All drainage plans and plats shall be conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
'C' Phase 1	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	385,198.78	8.84	MANVEL CROSSING P.O.A.
	TOTAL	385,198.78	8.84	





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

OWNER CONTACT INFORMATION
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

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

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA TEAM
TBPE No. F-726
TBPLS No. 10092300
EHRA
ENGINEERING THE FUTURE SINCE 1956

No person or persons or firm(s) may copy the proposed improvements as shown herein. All Plans, Plats and of facilities are subject to change without notice

EHRA JOB NO. 231-085-00

Primrose Detention Reserve 'C' Phase 1 Preliminary Plat

A Subdivision of 9.17 acres out of the H.T. & B.R.R. CO. Survey, Section 71, A-291, being out of the Emigration Land Company Subdivision as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ, Brazoria County, Texas

June 15, 2026

1 Reserve
Owner: KL LB Buy 5, a Delaware Limited Liability Company

P:\231-085-00\Plat\PPLAT\Primrose Detention Reserve C Phase 1\Primrose Detention Reserve C Phase 1_PPlat Rev2 20260720.dwg Jul 20, 2026-5:35pm Edited by: GMALVEAUX

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
6. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
7. This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County, the City of Manvel and Brazoria County Municipal Utility District No. 47.
8. The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
9. This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
10. All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
11. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
12. A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on July 21, 2025.
13. A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted, by the City of Manvel on July 21, 2025.
14. A subdivision variance has been approved to allow a perimeter right-of-way and sidewalk within a right-of-way not to be constructed by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
15. Three 40' rights-of-way bisect the tract in a north-south direction. The new alignment of Kirby Drive will be located within the northern portion of the western 40' strip, where 10 additional feet on the west side of the strip will be dedicated for right-of-way. The 40' strip running south through the central portion of the project, including the segment along the western boundary of the detention pond south of Rodeo Drive, as well as the 40' strip along the eastern project boundary, shall be abandoned and will occur on a per-plat basis.
16. Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
17. A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
18. A 15.39 acre tract in the 26.5 acre detention pond in the southwest portion of the project will be annexed into Brazoria County M.U.D. No. 47 prior to final plat approval.
19. The portions of Kirby Drive located within Section 5 and the detention pond south of Rodeo Drive shall be constructed with Phase 1 of Manvel Crossing.
20. Approximately eight (8) acres of land identified in the previously approved Primrose Master Plan Amendment No. 1 (Section 6) shall be incorporated into the Manvel Crossing development and utilized as a detention facility.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF PRIMROSE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF PRIMROSE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

OWNER CONTACT INFORMATION
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

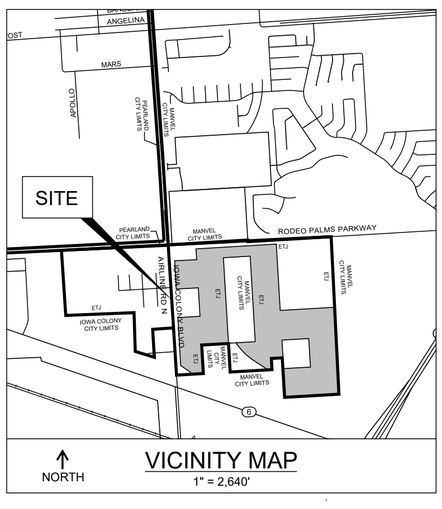
BENCHMARK(S):

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

PARK LAND DEDICATION TABLE

SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.		1.2 Ac.
Section 2			
Det Res A		3.4 Ac.	**2.0 Ac.
Section 3	0.8 Ac.		0.8 Ac.
Det Res B & C			
Section 4			
Section 5	0.7 Ac.		0.7 Ac.
Park Land Provided	2.7 Ac.	**2.0 Ac.	4.7 Ac.
Park Land Required			**3.9 Ac.

*1 acre of park land for each 100 proposed dwelling units
**Trails account for 50% of the required parkland.
***A reserve dedicated to use as park land shall not be narrower than 150 feet.



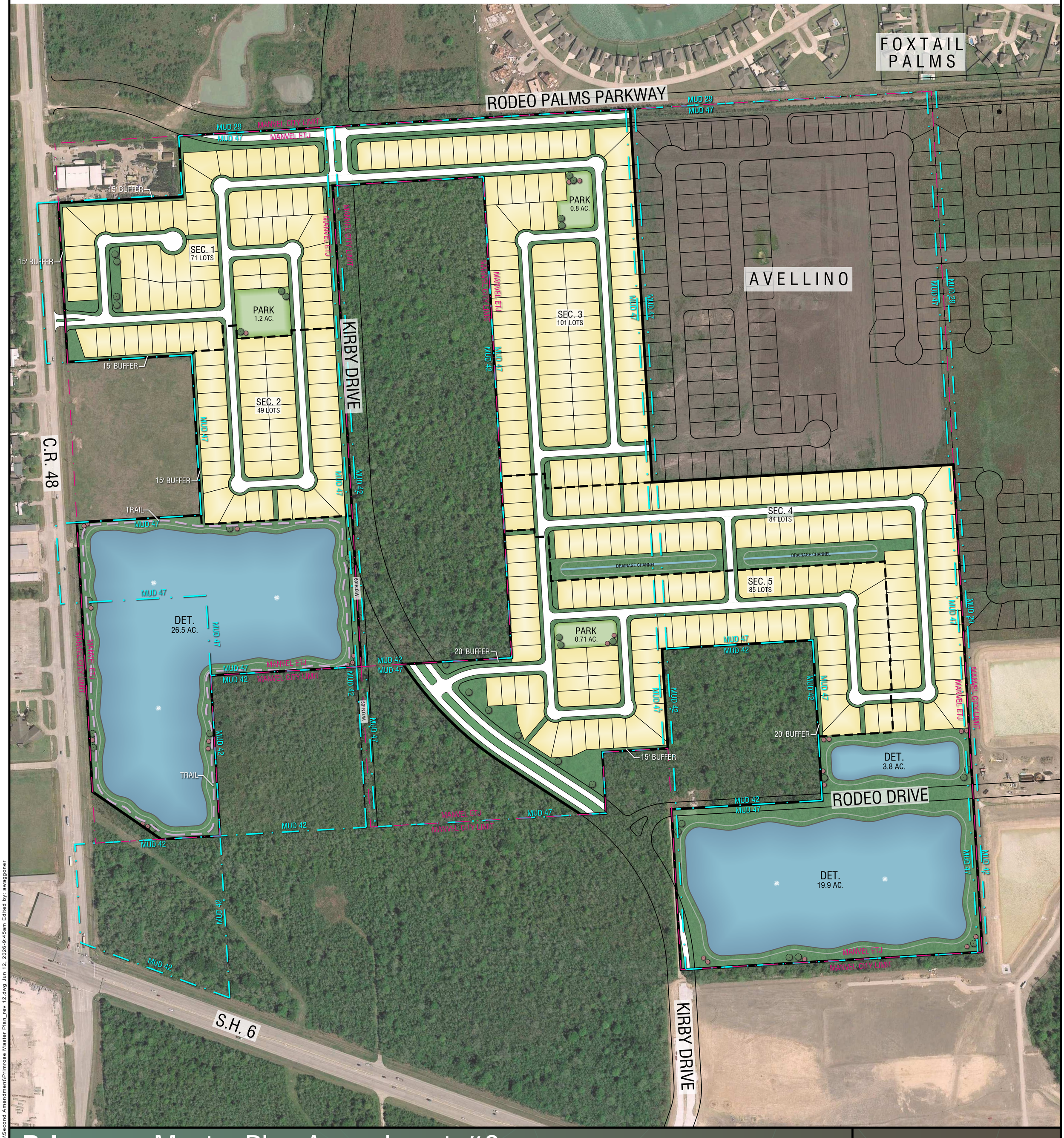
NORTH
VICINITY MAP
1" = 2,640'

LAND USE AREAS & LOT TOTALS

60' x 125' Typical: 390 Lots	±	94.7 Ac.
Detention	±	53.5 Ac.
Major Thoroughfare & Collector ROW Dedication	±	9.1 Ac.
Park	±	2.7 Ac.
Landscape Buffer / Open Space	±	6.5 Ac.
Total	±	166.5 Ac.

LOTS PER SECTION

Section 1	71
Section 2	49
Section 3	101
Section 4	84
Section 5	85
Total	390



Primrose: Master Plan Amendment #2

A Subdivision of 166.5 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
City of Manvel ETJ, Brazoria County, Texas

Owner: KL LB BUY 5, LLC, a Delaware limited liability company

June, 2026

0' 100' 200' 400'
SCALE: 1"=200'
TRUE SCALE AT 24" x 36"
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA.TEAM
TBPE NO. F-726
TBPLS NO. 10092300

EHRA JOB NO. 241-068-00
TRIP No. 24-1600

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

P:\241-068-00\Plat\GP\Master Plan\Second Amendment\Primrose Master Plan_rev 12.dwg Jun 12, 2026-9:45am Edited by: awaggoner

City of Manvel

P. O. Box 187
20025 HWY 6
Manvel, Texas 77578

(281) 489-0630
Fax (281) 489-0634

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: July 27, 2026 PD&Z

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Ashley Waggoner

Daytime Phone: (713) 429-0726 Fax Number: N/A

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the Manvel Crossing Section One Preliminary Plat, being a preliminary plat of 31.08 AC. out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, City of Manvel ETJ, and City of Manvel ETJ, Brazoria County, Texas

Plats:
Preliminary ☑
Final _____

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

Ashley Waggoner
SIGNATURE

06/15/2026
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Manvel Crossing Section 1 Preliminary Plat
Applicant:	Ashley Waggoner– EHRA Engineering
PD&Z Meeting Date:	July 27, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *This proposed plat is the first section within Manvel Crossing established as a Planned Unit Development with State Highway 6 Overlay (PUD-SH6) on December 1, 2025.*
- *The subject site is located at the northwest corner of Kirby Drive and State Highway 6/Morris Avenue, south of future Primrose Development.*
- *The subject site is currently undeveloped, and is located primarily within the City of Manvel, with a portion extending into the City's extraterritorial jurisdiction (ETJ).*
- *The subject site is within Brazoria County Drainage District #4 and the ETJ portion lies within Brazoria County M.U.D. No. 47.*
- *A 15-day extension was approved for this plat at the last meeting and since then the applicant has revised the plat to add an approximate 0.78-acre tract (located in the ETJ) which was approved as part of the Primrose Master Plan (See Exhibit attached).*
- *The applicant has indicated that the additional acreage is added to satisfy drainage capacity triggered by the revised Drainage Impact Analysis (highlighted in yellow on the Exhibit).*
- *The proposed plat creates 2 commercial reserves, 2 detention reserves, 2 reserves provided common access, and right-of-way for a portion of Kirby Drive and Rodeo Drive.*
- *The proposed plat generally conforms to the approved Manvel Crossing Master plan and Primrose Master Plan Amendment No. 2.*
- *A tree survey showing protected trees on the subject site is attached.*

STAFF RECOMMENDATION

The City staff recommends approval of the Manvel Crossing Section 1 Preliminary Plat with the following conditions:

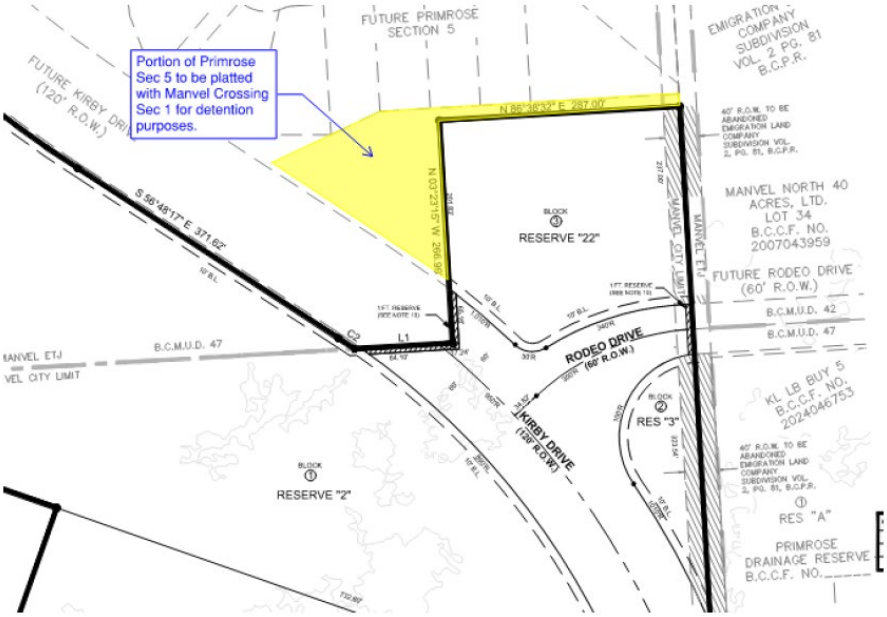
1. Revise note 11 to specify acreage of the portion of Reserve 22 from Primrose Master Plan and the specify the reason for making it part of this proposed Preliminary plat. Additionally, include a call-out showing the location of this portion on the layout (Section 62-38(a)(4) & (15)).

2. Please provide a revised drainage exhibit that pertains to the boundary and acreage of this proposed plat and includes detention summary table identifying the required detention volume and the available detention capacity for this section. (section 62-38(a)(12)).
3. Revise the utility exhibit to use colors required per Design Criteria Manual Section 1.04 Y or include a legend on the exhibit for the line colors used (section 62-38(a)(14)).
4. Revise note 19 to reference "Primrose" Section 5 (section 62-39 & 62-103)
5. The submitted tree survey indicates that the site contains more than 40 protected trees proposed to be removed. A tree removal permit shall be approved prior to the approval of the Preliminary plat (Section 77-44(b)).

Note:

- Pursuant to the approved PUD, the off-site detention area shall be recorded in the Brazoria County Real Property Records, and documentation of the recorded easement or agreement shall be provided to the City of Manvel. Written acknowledgment and approval from the off-site property owner shall be obtained prior to final plat submittal (Ordinance No. 2025-O-33, Section II.D.2).
- An updated Traffic Impact Analysis (TIA) and DIA have been provided. Please provide the TIA and DIA approved by TxDOT, County, and Drainage District before final plat submittal (Section 62-38(a)(13) & 62-41).

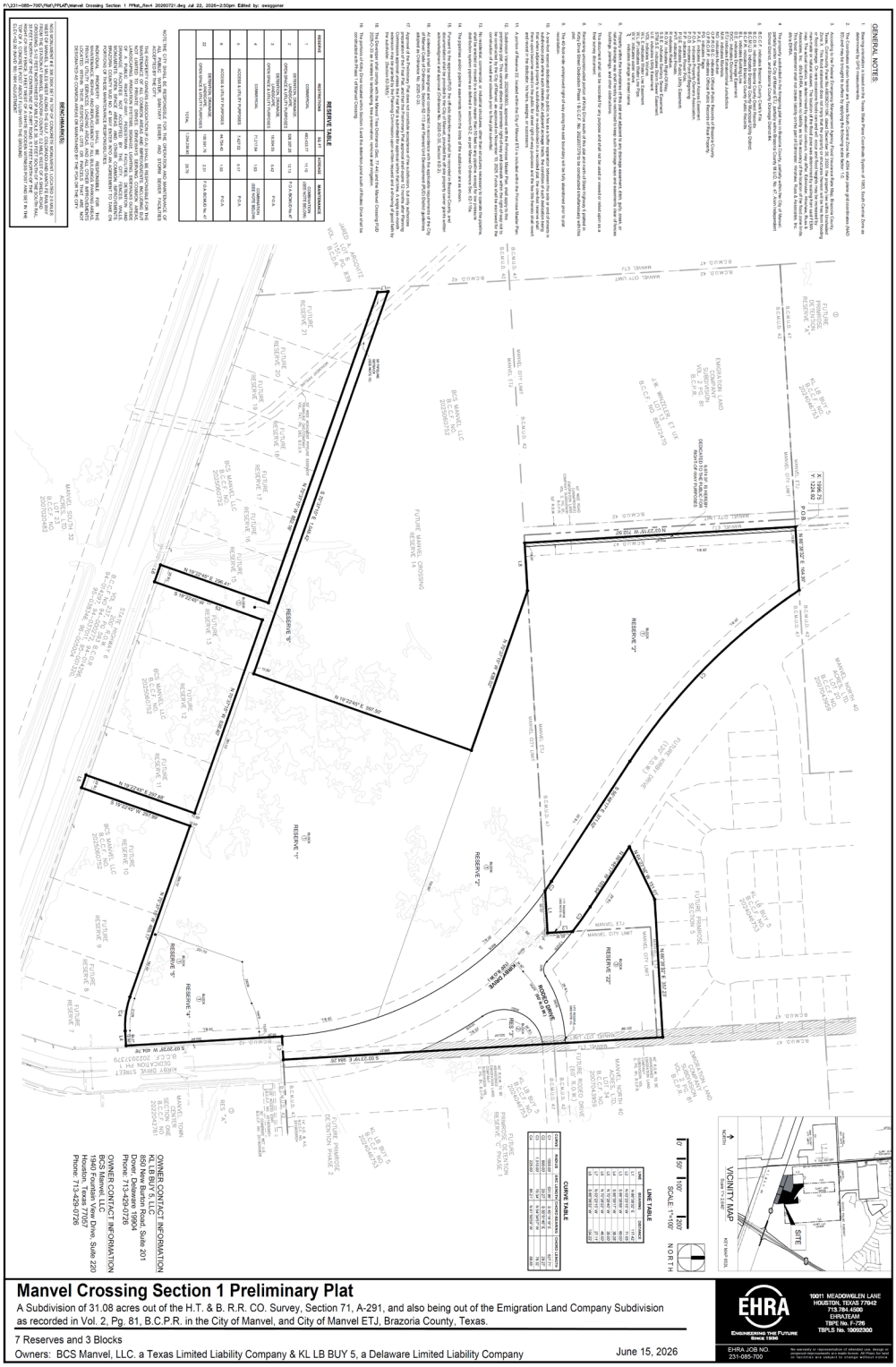
Exhibit: Western Portion of Reserve 22 within Future Primrose Section 5 for Future Detention Requirements



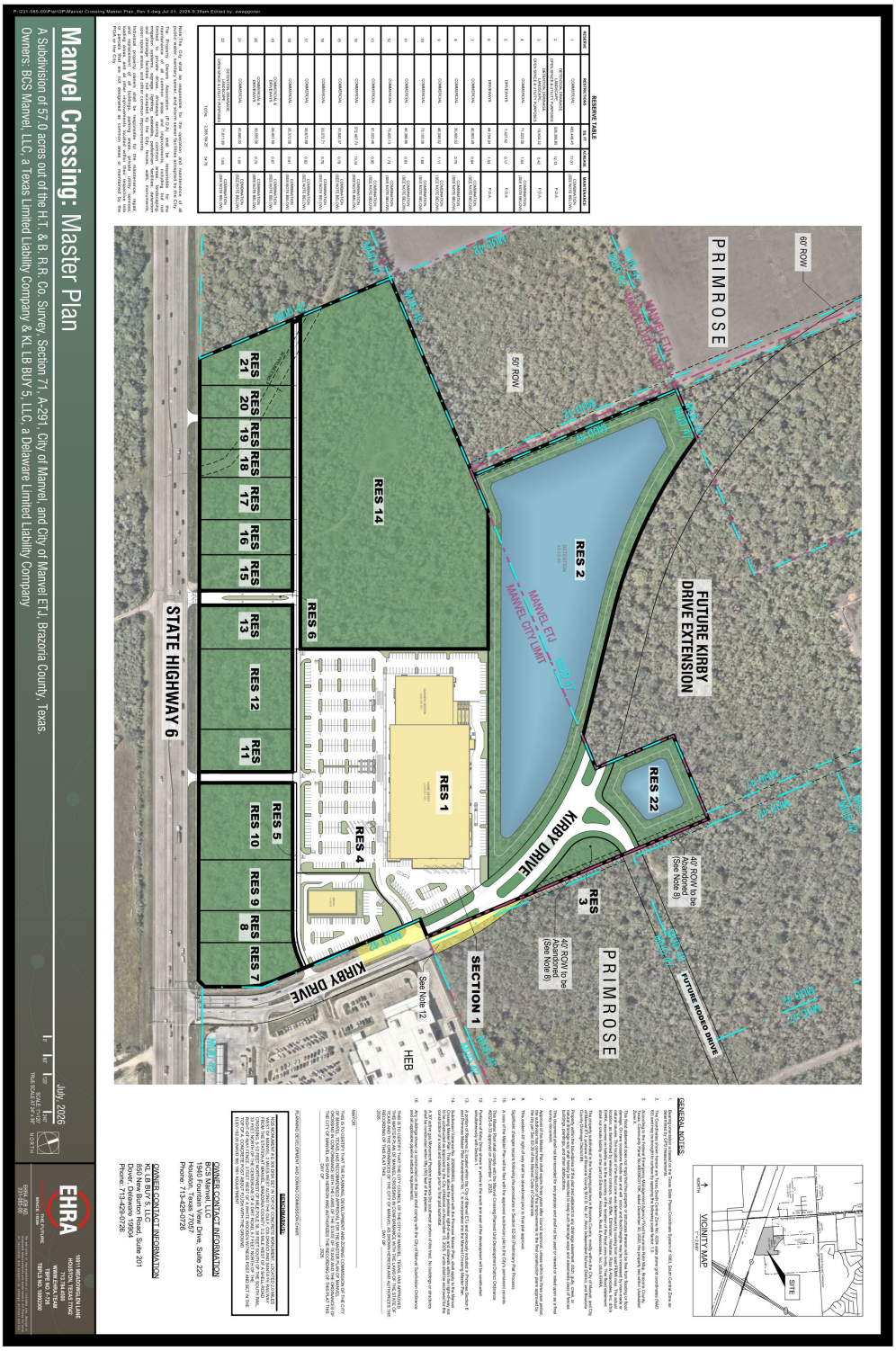
Development Services Department

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

Plat Exhibit



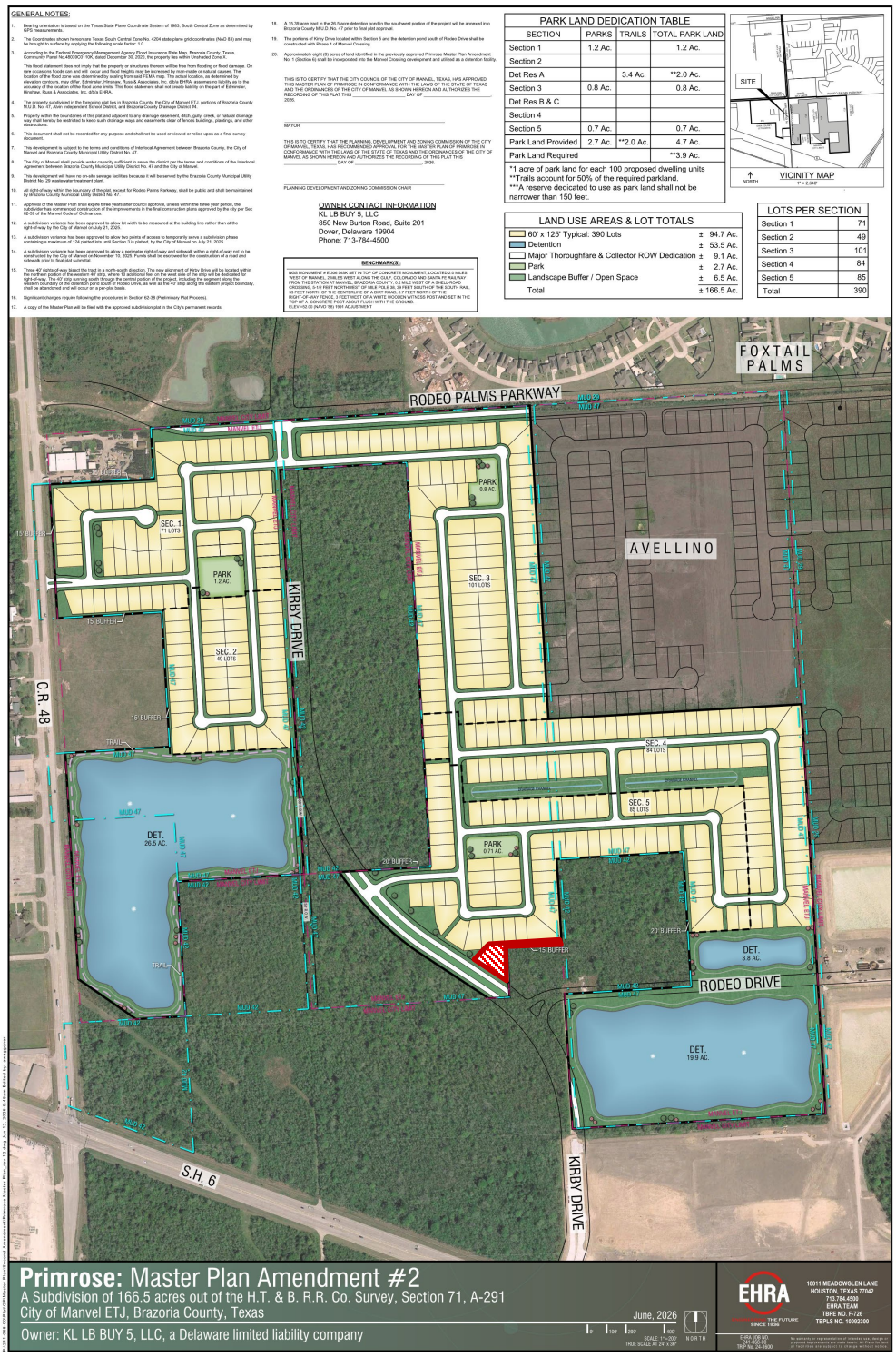
Manvel Crossing Master Plan



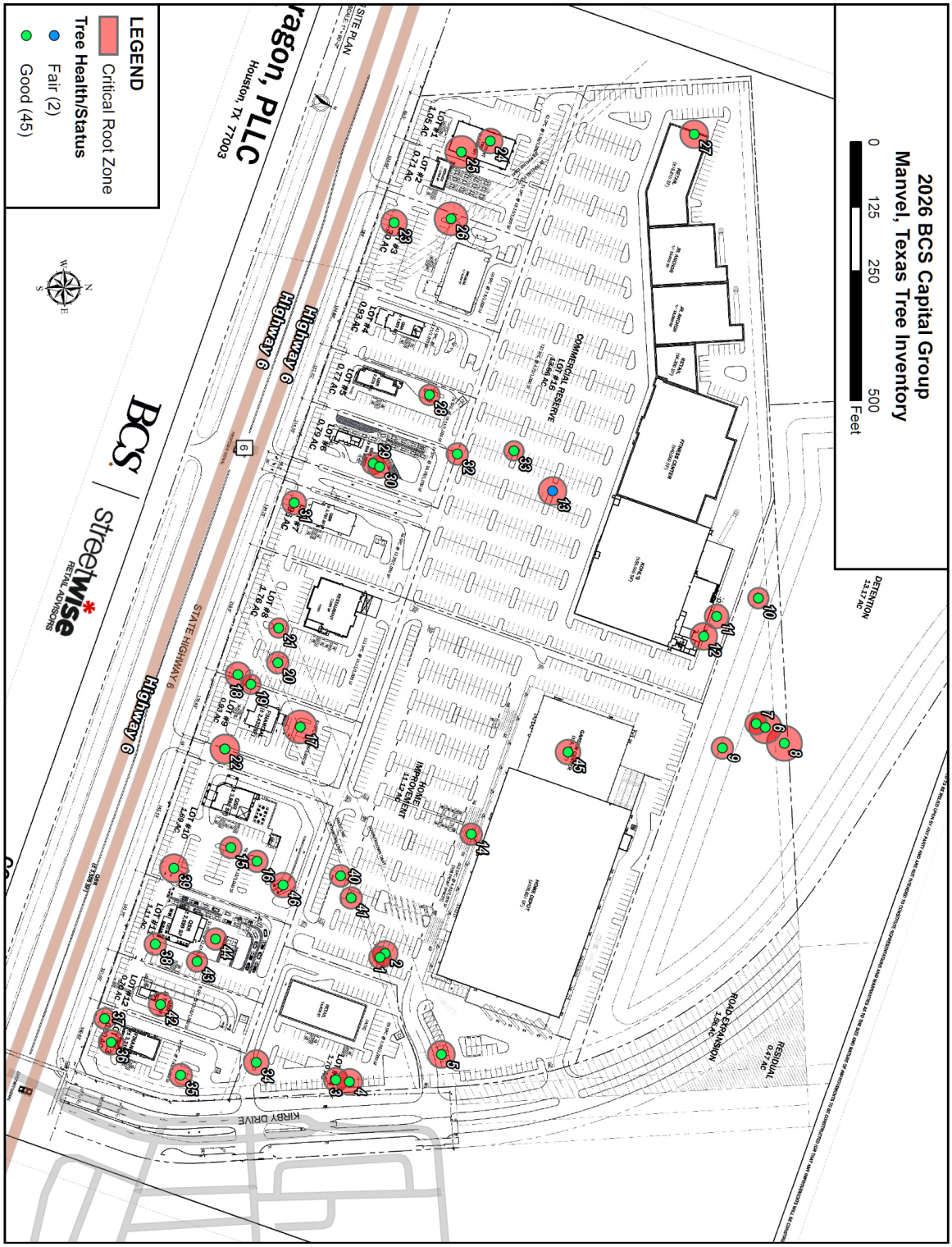
Development Services Department

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

Primrose Master Plan Amendment #2



Tree Survey


2026 BCS Capital Group
Manvel, Texas Tree Inventory
0
125
250
500
Feet
LEGEND
Critical Root Zone
Tree Health/Status
Fair (2)
Good (45)
Highway 6
STATE HIGHWAY 6
KIRBY DRIVE
BCS
streetwise
RETAIL ADVISORS
Houston, TX 77003
DETENTION
13.17 AC
ROAD EXPANSION
1.56 AC
RESIDUAL
0.17 AC
COMMERCIAL RESERVE
LOT #16
HOME DEPOT
INGRESS/EGRESS
HOME DEPOT
LOT #1
LOT #2
LOT #3
LOT #4
LOT #5
LOT #6
LOT #7
LOT #8
LOT #9
LOT #10
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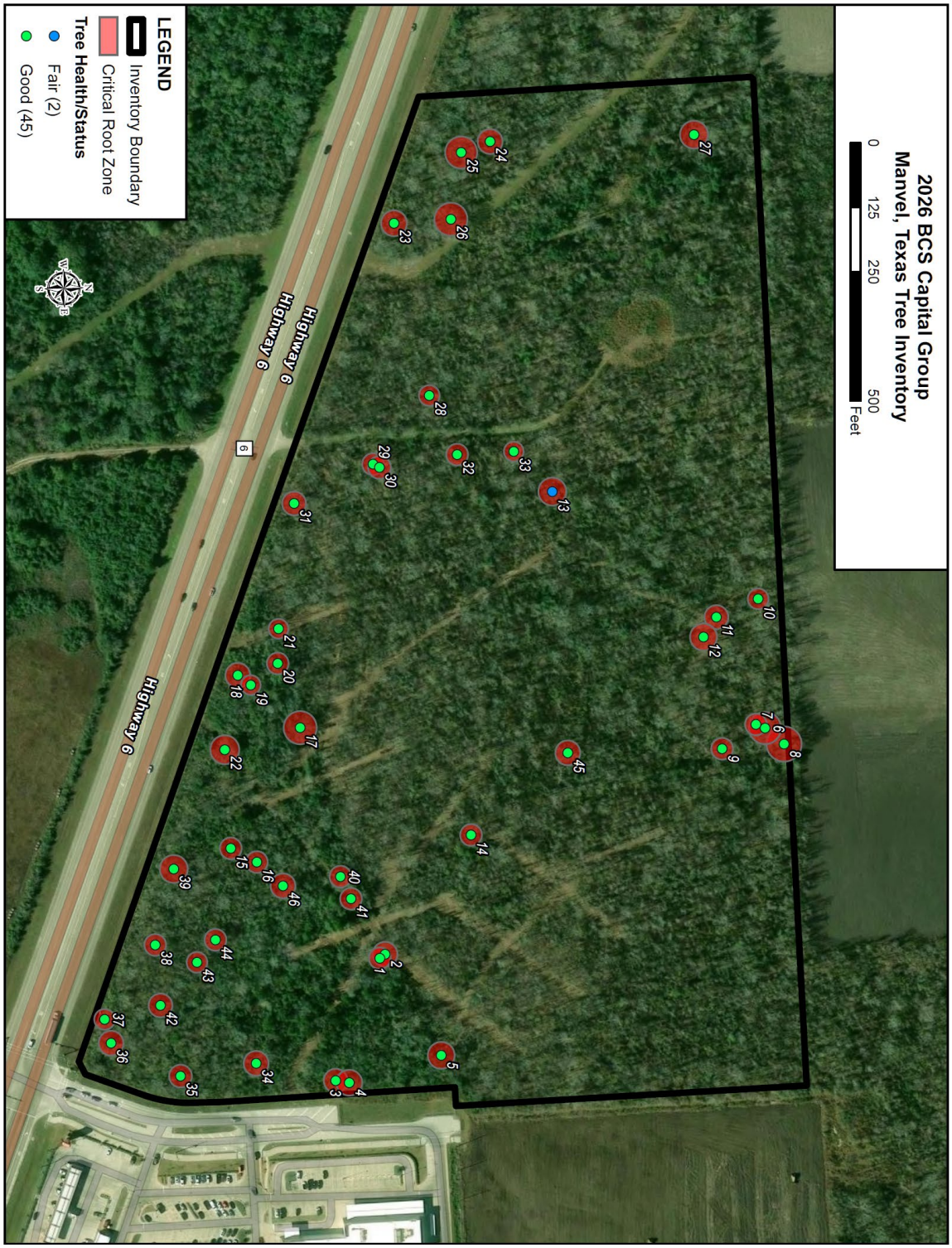
LOT #41
LOT #42
LOT #43
LOT #44
LOT #45

Tree Survey


2026 BCS Capital Group
Manvel, Texas Tree Inventory
0
125
250
500
Feet
LEGEND
Inventory Boundary
Critical Root Zone
Tree Health/Status
Fair (2)
Good (45)
Highway 6
Highway 6
Highway 6
6

Tree Survey

1

Tree Tag #	Species	DBH	Tree Health/Status	Damage Comments
1	American elm	21	Good	
2	American elm	24	Good	
3	Hickory	23	Good	
4	Slippery elm	25	Good	
5	Southern live oak	26	Good	
6	American elm	31	Good	
7	American elm	21	Good	
8	American elm	34	Good	
9	American elm	21	Good	
10	American elm	20	Good	
11	American elm	23	Good	
12	American elm	26	Good	
13	American elm	27	Fair	Dieback in upper limbs
14	American elm	21	Good	
15	American elm	21	Good	
16	American elm	21	Good	
17	American elm	32	Good	
18	American elm	24	Good	
19	American elm	19	Good	
20	Water oak	21	Good	
21	American elm	19	Good	
22	American elm	28	Good	
23	American elm	25	Good	
24	American elm	24	Good	
25	American elm	31	Good	
26	American elm	32	Good	
27	American elm	27	Good	
28	American elm	20	Good	
29	American elm	21	Good	
30	American elm	22	Good	
31	American elm	23	Good	
32	American elm	21	Good	
33	American elm	19	Good	
34	American elm	24	Good	
35	American elm	22	Good	
36	American elm	24	Good	
37	American elm	20	Good	
38	American elm	21	Good	
39	American elm	27	Good	
40	American elm	21	Good	
41	American elm	21	Good	
42	American elm	23	Good	
43	American elm	20	Good	
44	American elm	21	Good	
45	American elm	24	Good	
46	American elm	24	Good	

Tree inventory/maps prepared by Trey Marrero, ISA Certified Arborist TX-5004A

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. The property subdivided in the foregoing plat lies in Brazoria County, partially within the City of Manvel, partially within the City of Manvel ETJ, partially within Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.

5. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
B.C.P.R. indicates Brazoria County Public Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
DOC. indicates Document.
ETJ indicates Extraterritorial Jurisdiction.
M.H. indicates Manhole.
NO. indicates Number.
O.P.R.O.B.C. indicates Official Public Records of Brazoria County.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.A. indicates Property Owners Association.
P.O.B. indicates Point of Beginning.
P.P. indicates Power Pole.
P.U.E. indicates Public Utility Easement.
PVT. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E indicates Water Line Easement.
W.L.(P) indicates Water Line Pipe.
W.V. indicates water valve.
indicates change in street name.

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

7. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

8. Remaining unconstructed portion of Kirby Drive south of this plat and north of State Highway 6 platted in Kirby Drive Street Dedication Phase 1 B.C.C.F. No. 2022037379 to be constructed simultaneously with this plat.

9. The 40-foot-wide unimproved right-of way along the east boundary will be fully abandoned prior to plat recordation.

10. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall there upon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and revest in the dedicator, his heirs, assigns, or successors.

11. A portion of Reserve 22, located within the City of Manvel ETJ is included within the Primrose Master Plan.

12. Subdivision Variance No. 2026006803, approved with the Primrose Master Plan, shall apply to this preliminary plat. This variance allows the perimeter right-of-way and sidewalk within the right-of-way not to be constructed by the City of Manvel, as approved on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.

13. No residential, commercial, or industrial structures, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.

14. The pipelines and/or pipeline easements within the limits of the subdivision are as shown.

15. Pursuant to the approved PUD, the off-site detention area shall be recorded in Brazoria County, and documentation shall be provided to the City of Manvel, provided the off-site property owner grants written acknowledgment and approval (Ordinance No. 2025-O-33, Section II.D.2).

16. All sidewalks shall be designed and constructed in accordance with the applicable requirements of the City of Manvel Code of Ordinances, Section 62-113 and Planned Unit Development (PUD) District guidelines adopted as Ordinance No. 2025-O-33.

17. Approval of the Preliminary Plat does not constitute acceptance of the subdivision, but only authorizes preparation of the Final Plat, and that the Preliminary Plat approval shall expire 12 months after Planning Commission approval unless the Final Plat is submitted for approval within that time. A single six-month extension may be granted by the Planning Commission upon written request and a showing of good faith by the subdivider. (Section 62-38(f)).”

18. The Developer shall comply with the Manvel Tree Ordinance (Sec. 77-44) and the Manvel Crossing PUD 2025-O-33 as it relates to landscaping, tree preservation, removal and mitigation.

19. The portions of Kirby Drive located within Section 5 and the detention pond south of Rodeo Drive shall be constructed with Phase 1 of Manvel Crossing.

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
1	COMMERCIAL	483,433.77	11.10	COMBINATION (SEE NOTE BELOW)
2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	528,307.26	12.13	P.O.A./BCMUD No.47
3	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,504.55	0.42	P.O.A.
4	COMMERCIAL	71,217.64	1.63	COMBINATION (SEE NOTE BELOW)
5	ACCESS & UTILITY PURPOSES	7,427.52	0.17	P.O.A.
6	ACCESS & UTILITY PURPOSES	44,754.43	1.03	P.O.A.
22	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	100,591.76	2.31	P.O.A./BCMUD No. 47
	TOTAL	1,254,236.93	28.79	

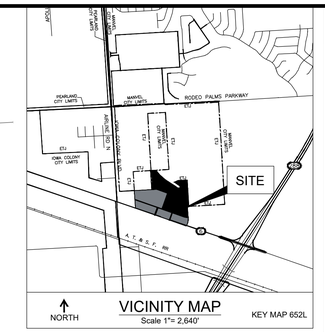
NOTE:THE CITY SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL PUBLIC WATER, SANITARY SEWER, AND STORM SEWER FACILITIES ACCEPTED BY THE CITY.

THE PROPERTY OWNERS ASSOCIATION (P.O.A) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PRIVATE DRIVES, DRIVEWAYS SERVING COMMON AREAS, LANDSCAPING, IRRIGATION SYSTEMS, SIGNAGE, LIGHTING, SIDEWALKS OUTSIDE OF A PUBLIC RIGHT-OF-WAY, PEDESTRIAN FACILITIES, DETENTION AND DRAINAGE FACILITIES NOT ACCEPTED BY THE CITY, FENCES, WALLS, MONUMENTS, OPEN SPACE AREAS, AND OTHER COMMON IMPROVEMENTS. BRAZORIA COUNTY MUD NO. 47 MAY ENTER INTO AN AGREEMENT TO TAKE ON PORTIONS OF THESE MAINTENANCE RESPONSIBILITIES.

INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL BUILDINGS, PARKING AREAS, PRIVATE UTILITY SERVICES, LOADING AREAS, AND ALL OTHER IMPROVEMENTS LOCATED WITHIN THEIR RESPECTIVE LOTS OR PARCELS THAT ARE NOT DESIGNATED AS COMMON AREAS OR MAINTAINED BY THE POA OR THE CITY.

BENCHMARK(S):

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



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

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°38'32" E	117.42'
L2	N 03°23'15" W	71.55'
L3	S 86°38'58" W	60.00'
L4	S 86°39'17" W	38.28'
L5	N 70°26'40" W	35.00'
L6	N 70°28'22" W	46.50'
L7	N 03°23'15" W	27.11'
L8	S 86°38'32" W	124.22'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1565.00'	631.99'	S 45°14'19" E	627.71'
C2	890.00'	29.27'	S 55°51'45" E	29.27'
C3	1,010.00'	78.34'	N 54°34'57" W	78.32'
C4	225.00'	86.21'	N 81°58'59" W	88.65'

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300
EHRA
ENGINEERING THE FUTURE SINCE 1956

No reproducibles or copies of reports and drawings or specifications shall be made except as Plans bearing the seal of Edminster, Hinshaw, Russ & Associates, Inc. or facsimiles are subject to change without notice.

EHRA JOB NO. 231-085-700

June 15, 2026

Manvel Crossing Section 1 Preliminary Plat

A Subdivision of 31.08 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, and also being out of the Emigration Land Company Subdivision as recorded in Vol. 2, Pg. 81, B.C.P.R. in the City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.

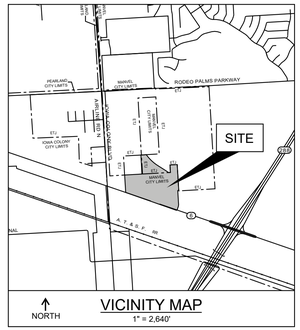
7 Reserves and 3 Blocks

Owners: BCS Manvel, LLC. a Texas Limited Liability Company & KL LB BUY 5, a Delaware Limited Liability Company

OWNER CONTACT INFORMATION
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-429-0726

OWNER CONTACT INFORMATION
BCS Manvel, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 77057
Phone: 713-429-0726

P:\231-085-700\Plat\PLAT\Manvel Crossing Section 1 PPlat_Rev4 20260721.dwg Jul 21, 2026-11:30am Edited by: owoggoner



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
1	COMMERCIAL	483,446.45	11.01	COMBINATION (SEE NOTE BELOW)
2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	528,306.85	12.13	P.O.A.
3	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,504.32	0.42	P.O.A.
4	COMMERCIAL	71,223.09	1.64	COMBINATION (SEE NOTE BELOW)
5	DRIVEWAYS	7,427.52	0.17	P.O.A.
6	DRIVEWAYS	44,754.34	1.03	P.O.A.
7	COMMERCIAL	40,903.49	0.94	COMBINATION (SEE NOTE BELOW)
8	COMMERCIAL	30,450.52	0.70	COMBINATION (SEE NOTE BELOW)
9	COMMERCIAL	48,349.02	1.11	COMBINATION (SEE NOTE BELOW)
10	COMMERCIAL	73,105.08	1.68	COMBINATION (SEE NOTE BELOW)
11	COMMERCIAL	40,388.95	0.93	COMBINATION (SEE NOTE BELOW)
12	COMMERCIAL	75,925.13	1.74	COMBINATION (SEE NOTE BELOW)
13	COMMERCIAL	41,322.46	0.95	COMBINATION (SEE NOTE BELOW)
14	COMMERCIAL	572,467.73	13.14	COMBINATION (SEE NOTE BELOW)
15	COMMERCIAL	33,842.37	0.78	COMBINATION (SEE NOTE BELOW)
16	COMMERCIAL	33,072.71	0.76	COMBINATION (SEE NOTE BELOW)
17	COMMERCIAL	39,872.98	0.92	COMBINATION (SEE NOTE BELOW)
18	COMMERCIAL	26,372.08	0.61	COMBINATION (SEE NOTE BELOW)
19	COMMERCIAL & DRIVEWAYS	29,401.59	0.67	COMBINATION (SEE NOTE BELOW)
20	COMMERCIAL & DRIVEWAYS	30,555.56	0.70	COMBINATION (SEE NOTE BELOW)
21	COMMERCIAL	43,680.02	1.00	COMBINATION (SEE NOTE BELOW)
22	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	71,811.99	1.65	COMBINATION (SEE NOTE BELOW)
	TOTAL	2,385,184.25	54.76	

Note:The City shall be responsible for the operation and maintenance of all public water, sanitary sewer, and storm sewer facilities accepted by the City.

The Property Owners Association (P.O.A) shall be responsible for the maintenance of all common areas and improvements, including but not limited to private drives, driveways serving common areas, landscaping, irrigation systems, signage, lighting, sidewalks, pedestrian facilities, detention and drainage facilities not accepted by the City, fences, walls, monuments, open space areas, and other common improvements.

Individual property owners shall be responsible for the maintenance, repair, and replacement of all buildings, parking areas, private utility services, loading areas, and all other improvements located within their respective lots or parcels that are not designated as common areas or maintained by the POA or the City.

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. The property subdivided in the foregoing plat lies in Brazoria County, mostly within the City of Manvel, and City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
6. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
7. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
8. This eastern 40' right of way shall be abandoned prior to final plat approval.
9. Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
10. A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
11. This Master Plan shall comply with the Manvel Crossing Planned Unit Development District Ordinance #2025-O-33 approved on December 1, 2025.
12. Portions of Kirby Drive shown in yellow to the south and east of the development will be constructed simultaneously with Section 1.
13. A portion of Reserve 2, located within the City of Manvel ETJ and previously included in Primrose Section 6 and Primrose Master Plan Amendment No. 1, is incorporated into the Manvel Crossing Master Plan.
14. Subdivision Variance No. 2026006803, approved with the Primrose Master Plan, shall apply to the Manvel Crossing Master Plan. This variance allows the perimeter right-of-way and sidewalk within the right-of-way not to be constructed as approved by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
15. A 30' active gas Monument Pipeline traverses the southwest portion of this tract. No buildings or structures shall be constructed within fifty (50) feet of the pipeline.
16. Any buildings shown or constructed on this plat shall comply with the City of Manvel Subdivision Ordinance and all applicable pipeline setback requirements.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF MANVEL CROSSING IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF MANVEL CROSSING IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

BENCHMARK(S):

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

OWNER CONTACT INFORMATION
BCS Manvel, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 77057
Phone: 713-429-0726

OWNER CONTACT INFORMATION
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-429-0726

Manvel Crossing: Master Plan

A Subdivision of 57.0 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.
Owners: BCS Manvel, LLC, a Texas Limited Liability Company & KL LB BUY 5, LLC, a Delaware Limited Liability Company

July, 2026

0' 60' 120' 240'
SCALE: 1"=120'
TRUE SCALE AT 24" x 36"
NORTH

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

EHRA JOB NO. 231-085-00

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

P:\231-085-00\Plat\GP\Manvel Crossing Master Plan_Rev 5.dwg Jul 01, 2026-9:30am Edited by: avaugponr

MANVEL
PD&Z / CITY COUNCIL
DATA SHEET

TOPIC: Text amendment to the Manvel Code of Ordinances, Chapter 77, Zoning (The Zoning Ordinance) to add SUP requirement for certain non-residential uses (NAICS 51 Information, NAICS 531120 Lessors of nonresidential buildings (except mini warehouses), and 722320 Caterers). This amendment also updates one of the pre-determined conditions for certain uses to provide better clarity.

DATES:	☒ 7/27/2026 : Joint City Council and PDZ Public Hearing (no action)
	☒ 7/27/2026 : PDZ consideration and action to forward a final report
	☐ 8/3/2026 : 1st reading of the Ordinance by City Council
	☐ 8/17/2026 : Second and Final reading of the Ordinance by City Council

BACKGROUND: Staff is presenting amendments to Section 77-26. *Permitted Uses*, and Section 77-50. *Uses requiring specific use permit* of the Zoning Ordinance. The City Council passed Resolution No. 2026-R-36 on July 6, 2026, calling a joint public hearing to be conducted on July 27, 2026, to meet the public hearing notice requirement based on the provisions of Section 211.007(d) of the Texas Local Government Code. The proposed amendment includes the following topics:

- *NAICS 51 Information*: Currently this land use category is permitted in Heavy commercial district as a use by right and requires a Specific Use Permit (SUP) in non-residential districts. Staff is proposing to amend the ordinance to include SUP requirement for this category, so that City Council can take action based on the appropriateness of a proposed project for specific sites within Heavy commercial District.
- *NAICS 531120 Lessors of nonresidential buildings (except mini warehouses) and 722320 Caterers)*: These two NAICS land use classifications include banquet halls and event centers that serve as places of assembly. This type of use is currently allowed as a use by right within non-residential and multi-family zoning districts. Currently, these uses are not permitted within residential districts. To address compatibility issues, staff is proposing to include SUP requirements for these NAICS uses that serve as a place of assembly within both residential and non-residential zoning districts, with the following pre-determined conditions.
    1. The parcel proposed for development shall be a minimum of 3 acres.
    2. The parcel proposed for development shall be located along a major thoroughfare.
    3. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
    4. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.
- *Updating Pre-determined SUP conditions for clarity:* Certain uses, including medical uses and other personal care services related uses, requiring SUP have a pre-determined condition stating, *"All doors shall remain unlocked and accessible during normal business hours."* Staff is proposing to amend this condition to state, "*Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours."*

MANVEL
PD&Z / CITY COUNCIL
DATA SHEET

CONFORMANCE TO CITY ADOPTED PLANS:

- Conforms to the guiding principles of the 2045 Strategic Plan: ☒ **YES** ☐ **NO**
- Conforms to the goals of Manvel 2045 Comprehensive Plan: ☒ **YES** ☐ **NO**

Note: Both plans support development regulation update to promote compatibility between land uses, allow reasonable mix of uses, and ensuring that future development is not detrimental to environment and City's ability to provide utility services and manage traffic.

STAFF RECOMMENDATION:

☒ Approval ☐ Conditional Approval ☐ Not Approval

PD&Z RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☐ Not Approval

Vote: Choose an item. and Choose an item.

`

ATTACHMENTS:	☒ Staff Report / PD&Z Final Report to Council
	☐ Proposed Ordinance
	☐ PUD Document and associated Exhibits
	☐ Other

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** _NA_
Jose Abraham, Zoning Official	**ZONING OFFICIAL APPROVAL_YES_**
	CITY MANAGER APPROVAL _YES_

STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION
Zoning Text Amendment

Agenda of:	July 27, 2026	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	Zoning Text Amendment [Section 77-26. *Permitted Uses*, & Section 77-50. *Uses requiring specific use permit*]	**Presented By:**	Jose Abraham Director, Development Services
Recommended Action:	Consideration and possible action to forward a Final Report recommending approval to City Council for this proposed Zoning Text Amendment. (Proposed Ordinance No. 2026-O-36)		

SUMMARY

Staff is recommending text amendment to the Manvel Code of Ordinances, Chapter 77, Zoning (The Zoning Ordinance) to add SUP requirement for certain non-residential uses (NAICS 51 Information, NAICS 531120 Lessors of non-residential buildings (except mini warehouses), and 722320 Caterers). This amendment also updates one of the pre-determined conditions for certain uses to provide better clarity.

EXHIBITS/ ATTACHMENTS

Section 77-26. Permitted Uses, and Section 77-50. Uses requiring specific use permit *(redline attached)* and public hearing Notice.

PROPOSED AMENDMENT

The proposed amendment includes the following topics:

- NAICS 51 Information: This NAICS code comprises of establishments engaging in (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data. This landuse category has evolved over time in terms of scale, noise, environmental impact, and land use compatibility. Currently this land use category is permitted in Heavy commercial district as a use by right. Staff is proposing to amend the ordinance to include a Specific Use Permit (SUP) requirement for this category, so that City Council can take action based on the appropriateness of a proposed project for specific sites within Heavy commercial District.

- NAICS 531120 Lessors of nonresidential buildings (except mini warehouses) and 722320 Caterers): These two NAICS land use classifications include banquet halls and event centers that serve as places of assembly. This type of use is currently allowed as a use by right within non-residential and multi-family zoning districts. Currently, these uses are not permitted within residential districts. These types of uses are very important for a community but Manvel, currently, doesn't have this type of landuses. Since these uses places of assembly, they have traffic and other implications that could affect compatibility with abutting landuses. These compatibility issues may not be remedied by the current minimum standards; therefore, an SUP requirement

allows further scrutiny in determining appropriateness at a specific site. Staff is proposing to allow these uses that serve as a place of assembly within both residential and non-residential zoning districts with an approved Specific Use Permit, with the following pre-determined conditions.

1. The parcel proposed for development shall be a minimum of 3 acres.
2. The parcel proposed for development shall be located along a major thoroughfare.
3. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
4. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

- Updating pre-determined SUP conditions for clarity: Certain uses, including medical uses and other personal care services related uses, requiring SUP have a pre-determined condition stating, *"All doors shall remain unlocked and accessible during normal business hours."* This has caused some confusion because all doors (internal and external) cannot remain unlocked. The intent for this condition is to have the main entry doors and all doors that provide access to lobby area being unlocked during business hours. Staff is proposing to amend this condition to state, *"Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours."*

This proposed zoning text amendment conforms to the goals of the Manvel 2045 Comprehensive Plan. The Comprehensive Plan supports development regulation update to promote compatibility between land uses, allows reasonable mix of uses at specific locations, and ensuring that future development is not detrimental to environment and City's ability to provide utility services and manage traffic.

STAFF RECOMMENDATION

Staff is recommending that the PD&Z Commission forward a final report to City Council, recommending approval of the proposed amendment to Section 77-26. *Permitted Uses*, & Section 77-50. *Uses requiring specific use permit*. (Proposed Ordinance No. 2026-O-36).

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. The public hearing notice requirement for this proposed zoning amendment is being met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allows a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case. The City Council passed Resolution No. 2026-R-36 on July 6, 2026, calling the aforementioned joint public hearing to be conducted on July 27, 2026.

A PUBLIC HEARING WILL BE HELD JOINTLY BY MANVEL CITY COUNCIL AND THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT MANVEL CITY HALL, 20031 HIGHWAY 6, MANVEL, TEXAS, 77578 AT 6:00 P.M. ON MONDAY, JULY 27, 2026, TO HEAR INPUT FROM THE PUBLIC REGARDING

AN ORDINANCE (2026-O-36) OF THE CITY OF MANVEL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", AMENDING THE PERMITTED USES TABLE TO REQUIRE A SPECIFIC USE PERMIT (SUP) FOR CERTAIN NON-RESIDENTIAL LAND USES WITHIN SPECIFIED ZONING DISTRICTS. /S/ TAMMY BELL, CITY SECRETARY.

Sec. 77-26. Permitted uses.

(a) *Use of land and building.* Buildings, structures, land, or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height, and area requirements, special conditions and other requirements of the zoning ordinance.

(b) *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables as follows.

The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the listed use means the use is permitted in that zoning district only by obtaining a specific use permit as set forth in section 77-50. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only.

Parking requirements are in section 77-45.

(c) *Uses not listed.* Primary uses not listed in the permitted use table may be permitted by the zoning official in any district where similar uses are permitted. The function and location requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing circumstance.

(d) *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.

(e) *North American Industry Classification System (NAICS) Codes.* The activity descriptions in the (2022) NAICS Codes prepared by United States Executive Office of the President, Office of Management and Budget, (https://www.census.gov/naics/) shall be used to determine the primary establishment uses when reference is made to the tables to a designated standard industrial classification. Annually, staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning commission. The commission will make recommendations to the council regarding adoption of the revised changes to the zoning ordinance permitted uses.

(f) *Permitted use table.*

Legend:

OSFR	Open-Single-Family Residential
SFR	Single-Family Residential
MF	Multi-family
LC	Light Commercial
HC	Heavy Commercial
HCMH	HUD-Code Manufactured Homes
HMU	Highway Mixed Use
P	Permitted use
S	Specific use permit required
O	Office function only

USE	OSFR	SFR	LC	HC	MF	HCMH	HMU

Adult entertainment business[1]				S			
Game room[1]				S			
111 Crop production	P						P
112 Animal production	P						P
115 Support activities for agriculture and forestry			O	P	O		O
21 Mining, quarrying and oil and gas extraction	S	S	S	S	S	S	S
22 Utilities			O	S	O		O
236 Construction of buildings			O	P	O		O
237 Heavy and civil engineering construction			O	P	O		S
237130 Power and communication line and related structures construction	S	S	S	S	S	S	S
238 Specialty trade contractors			O	P	S		O
311 Food manufacturing			O	P	O		O
311811 Retail bakeries			P	P	P		P
3121 Beverage manufacturing			S	P	S		S
313 Textile mills			O	P	O		O
314 Textile product mills			O	P	O		O
315 Apparel manufacturing			S	P	S		S

316 Leather and allied product manufacturing			S	P	S		S
321 Wood products manufacturing			O	P	O		O
321999 All other misc. wood			S	P	S		S
322 Paper manufacturing			O	P	O		O
323 Printing and related support activities			P	P	P		P
324 Petroleum and coal products manufacturing			O	S	O		O
325 Chemical manufacturing			O	S	O		O
326 Plastics and rubber products manufacturing			O	S	O		O
327 Nonmetallic mineral products manufacturing			O	S	O		O
331 Primary metal manufacturing			O	S	O		O
332 Fabricated metal product manufacturing			O	S	O		O
333 Machinery manufacturing			O	S	O		O
334 Computer and electronic product manufacturing			O	P	O		O
335 Electrical equipment, appliance and component manufacturing			O	P	O		O
336 Transportation			O	S	O		O

equipment manufacturing							
337 Furniture and related product manufacturing			O	P	O		O
339 Miscellaneous manufacturing			O	P	O		O
42 Wholesale			O	P	O		O
441 Motor vehicle and parts			S	S	S		S
4491 Furniture and home furnishing retailers			P	P	P		P
4492 Electronics and appliance retailers			P	P	P		P
444 Building material, garden equipment and supplies dealers			P	P	P		P
445 Food and beverage retailers			P	P	P		P
445131 Convenience retailers[1]			S	S	S		S
445132 Vending Machine Operators			S	P	S		S
455219 All other general merchandise retailers[1]			S	S	S		S
455 General merchandise retailers			P	P	P		P
456 Health and personal care retailers			P	P	P		P
457 Gasoline stations and fuel dealers[1]			S	S	S		S

458 Clothing, clothing accessories, shoe, and jewelry retailers			P	P	P		P
459 Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers			P	P	P		P
459930 Manufactured (mobile) home dealers			S	S	S		S
459991 Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers			S	S	S		S
48—49 Transportation and warehousing			O	P	O		O
491 Postal Service			P	P	P		P
492 Couriers and messengers			S	P	S		S
493 Warehouse and Storage			S	P	S		S
51 Information			S	~~P~~ S	S		S
52 Finance and insurance			P	P	P		P
522291 Consumer lending				P			
522299 International, Secondary Market, and All Other Nondepository Credit Intermediation				S			
531 Real estate			P	P	P		P

531120 Lessors of nonresidential buildings (except mini warehouses) (Note: excluding Places of assembly such as banquet hall, convention center etc.)			P	P	P		P
531120 Lessors of nonresidential buildings (except mini warehouses) (Note: Places of assembly such as banquet hall, convention center etc., only) [1]	S	S	S	S	S		S
531130 Lessors of mini warehouses and self-storage units			S	P	S		S
5321 Automotive equipment rental and leasing			S	P	S		S
5322 Consumer good rental			P	P	P		P
532284 Recreational Goods Rental			S	P	S		S
5323 General rental centers			S	P	S		S
5324 Commercial and industrial machinery and equipment rental and leasing			O	P	O		O
54 Professional, scientific, and technical services			P	P	P		P

5412 Accounting, tax preparation, bookkeeping and payroll services			P	P	P		P
54194 Veterinary services			P	P	P		P
55 Management of companies and enterprises			P	P	P		P
561 Administrative and support services			P	P	P		P
562 Waste management and remediation services			O	P	O		O
6111 Elementary and secondary schools	S	S	S	S	S	S	S
6112 Junior colleges	S	S	S	S	S	S	S
6113 Colleges, universities, and professional schools	S	S	S	S	S	S	S
6114 Business schools and computer and management training			S	S			S
6115 Technical and trade schools			S	S			S
6116 Other schools and instruction			S	S	S		S
6117 Educational support services			P	P	P		P
621 Ambulatory health care services[1]			S	S	S		S
622 Hospitals[1]			S	S	S		S

623 Nursing and residential care facilities[1]			S	S	S		S
623990 Other residential care facilities	S	S	S	S	S	S	S
624 Social assistance			P	P	P		S
6244 Child day care services			P	P	S		S
71 Arts, entertainment, and recreation			P	S	P		P
713 Amusement, gambling, recreation industries			S	S	S		S
713940 Fitness and Sports Centers			P	P	P		P
713990 All other amusement and recreational industries	S	S	S	S	S	S	S
721 Accommodations			S	S	S		S
7212 RV parks and recreational camps			S	S	S		S
721191 bed and breakfast	S	S	S	S	S	S	S
722 Food services and drinking places			P	P	P		P
722320 – Caterers (Note: Only for Caterers that are Places of assembly such as banquet hall, convention center etc.) [1]	S	S	S	S	S		S

72233 Mobile food services			S	S	S		S
7224 Drinking places (alcoholic beverages)			S	P	S		S
8111 Automotive repairs and maintenance			S	P	S		S
811122 Automotive glass replacement shop			P	P	P		P
8112 Electronic and precision equipment repair and maintenance			P	P	P		P
8113 Commercial and industrial machinery and equipment (except automotive and electronic repair) repair and maintenance				P			
8114 Personal and household goods repair and maintenance			S	P	S		S
812 Personal and laundry services			P	P	P		P
812113 Nail salons			S	S	S		S
81219 Other personal care services			S	S	S		S
812210 Funeral homes and funeral services			S	P	S		S
812220 Cemeteries and crematories	S	S	S	S	S		S
813110 Religious organizations	S	S	S	S	S	S	S

813410 Civil and social organizations	S	S	S	P	S		S
814 Private households	P	P			P* See § 77- 30	P* See § 77-34	P
92 Public administration	P	P	P	P	P	P	P
[1] See Section 77-50—Uses Requiring Specific Use Permit (SUP).							

For business descriptions visit the NAICS website: https://www.census.gov/naics/?58967?yearbck=2022

(Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023; Ord. No. 2025-O-16, § 2, 5-15-2025)

Sec. 77-50. Uses requiring specific use permit (SUP).

(a) 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 council and planning commission 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. Because, however, 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 commission judgment relative to the location and site plan of the proposed use are required.

(b) The council, after receiving the recommendation of the planning 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.

(c) Where provided for in section 77-26(f), permitted use table, a specific use permit shall be required before that specific use can be permitted within the district specified. A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use, unless a specific use permit has been issued in accordance with the provisions of this section.

(d) Application procedure. An application for a specific use permit shall be filed with the city. The application shall be accompanied by a conceptual site plan that, complete application, and fees that will become a part of the specific use permit, if approved. Verification of all information contained in the conceptual site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. The accompanying conceptual site plan shall provide the following information:

(1) Data describing all processes and activities involved with the proposed use.

(2) Boundaries of the area covered by the site plan.

(3) The location of existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and the location of building entrances and exits.

(4) The location of existing drainage ways, and significant natural features.

(5) Proposed landscaping and screening buffers.

(6) The location of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.

(7) The location and type of each wall, fence, and other types of screening.

(8) The location, height and size of all proposed signs.

(9) Show all existing or proposed water, sewer and electrical.

(10) Show all dedicated easements.

(e) Criteria for approval. In considering any application for a specific use permit, the planning commission and the council shall hold public hearings as with any amendment request and consider the following criteria:

(1) Conformance of the proposed use with the city's comprehensive plan and land use policies;

(2) The character of the neighborhood, the zoning and use of nearby properties, and the extent to which the proposed use would be compatible;

(3) The suitability of the property for the uses permitted by right;

(4) The extent to which the proposed use would detrimentally affect nearby property, including, but not limited to, sound, light, traffic, aesthetics, odor, dust, vibration, and dangerous or hazardous activity;

(5) The extent to which the proposed use would affect the capacity or safety of that portion of the street network, other public facilities or utilities, or present parking problems in the vicinity of the property;

(6) The extent to which approval of the use would harm the value of nearby properties;

(7) Whether the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;

(8) The extent that adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;

(9) Whether the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;

(10) The extent that directional lighting will be provided so as not to disturb or adversely affecting the general public or adjacent developments;

(11) Whether there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property; and

(12) Any other any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.

(f) Use of property permitted by a specific use permit must commence within one year from the date of approval, unless extended by action of the council.

(g) In addition to other conditions the council may impose, the following conditions shall apply to the land uses specified below:

(1) *Accommodations.* The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:

a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77- 26, permitted uses, shall include the following conditions:

1. All guest rooms are accessed via interior hallway;

2. All interior hallways accessed from a central lobby;

3. A minimum 1,000 square feet dedicated to meeting and event space;

4. The use of a kitchenette is not permitted;

5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);

6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;

7. Require all guests to enter through a central lobby after 11:00 p.m.; and

8. A hotel owner, operator, or manager must be present and accessible in person on a 24-hour basis.

b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:

1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);

2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;

3. A facility operator, owner, or manager must be present and accessible in person on a 24-hour basis; and

4. Require all guests to enter through a central area after 11:00 p.m.

(2) *Adult entertainment business.* The conditions for an adult entertainment business shall include:

a. A business license; and

b. A minimum of 500 feet from any school, day care, place of worship, or residential neighborhood or other district.

(3) *All other general merchandise stores.* All other general merchandise store as defined by NAICS No. 452990, Permitted Uses, shall include the following conditions:

a. There shall be a minimum separation distance between "dollar/general store" uses of two miles. The distance shall be measured from the nearest dollar/general store property line to the nearest dollar/general store property line; and

b. A minimum 10 percent gross floor area shall be dedicated to fresh produce, meat, and dairy products.

(4) *Ambulatory health care services.* Ambulatory health care services as defined by NAICS No. 621, Permitted Uses, shall include the following conditions:

a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;

b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and

c. ~~All doors shall remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(5) *Caterers.* Caterers as defined by NAICS No. 722320 which serves as a place of assembly such as banquet halls, convention centers, etc.

a. The parcel proposed for development shall be a minimum of 3 acres.

b. The parcel proposed for development shall be located along a major thoroughfare.

c. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.

d. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

(~~5~~ 6) *Convenience stores.* Convenience stores as defined by NAICS No. 445120, Permitted Uses, shall include the following condition:

a. A convenience store shall not be located within two miles of an existing convenience store and gasoline station. The distance shall be measured from property line to property line.

(~~6~~ 7) *Game room.* The conditions for a game room shall include:

a. A business license;

b. A minimum of 300 feet from any place of worship, daycare, school, or hospital; and

c. All doors shall remain unlocked and accessible during normal business hours.

(~~7~~ 8) *Gasoline stations.* Gasoline stations as defined by NAICS No. 447, Permitted Uses, shall include the following condition:

a. A gasoline station shall not be located within two miles of an existing gasoline station and convenience store. The distance shall be measured from property line to property line.

(~~8~~ 9) *Hospitals.* Hospitals as defined by NAICS No. 622 in section 77-26, permitted uses, shall include the following conditions:

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 remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(10) *Lessors of nonresidential buildings (except mini warehouses).* Lessors of nonresidential buildings as defined by NAICS No 531120 which serves as a place of assembly such as banquet hall, convention center etc.

a. The parcel proposed for development shall be a minimum of 3 acres.

b. The parcel proposed for development shall be located along a major thoroughfare.

c. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.

d. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

(~~9~~11) *Nursing and residential care facilities.* Nursing and residential care facilities as defined by NAICS No. 623 in section 77-26, permitted uses, shall include the following conditions:

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 remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(~~10~~ 12) *Other personal care services.* Other personal care services as defined by NACIS No. 81219 in section 77-26, permitted uses, shall include the following conditions:

a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.

b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and

c. ~~All doors shall remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(~~11~~ 13) *Place of worship, private school, or governmental agency with an oversized sign.* The conditions include:

a. A minimum of 2,000 feet when the main structure is located 200-feet from the State Highway 288 right-of-way;

b. An approved site plan; and

c. Approved sign permit application.

(h) *Time limit.* A specific use permit issued under this section shall expire one year after its date of issuance if construction or use authorized there under is not substantially under way prior to the expiration of said one-year period. If prior to the expiration of such one-year period, the owner of property to which a specific use permit applies in writing, for an extension. The council after recommendation from the planning commission may grant such extension for one additional year.

(i) *Revocation.* A specific use permit may be revoked or modified, 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.

(j) *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application provided however, that the city manager may approve minor variations from the original permit which do not increase density, change in traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.

(k) *Application fee.* An application fee is required for the processing of each specific use permit request.

(l) *Religious institutions, private school, or governmental agency signs.* Consistent with section 53- 17, where the main structure of a property of a religious institution, private school or governmental agency lies within 2,000 feet of the S.H. 288 right-of-way, a sign that exceeds the height and/or area requirements of the sign ordinance may be permitted by the council by approval of a specific use permit incorporating an approved site plan and sign drawings. The procedure and criteria for approval of this section shall apply to an application for this type of specific use permit.

(Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023; Ord. No. 2025-O-15, § 2, 5-15-2025)

MANVEL
PD&Z / CITY COUNCIL
DATA SHEET

TOPIC: Subdivision variance request for an approximate 1.662-acre tract of land located at 3573 and 3577 County Road 58 (PID 705640), Manvel, Texas, seeking to vary the Requirements of Chapter 62, Section 62-113 - *Sidewalks*.

DATES:	☒ 7/27/2026: PDZ recommendation to City Council. ☐ 8/3/2026: City Council reading of the Development Agreement.

BACKGROUND: The subject site is located along the north side of CR 58, west of Brazoria County's PC4 North Sub office building, within the City of Manvel's Extraterritorial Jurisdiction (ETJ). The subject site is also located within the approved Pomona Master Plan, which designates the site for commercial development. The subject site consists of an approximately 1.662-acre tract owned by CR58 Pomona Investments, LLC, and is in the process of developing the site with two retail buildings. Site development and construction activities began without approval of plat and plans by City of Manvel. A minor plat application for the subject site was submitted in September 2025; however, the plat did not conform to the minimum requirements of the Subdivision Ordinance and was initially denied. Subsequent resubmittals did not resolve the sidewalk requirements, as the civil plans approved in 2024 by the Drainage District and Brazoria County did not include sidewalk construction.

According to Section 62-113 of the Subdivision Ordinance:

> *"Sidewalks shall be constructed at a minimum of five feet wide or as determined by the city's thoroughfare plan and in accordance with the city's design criteria profile. Sidewalks shall be installed in accordance with the city's design criteria manual. For non-residential development with frontage on rights-of-way owned and maintained by the County or State, a sidewalk shall be made part of the site development, if controlling authority does not permit construction of sidewalk within the right-of-way."*

Even though Brazoria County does not permit construction of a sidewalk within their right-of-way, City's subdivision ordinance requires construction of a sidewalk as part of the development. The applicant, Amanda Rabius, on behalf of the property owner, is requesting a subdivision variance to allow platting and project completion.

<u>Applicant stated that:</u>

- The subject site contains an existing open drainage ditch along the frontage creating a unique physical constraint that prevents sidewalk installation.
- They contacted the City and sign company prior to installing the monument sign and were informed that City approval was not required. Based on that understanding, the monument sign was installed in good faith.
- Sidewalk cannot be constructed without removal and relocation of the existing monument sign, resulting in significant financial hardship and depriving the owner of reasonable use of the property.
- Constructing a sidewalk over or adjacent to the drainage ditch could compromise the structural integrity and function of the drainage facility, potentially affecting stormwater

conveyance.

- A sidewalk at this location would not provide a safe or functional pedestrian connection due to existing site constraints and could create a safety hazard.
- Therefore, granting the variance would preserve the existing drainage infrastructure, maintain public safety, and would not adversely affect neighboring properties or the public welfare.

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

- Special Circumstances: The subject site is located along CR 58, a County-owned and County-maintained major thoroughfare within the City's ETJ. CR 58 is an improved roadway with an approximately 120-foot-wide right-of-way, open drainage ditches, and is designated as a 120-foot-wide Parkway on both the City's and Brazoria County's Thoroughfare Plans. Sidewalks currently exist along portions of the north side of CR 58, primarily on properties within the city limits or within the Pomona Development. No sidewalks currently exist along the south side of CR 58, where the American Canal is located, and Brazoria County does not permit sidewalks within its rights-of-way. While these conditions present design constraints, they are not unique to the subject site, as other properties along CR 58 are subject to similar roadway and drainage conditions. Based on staff's review of the approved civil plans and comparison with other properties along CR 58 with similar site constraints, including open drainage ditches and limited available space, staff determined that sidewalk construction seems challenging (with the ditch, monument sign, and electric poles) but appears to be feasible within the subject site. Staff acknowledges that there have been some miscommunication regarding permit requirements, however, it appears that developer has prior experience of building in Pomona, involving City of Manvel's jurisdiction.
- Strict Enforcement: Strict application of the ordinance would not deprive the applicant of reasonable property rights. The subject site can continue to be developed for its intended commercial use; however, compliance with the sidewalk requirement may increase project costs and require additional review and approval by the Drainage District. Since the site has already been developed significantly, including the sidewalk at this stage will be challenging compared to other projects that go through City's review process or sidewalks are considered early in the design stage.
- Impact on Public Welfare: Granting of the variance would have a detrimental impact on public welfare in terms of pedestrian safety. The subject site is located along the major thoroughfare, making pedestrian access and safety critical consideration. Requiring sidewalks consistent with City standards would enhance pedestrian accessibility, safety, and support the City's long-term goal of developing a connected pedestrian network.

Additional Notes:

- The subdivision ordinance was 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, the ordinance further emphasizes the City's policy that sidewalks are required for non-residential development with frontage along County- or State-maintained rights-of-way, even when sidewalk construction within the right-of-way is not permitted.

STAFF RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☒ Not Approval

Staff is not recommending approval of this variance request to Chapter 62, Section 62-113 - Sidewalks.
(Staff's recommendation is primarily based on the principle that adequate pedestrian infrastructure and pedestrian safety are critical for quality development).

PD&Z RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☐ Not Approval

Vote: Choose an item. and Choose an item.

ATTACHMENTS: Application Form, Major Thoroughfare Plan Map, Zoning Map, Pomona Master Plan, Proposed Plat, Drainage Plan approved by BCDD4, Landscape Plan, Plans for Monument Sign, and Additional documents provided by the applicant.

FUNDING ISSUES

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

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** _NA_
Ellie Roohbakhsh, Senior Planner	**ZONING OFFICIAL APPROVAL_YES_**
	CITY MANAGER APPROVAL _YES_

Pictures:

View of the subject site from CR 58

View from the subject site driveway looking west along CR 58

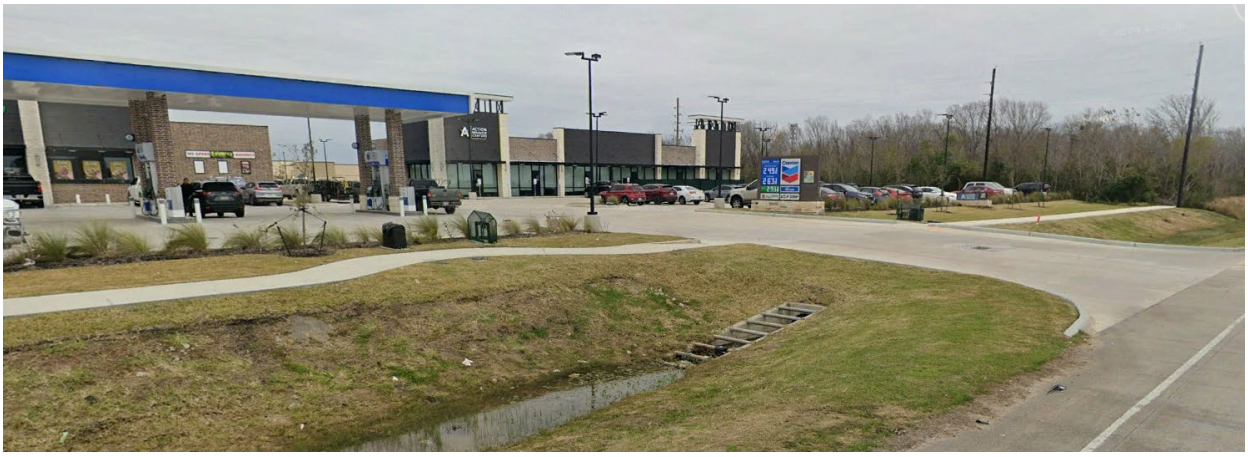
Pictures:

View east from the subject site toward the adjacent Brazoria County Building located in the ETJ

View of the adjacent properties west of the subject site from CR 58
(the existing extension of the Pomona detention pond and a property for sale located in the ETJ)

Pictures:

View of sidewalks within the commercial property at the intersection of CR 58 and Orchard Park Lane in Pomona



View of sidewalks within the commercial property at the intersection of CR 58 and Orchard Park Lane in Pomona

Pictures:

View of the properties along the north side of CR 58 within the city limits, showing existing sidewalks

Development Services Department
20025 Highway 6
Manvel, TX 77578
Phone: 281-489-0630
Fax: 281-489-0634

Subdivision Variance Application

Site Information

Project Name: MOMIN RESERVE

Site Address or Legal Description: NW corner of Croix Pkwy and Croix Rd / A SUBDIVISION OF 1.662 AC. / 72,398 SQ. FT. SITUATED IN THE A.C.H.& B. SURVEY NO. 89, ABSTRACT NO. 417

Parcel/Tax ID# (s): 705640 Property Platted: YES ☐ NO ☒

Current Zoning: No Zoning - Currently in ETJ Total Acreage: 1.662 Total Lots: 0

Project Description: Minor Plat to create 1 Block and 1 Reserve

Owner & Applicant Information

Applicant Name: Amanda Rabius Company Name: Windrose

Address: 5353 W Sam Houston Parkway N #150 City: Houston State: Tx Zip: 77041

Phone #: 713-458-2281 Email: AMANDA.RABIUS@WINDROSESERVICES.COM

Owner Name: Karim Momin, Manager Company Name: CR 58 Pomona Investments LLC

Address: 12750 S Kirkwood Rd, Suite 200 City: Stafford State: Tx Zip: 77477

Phone #: 713-539-9115 Email: karim@startexoil.com

Subdivision Variance Information

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

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?

The subject property possesses unique physical limitations that prevent sidewalk installation. Specifically, there is an existing open drainage ditch running along the property line, creating an unavoidable structural constraint. Furthermore, an on-site inspection by the City's Development Manager verified that the remaining right-of-way simply lacks the physical space to safely accommodate the required safety buffer and sidewalk width.

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

The City stated in writing that the monument sign did not require their approval when the owner consulted Prince Signs, and the sign was legally installed in good faith. Enforcing the requirement of a sidewalk now would physically force the removal or destruction of this monument sign. Requiring the owner to demolish their existing sign would deprive the applicant of a reasonable use of their land and cause severe financial hardship, denying them a substantial property right.

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?

Granting this variance will not harm the public welfare or adjacent properties. Forcing a sidewalk installation over or directly adjacent to the existing drainage ditch could compromise the structural integrity of the ditch. This variance will protect public welfare ensuring local floods are controlled and current drainage remains undisturbed. In addition, forcing a pedestrian realm that contains an obstruction has the potential to create a hazard and is not functional. Granting this variance will also not injure neighboring properties or strip them of their rights because a functional, continuous pedestrian network cannot physically connect through this specific area anyway so waiving the requirement maintains a safe, established status quo of the vicinity.

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.

Amanda Rabius 07/13/2026

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.

Subdivision Variance Application Submittal Checklist Items	Required (Please Check)
Completed Subdivision Variance Application (with all signatures)	✓
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)	✓
Two (2) Copies of Recorded Plat (if platted)	N/A
Two (2) Copies of Legal Description (metes & bounds if not platted)	✓
Two (2) Copies of Proposed Plat	✓
Letter of Authorization (if applicable)	✓
PDF format on disc containing all application documents rotated and formatted	Will deliver if required in addition to electronic submission
Paid Application Fee of $500.00 (non-refundable)	Will pay via check or on portal

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.

Amanda Rabius 07/13/2026

Applicant Signature Date

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

LETTER OF AUTHORIZATION

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

Karim M Momin

Owner Name

12750 S Kirkwood Rd, Suite 200

Owner Address

Stafford, Tx 77477

Owner City, State Zip

07/13/2026

Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Development Services,

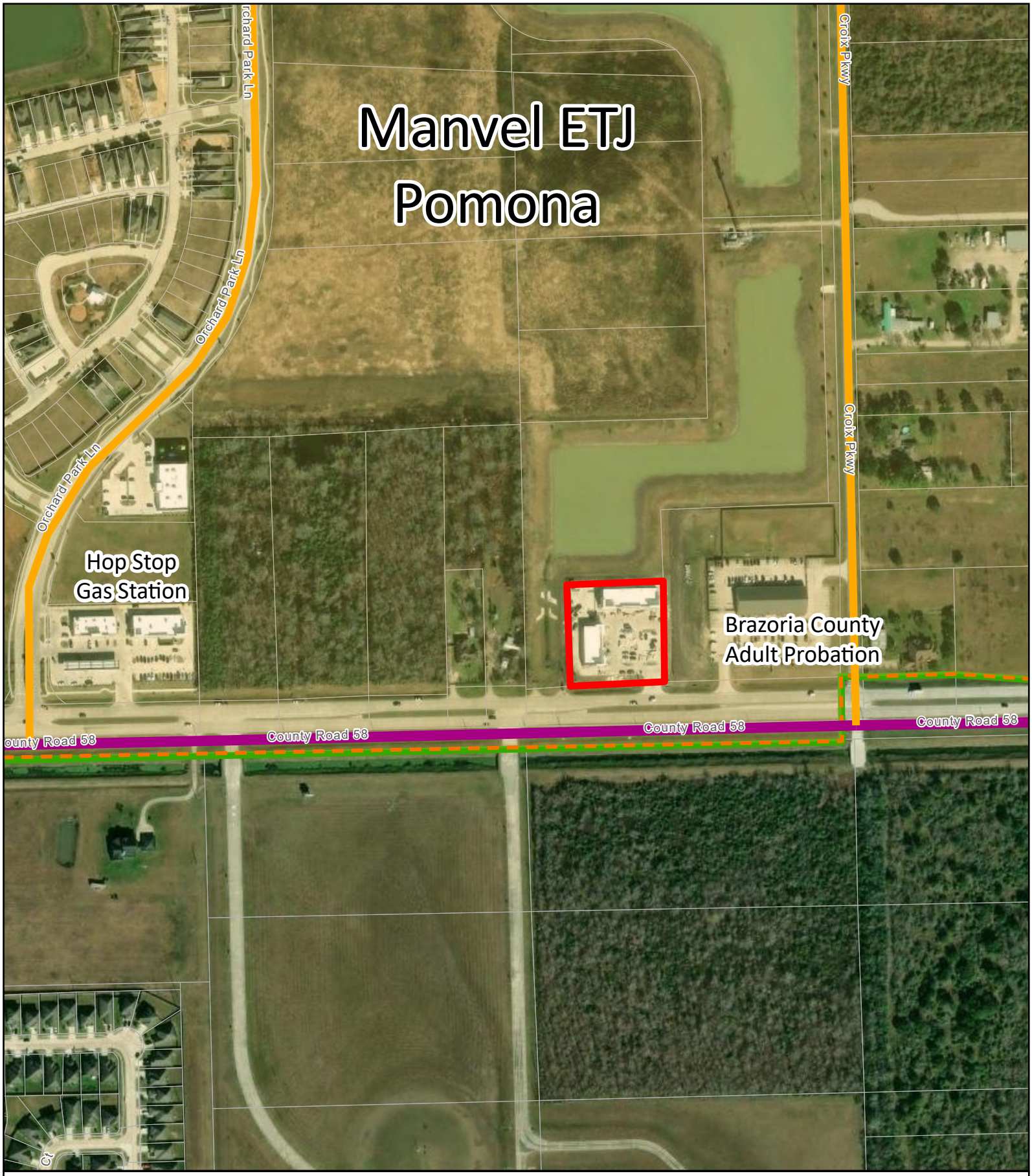
I, Karim M Momin, certify that I am the owner of the project property located at 3573 &3577 CR 58, Manvel, Texas 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Amanda Rabius with the company Windrose (if applicable) to act as my representative for this application. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this variance request – up to and including rejecting the application and forfeiting any fees paid.

Please contact me directly at 713-539-9115 if you have any questions.

Sincerely,

Owner Name Karim M Momin

Owner Signature



3573 & 3577 CR 58 (PID 705640)

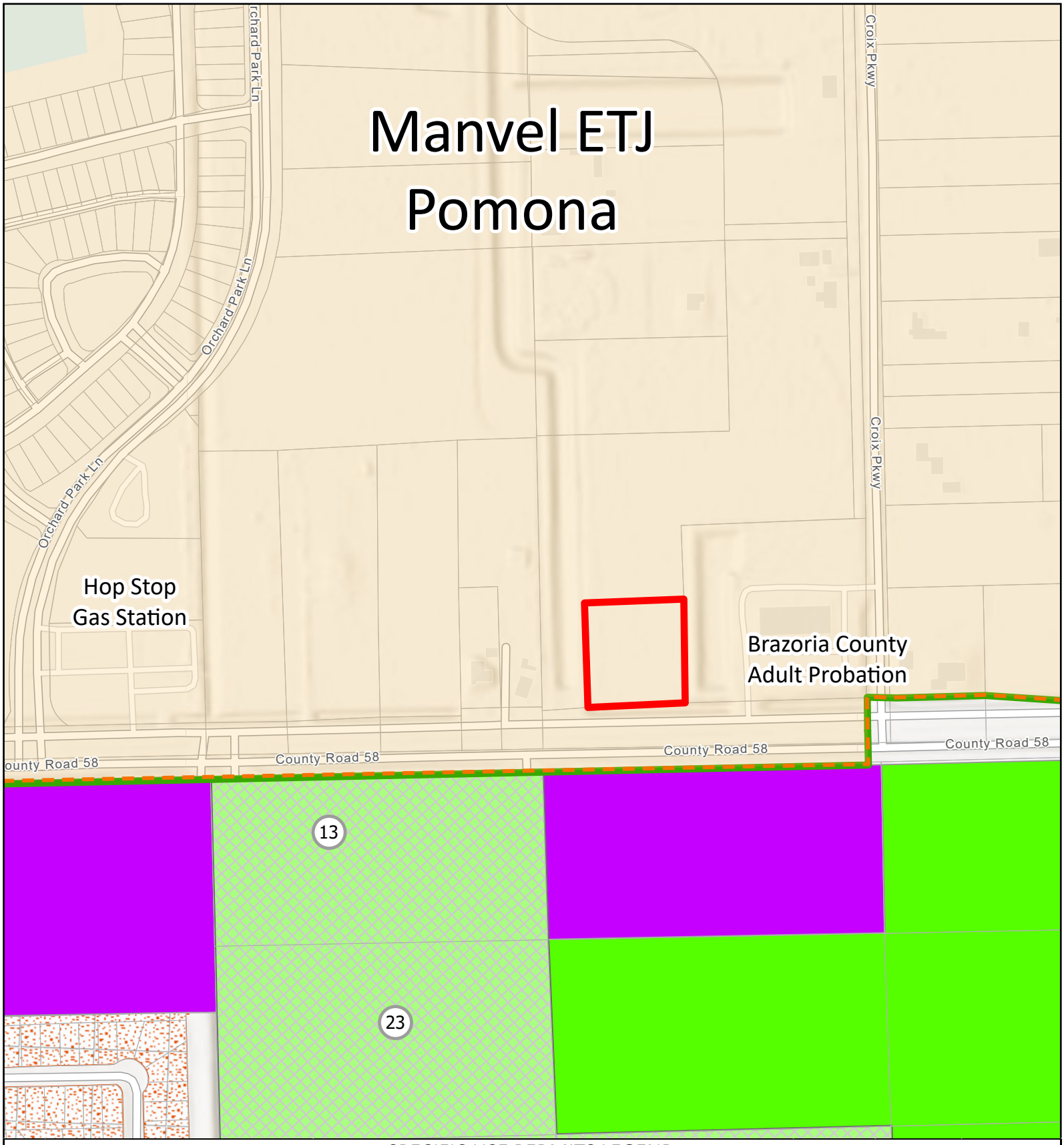
- 3573 & 3577 CR 58 (PID 705640)
- City of Manvel City Limits
- Development Agreement Signed
- Release From ETJ
- ETJ
- Parcels
- Collector (80' ROW)
- Proposed Collector (80' ROW)
- Parkway (120' ROW)
- Proposed Parkway (120' ROW)

0 175 350 700 1,050 1,400 US Feet

N W E S

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

Date: July 2026
Reference: 2026046
Data Source: City of Manvel, Brazoria County Open Data



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
13	3640 CR 58	NON-CONFORMING SIGN - NEW HOPE CHURCH	2015-O-31	10/13/2015	SFR
23	3640 COUNTY RD 58	NAICS USES #813110 RELIGIOUS ORGANIZATIONS	2018-O-33	10/15/2018	O-SFR

3573 & 3577 CR 58 (PID 705640)

- 3573 & 3577 CR 58 (PID 705640)
- City of Manvel City Limits
- Development Agreement Signed
- Release From ETJ
- ETJ
- Parcels
- Specific Use Permits
- State Highway 6 Overlay District
- Light Commercial District
- Single-Family Residential District
- Open - Planned Unit Development

0 175 350 700 1,050 1,400 US Feet

N W E S

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

Date: July 2026
Reference: 2026046
Data Source: City of Manvel, Brazoria County Open Data

Project Lot Allocation

LOT SIZES	Total	% of Total
40' X 110'	123	5.4%
42' X 120'	58	2.6%
45' X 120'	58	2.6%
50' X 120'	574	25.4%
55' X 120'	489	21.7%
60' X 120'	383	16.9%
65' X 120'	221	9.8%
70' X 130'	114	5.1%
75' X 130'	108	4.8%
80' X 130'	129	5.7%
	2,257	100.0%

Prepared For:

HILLWOOD COMMUNITIES

Reference Date: 08.10.2021

LJA
PLANNING & LANDSCAPE ARCHITECTURE

3600 W. Sam Houston Pkwy S, Suite 600
Houston, Texas 77042
713.953.5200

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This exhibit is an illustrative representation for presentation purposes only and should not be used for computation or construction purposes. The information provided within should be considered a graphic representation to aid in determining plan components and relationships and is subject to change without notice. All property boundaries, easements, road alignments, drainage, flood plains, environmental issues and other information shown is approximate and should not be relied upon for any purpose. No warranties, express or implied, concerning the actual design, accuracy, location, and character of the facilities shown on this exhibit are intended.

North

0 150 300 600

POMONA

±1,111.6 Acres of Land

Manvel, Texas

Project #: 2149-09003

NOTE: The drainage & detention shown on this plan have not been fully analyzed by the engineer nor reviewed or approved by any governmental agency and are subject to change. Once the engineering analysis has been completed, the areas needed for drainage could change to meet the requirements of the governing agencies. The information provided on this exhibit should be considered a graphic representation to aid in determining plan components and relationships only.

STATE OF TEXAS
COUNTY OF BRAZORIA

We, CR 58 Pomona Investments LLC, acting by and through Karim Momin, Manager, owner of the property subdivided in the above and foregoing map of MOMIN RESERVE, do hereby make subdivision of said property, according to the lines, streets, lots, alleys, parks, building lines 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 indicated, 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.

IN TESTIMONY WHEREOF, the CR 58 Pomona Investments LLC, has caused these presents to be signed by Karim Momin, Manager, thereunto authorized,

this _____ day of _____, 20___.

CR 58 Pomona Investments LLC

By:_____
Karim Momin, Manager

STATE OF TEXAS
COUNTY OF BRAZORIA

BEFORE ME, the undersigned authority, on this day personally appeared Karim Momin, Manager of CR 58 Pomona Investments LLC, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 20___.

_____
Notary Public in and for the
State of Texas

_____
My Commission Expires:

I, Matthew Carpenter, am authorized under the laws of the State of Texas to practice the profession of surveying and hereby certify that the above subdivision is true and accurate; was prepared from an actual survey of the property made under my supervision on the ground; that, except as shown all boundary corners, angle points, points of curvature and other points of reference have been marked with iron (or other objects of a permanent nature) pipes or rods having an outside diameter of not less than five eighths (5/8) inch and a length of not less than three (3) feet; and that the plat boundary corners have been tied to the Texas Coordinate System of 1983, south central zone.

STATE OF TEXAS
REGISTERED
MATTHEW CARPENTER
6942
PROFESSIONAL
LAND SURVEYOR

_____
Matthew Carpenter
Registered Professional Land Surveyor
Texas Registration No. 6942

THIS IS TO CERTIFY THAT THIS PLAT IS A MINOR PLAT UNDER THE PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL THE REQUIREMENTS OF THE SUBDIVISION ORDINANCE CHAPTER 62 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED AND AUTHORIZES THE RECORDING OF THIS PLAT

THIS ____ DAY OF _____, 20___.

_____
DANIEL S. JOHNSON, CITY MANAGER

DESCRIPTION

A TRACT OR PARCEL CONTAINING 1.662 ACRES OR 72,398 SQUARE FEET OF LAND SITUATED IN THE A.C.H.&B. SURVEY, SURVEY NUMBER (NO.) 89, ABSTRACT NO. 417, BRAZORIA COUNTY, TEXAS, BEING PART OF LOT 20, SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, ACCORDING TO A MAP OR PLAT THEREOF UNDER VOLUME (VOL.) 2, PAGE (PG.) 98, OF THE BRAZORIA COUNTY MAP RECORDS (B.C.M.R.), AND BEING THE SAME CALLED 1.662 ACRE TRACT, AS DESCRIBED IN DEED TO CR 58 POMONA INVESTMENTS, LLC, AS RECORDED IN BRAZORIA COUNTY CLERK FILE (B.C.C.F.) NO. 2022033144, WITH SAID 1.662 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (4204):

BEGINNING, AT A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE NORTH RIGHT-OF-WAY (R.O.W.) LINE OF COUNTY ROAD 58 (150 FOOT R.O.W.), AS RECORDED IN B.C.C.F. NO. 2007037564 AND UNDER VOL. 2, PG. 98, B.C.M.R., FOR THE SOUTHWEST CORNER OF A CALLED 5.33 ACRE TRACT, AS DESCRIBED IN DEED TO BRAZORIA COUNTY, AS RECORDED IN B.C.C.F. NO. 2012058942, SAME BEING THE SOUTHEAST CORNER OF SAID 1.622 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT FROM WHICH A 1/2 INCH IRON ROD FOUND AT THE INTERSECTION OF SAID NORTH R.O.W. LINE AND THE WEST R.O.W. LINE OF COUNTY ROAD 84 (60 FOOT R.O.W.) BEARS NORTH 86 DEG. 38 MIN. 13 SEC. EAST, 467.00 FEET;

THENCE, SOUTH 86 DEG. 38 MIN. 13 SEC. WEST, WITH SAID NORTH R.O.W. LINE OF COUNTY ROAD 58, SAME BEING THE SOUTH LINE OF SAID CALLED 1.622 ACRE TRACT, A DISTANCE OF 263.45 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "LJA" FOUND FOR THE SOUTHWEST CORNER OF SAID CALLED 1.622 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A CAPPED 5/8 INCH IRON ROD STAMPED "LJA" FOUND FOR THE SOUTHWEST CORNER OF A CALLED 44.239 ACRE TRACT, DESCRIBED IN DEED TO POMONA PHASE 6, LLC, AS RECORDED IN B.C.C.F. NO. 2021082802 BEARS SOUTH 86 DEG. 38 MIN. 13 SEC. WEST, 120.48 FEET;

THENCE, NORTH 03 DEG. 12 MIN. 16 SEC. WEST, WITH THE WEST LINE OF SAID 1.622 ACRE TRACT AND OVER AND ACROSS SAID 44.239 ACRE TRACT, A DISTANCE OF 274.94 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHWEST CORNER OF SAID CALLED 1.622 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 86 DEG. 40 MIN. 02 SEC. EAST, WITH THE NORTH LINE OF SAID 1.622 ACRE TRACT, A DISTANCE OF 263.33 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE WEST LINE OF SAID CALLED 5.33 ACRE TRACT, BEING THE NORTHEAST CORNER OF SAID CALLED 1.622 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 03 DEG. 13 MIN. 44 SEC. EAST, WITH THE WEST LINE OF SAID CALLED 5.33 ACRE TRACT, SAME BEING THE EAST LINE OF SAID CALLED 1.622 ACRE TRACT, A DISTANCE OF 274.80 FEET TO THE PLACE OF BEGINNING AND CONTAINING 1.662 ACRES OR 72,398 SQUARE FEET OF LAND.

GENERAL NOTES

1. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, BRAZORIA DRAINAGE DISTRICT NO. 4, AND THE CITY OF MANVEL.
2. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY STEWART TITLE COMPANY, FILE NO. 2661221-2, DATED APRIL 28, 2026, AND IS SUBJECT TO THE LIMITATIONS THEREOF. SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY.
3. ALL BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE(NAD83). ALL COORDINATES SHOWN HEREON ARE TEXAS SOUTH CENTRAL ZONE NO. 4204 STATE PLANE GRID COORDINATES (NAD 83) AND MAY BE BROUGHT TO SURFACE BY APPLYING THE FOLLOWING SCALE FACTOR – 0.999869437.
4. THE PLATTED ACREAGE LIES IN THE 100-YEAR FLOODPLAIN, ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR BRAZORIA COUNTY, TEXAS, MAP NO. 48039C0200K REVISED/DATED DECEMBER 30, 2020. THE SUBJECT TRACT APPEARS TO LIE WITHIN ZONE "AE". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. 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. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE SURVEYING AND LAND SERVICES.
5. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY MAY REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
6. ALL SUBDIVISION COMMON AREAS INCLUDING BUT NOT LIMITED TO DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION, B.D.D. NO. 4, OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF BRAZORIA COUNTY.
7. SLAB ELEVATIONS SHALL MEET OR EXCEED CRITERIA IN PLACE AT THE TIME OF DEVELOPMENT.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF BRAZORIA DRAINAGE DISTRICT NO. 4 AND THE CITY OF MANVEL.
9. THERE ARE NO RECORDED BRAZORIA DRAINAGE DISTRICT NO. 4 EASEMENTS OR DITCHES CURRENTLY BEING MAINTAINED BY BRAZORIA DRAINAGE DISTRICT NO. 4 WITHIN THE PLAT.
10. THIS PROPERTY IS LOCATED WITHIN MUNICIPAL UTILITY DISTRICT 40.
11. ALL PIPELINES OR PIPELINE EASEMENTS THAT AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.
12. ACCESS RIGHTS TO PARKING AREAS AND DRIVEWAYS ARE HEREBY GRANTED TO ALL ADJOINING COMMERCIAL PROPERTIES.
13. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.
14. THE DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTY.
15. THIS PLAT LIES WHOLLY WITHIN BRAZORIA COUNTY, CITY OF MANVEL EXTRATERRITORIAL JURISDICTION, ALVIN ISD, AND BDD NO. 4.
16. THE FINAL PLAT WILL EXPIRE TWO YEARS AFTER FINAL APPROVAL BY THE PLANNING 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 COMMISSION.
17. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.
18. THE MATHEMATICAL BOUNDARY CLOSURE OF THIS PLAT EXCEEDS 1:15,000.

BRAZORIA DRAINAGE DISTRICT NO. 4 NOTES

1. ANY GOVERNMENTAL BODY FOR THE PURPOSES OF DRAINAGE WORK MAY USE THE DRAINAGE EASEMENTS AND FEE STRIPS PROVIDED THE DISTRICT IS PROPERLY NOTIFIED.
2. PERMANENT STRUCTURES, INCLUDING FENCES AND PERMANENT LANDSCAPING, SHALL NOT BE ERECTED IN A DRAINAGE EASEMENT OR FEE STRIP.
3. MAINTENANCE OF DETENTION FACILITIES IS THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY. THE DISTRICT WILL PROVIDE MAINTENANCE OF REGIONAL FACILITIES OWNED AND CONSTRUCTED BY THE DISTRICT, OR SUB REGIONAL FACILITIES CONSTRUCTED BY DEVELOPER(S) FOR WHICH OWNERSHIP HAS BEEN TRANSFERRED TO THE DISTRICT WITH THE DISTRICT'S APPROVAL. THE DISTRICT IS RESPONSIBLE ONLY FOR THE MAINTENANCE OF FACILITIES OWNED BY THE DISTRICT UNLESS THE DISTRICT SPECIFICALLY CONTRACTS OR AGREES TO MAINTAIN OTHER FACILITIES.
4. CONTRACTOR SHALL NOTIFY THE DISTRICT'S INSPECTOR IN WRITING AT LEAST FORTY-EIGHT (48) HOURS BEFORE BEGINNING WORK AND TWENTY-FOUR (24) HOURS BEFORE PLACING ANY CONCRETE.
5. THE DISTRICT'S PERSONNEL SHALL HAVE THE RIGHT TO ENTER UPON THE PROPERTY FOR INSPECTION AT ANY TIME DURING THE CONSTRUCTION OR AS MAY BE WARRANTED TO ENSURE THE DETENTION FACILITY AND DRAINAGE SYSTEM ARE OPERATING PROPERLY.
6. APPROPRIATE COVER FOR THE SIDE SLOPES, BOTTOM AND MAINTENANCE BERM SHALL BE ESTABLISHED PRIOR TO ACCEPTANCE OF THE CONSTRUCTION BY THE DISTRICT. AT LEAST 95% GERMINATION OF THE GRASS MUST BE ESTABLISHED PRIOR TO ACCEPTANCE OF CONSTRUCTION BY THE DISTRICT.
7. ANY FUTURE DEVELOPMENT OF THIS PROPERTY MUST BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS AND GUIDELINES.
8. THE DISTRICT'S APPROVAL OF THE FINAL DRAINAGE PLAN (AND FINAL PLAT IF REQUIRED) DOES NOT AFFECT THE PROPERTY RIGHTS OF THIRD PARTIES. THE DEVELOPER IS RESPONSIBLE FOR OBTAINING AND MAINTAINING ANY AND ALL EASEMENTS, FEE STRIPS AND/OR ANY OTHER RIGHTS-OF-WAY ACROSS THIRD PARTIES PROPERTIES FOR THE PURPOSES OF MOVING EXCESS RUNOFF TO THE DISTRICT'S DRAINAGE FACILITIES AND CONTEMPLATED BY THE FINAL DRAINAGE PLAN AND FINAL PLAT.
9. DRAINAGE EASEMENTS SHALL BE USED ONLY FOR THE PURPOSES OF CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RECONSTRUCTING OF A DRAINAGE FACILITY, AND ANY AND ALL RELATED EQUIPMENT AND FACILITIES TOGETHER WITH ANY AND ALL NECESSARY INCIDENTALS AND APPURTENANCES THERETO IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA. THE DISTRICT'S SUCCESSORS, ASSIGNS, AGENTS, EMPLOYEES, WORKMEN, AND REPRESENTATIVES SHALL AT ALL PRESENT AND FUTURE TIMES, HAVE THE RIGHT AND PRIVILEGE OF INGRESS AND EGRESS IN, UPON, OVER, ACROSS, AND THROUGH THE EASEMENT AREA.
10. ACCESS EASEMENTS SHALL BE USED FOR INGRESS AND EGRESS TO THE DISTRICT'S DRAINAGE FACILITIES AND SHALL BE KEPT CLEAR OF ANY AND ALL OBSTRUCTIONS.
11. AN AS-BUILT CERTIFICATE AND RPLS STAMPED AS-BUILT SURVEY ARE REQUIRED TO BE SUBMITTED TO THE DISTRICT BEFORE A CERTIFICATE OF COMPLIANCE CAN BE ISSUED. CONTACT THE DISTRICT'S INSPECTOR FOR FURTHER CLARIFICATION.
12. ALL DRAINAGE PLANS AND PLATS SHALL BE IN CONFORMANCE WITH THE DISTRICT'S RULES, REGULATIONS & GUIDELINES. BOARD APPROVAL OF A DRAINAGE PLAN OR PLAT DOES NOT CONSTITUTE PERMISSION TO DEVIATE. DEVIATION FROM THE DISTRICT'S RULES, REGULATIONS & GUIDELINES IS ONLY AUTHORIZED AND ALLOWED BY A SEPARATE REQUEST FOR VARIANCE WHICH WAS APPROVED BY THE BOARD. ANY BOARD APPROVED VARIANCE SHALL BE REFERENCED ON THE PLAN COVER PAGE AND ON THE APPROPRIATE SHEET WHERE APPLICABLE. THE USE OF THE TERM "GUIDELINES" HEREIN DOES NOT AFFECT THE MANDATORY NATURE OF THESE RULES, REGULATIONS & GUIDELINES.

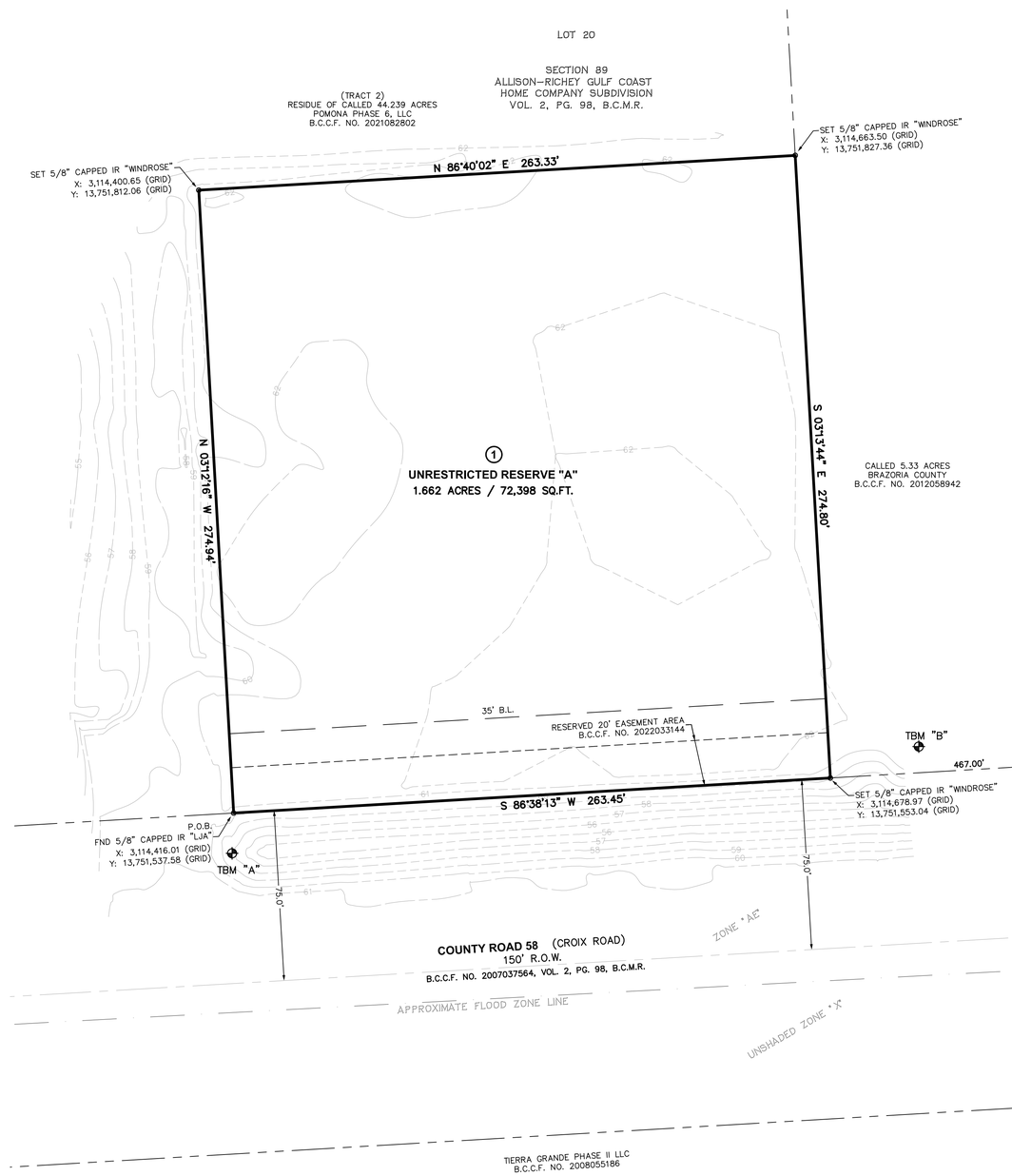
APPROVED BY THE BOARD OF COMMISSIONERS ON _____.

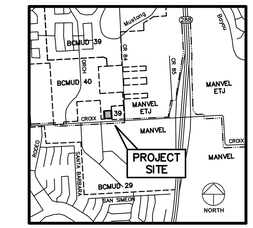
_____
Brazoria Drainage District No. 4

_____
DISTRICT ENGINEER

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

BDD4 Ref. ID #: 25-000255





KEY MAP 652H, BRAZORIA COUNTY, TEXAS

VICINITY MAP

SCALE: 1" = 1/2 MILE

NORTH

GRAPHIC SCALE: 1" = 30'

30 0 30 60 90 Feet

RESERVE TABLE		
RESERVE	AREA	MAINTAINED BY
A	1.662 AC. / 72,398 S.F.	OWNER

MINIMUM FINISH FLOOR ELEVATIONS (M.F.F.E.)	
RESERVE	M.F.F.E.
A	63.95

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

MINOR PLAT

MOMIN RESERVE

A SUBDIVISION OF
1.662 AC. / 72,398 SQ. FT.
SITUATED IN THE
A.C.H.& B. SURVEY NO. 89, ABSTRACT NO. 417,
BRAZORIA COUNTY, TEXAS

1 BLOCK 1 RESERVE

JUNE 11, 2026

Owner

CR 58 Pomona Investments LLC
Karim Momin, Manager
12750 S Kirkwood Rd, Suite 200
Stafford, Texas 77477
713-539-9115

Surveyor

WINDROSE
LAND SURVEYING | PLATTING
FIRM REGISTRATION NO. 10108800
713.458.2281 | WINDROSESERVICES.COM
5353 W SAM HOUSTON PKWY N, SUITE 150, HOUSTON TX 77041

BENCHMARK — PUBLISHED ELEVATION – 59.14'

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1, BEING A BRASS DISC STAMPED "CR58-1", LOCATE ON A CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL "A" AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION. ALSO BEING ±2980 FEET WEST OF RODEO DRIVE, AND ±920 FEET EAST OF COUNTY ROAD 48 (NAVD 88, 2001 ADJUSTMENT)

TEMPORARY BENCHMARK "A" — ELEVATION – 58.28'

BEING A "BOX" CUT ON THE TOP OF A SAFETY END TREATMENT, LOCATED ±762.14 FEET WEST OF THE CENTERLINE OF COUNTY ROAD 84 (CROIX PKWY), AND ±36.48 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANE OF COUNTY ROAD 58. (SHOWN HEREON)

TEMPORARY BENCHMARK "B" — ELEVATION – 60.95'

BEING A "BOX" CUT ON THE TOP OF A CONCRETE OUTFALL PAD, LOCATED ±457.30 FEET WEST OF THE CENTERLINE OF COUNTY ROAD 84 (CROIX PKWY), AND ±66.44 FEET NORTH OF THE CENTERLINE OF THE WEST BOUND LANE OF COUNTY ROAD 58. (SHOWN HEREON)

ABBREVIATIONS

B.C.C.F.	– BRAZORIA COUNTY CLERK'S FILE
B.C.D.R.	– BRAZORIA COUNTY RECORDS
B.C.O.R.	– BRAZORIA COUNTY OFFICIAL RECORDS
B.C.M.R.	– BRAZORIA COUNTY MAP RECORDS
ESMT.	– EASEMENT
B.D.D.	– BRAZORIA DRAINAGE DISTRICT
C.R.	– COUNTY ROAD
D.E.	– DRAINAGE ESMT.
E.E.	– ELECTRICAL ESMT.
S.E.	– SEWER ESMT.
S.S.E.	– STORM SEWER ESMT.
W.E.	– WATER ESMT.
W.S.E.	– WATER & SEWER ESMT.
B.L.	– BUILDING LINE
FND	– FOUND
IP	– IRON PIPE
IR	– IRON ROD
IRC	– IRON ROD CAPPED
T.B.M.	– TEMPORARY BENCHMARK
NO.	– NUMBER
PG.	– PAGE
R.O.W.	– RIGHT-OF-WAY
AC.	– ACRE(S)
SQ. FT.	– SQUARE FEET
VOL.	– VOLUME
P.O.B.	– POINT OF BEGINNING
(S)	– SET 5/8" IRC "WINDROSE"

FILE INFO: Z:\60206 -Starlex-Pomona_Manvel\PLAT\20260611-PLAT-MOMIN RESERVE-60206-P133090.dwg AKabius Jun 11, 2026 2:24pm

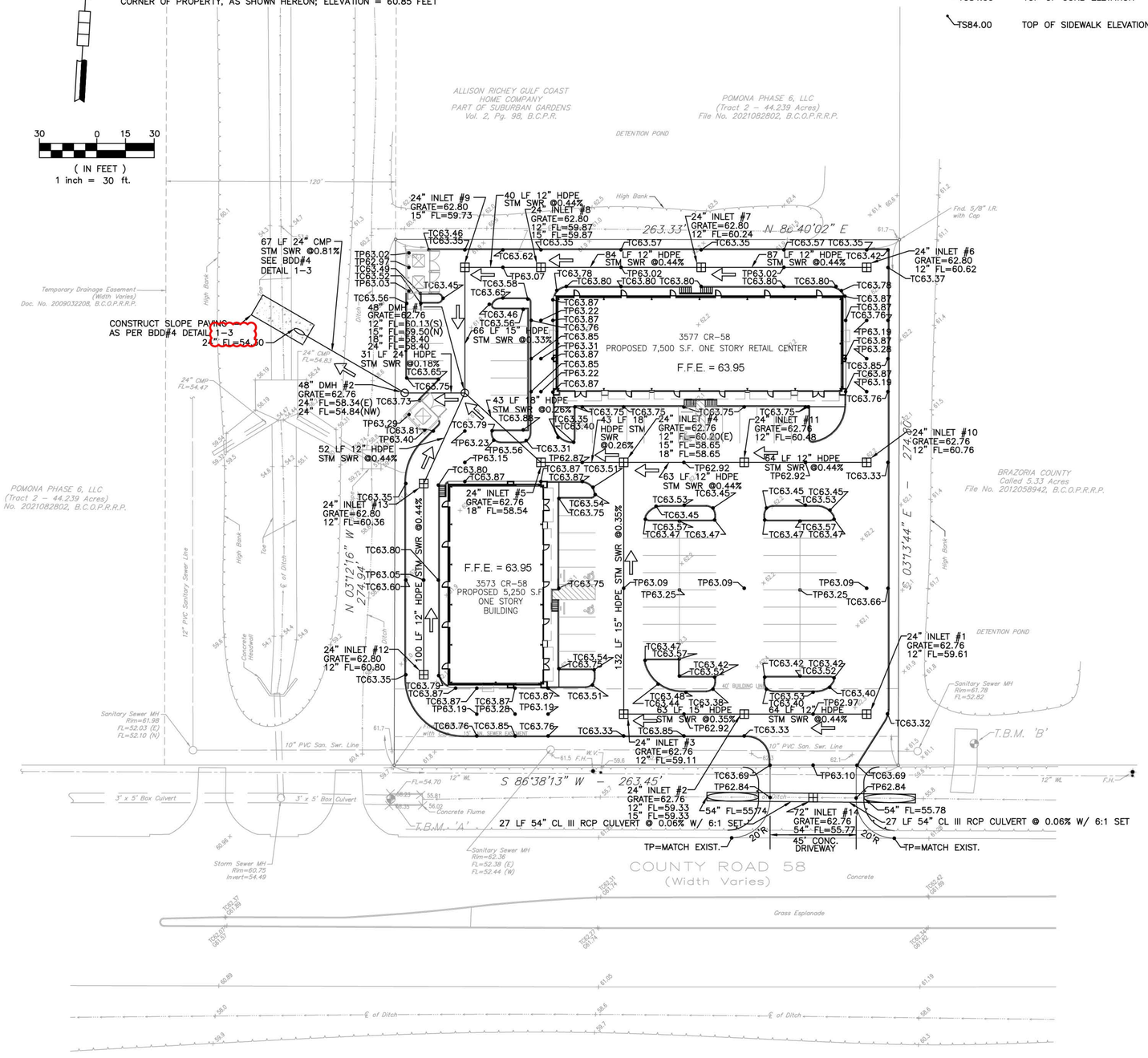
BENCHMARK:
ELEVATIONS SHOWN HEREON BASED ON CITY OF MANVEL REFERENCE BENCHMARK NO. CR58-1, BEING A BRASS DISK LOCATED ON A CONCRETE HEADWALL AT THE INTERSECTION OF COUNTY ROAD 58 AND OUTFALL "A"; ELEVATION = 59.14 FEET, N.A.V.D. 1988.

T.B.M. "A"
CHISELED SQUARE ON TOP OF CONCRETE FLUME ON NORTH SIDE OF COUNTY ROAD 58, AS SHOWN HEREON; ELEVATION = 58.17 FEET

T.B.M. "B"
CHISELED SQUARE ON TOP OF CONCRETE LOCATED ON NORTH SIDE OF COUNTY ROAD 58, APPROXIMATELY N 70° W – 41' FROM SOUTHEAST CORNER OF PROPERTY, AS SHOWN HEREON; ELEVATION = 60.85 FEET

EXTREME EVENT FLOW DIRECTION
TP84.00 TOP OF PAVEMENT ELEVATION
TC84.00 TOP OF CURB ELEVATION
TS84.00 TOP OF SIDEWALK ELEVATION

30 0 15 30
(IN FEET)
1 inch = 30 ft.



NOTE:
REQUIRED DETENTION FOR THIS PROJECT IS PROVIDED IN THE APPROVED PLANS TITLED 'CONSTRUCTION PLANS FOR LAKE "E" PHASE 2 & LAKE "H" TO SERVE POMONA' BY LJA ENGINEERING, INC. DATED OCTOBER 21, 2021 (JOB # 2149-6113 AND # 2149-6114).

NOTE:
ALL STORM RUNOFF FROM AND UP TO 100-YEAR EVENT ARE CONVEYED TO THE OUTFALL OF THE PROJECT (EXISTING DITCH) THROUGH THE PROPOSED STORM SEWER SYSTEM (THE 100-YEAR HGL IS UNDER ALL THE INLET GRATE / MANHOLE RIM). NO OVERLAND SHEET FLOW WILL OCCUR DURING 100-YEAR EVENT.

BRAZORIA DRAINAGE DISTRICT 4
Plat/Plan approvals expire after 365 days

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DA-Space Concept
Space Planning – City Permitting – Code Consulting
11152 Westheimer Road, # 1001,
Houston Texas 77042
Telephone : 832-755-4009
Email : daspaceconcept@gmail.com

Project :

POMONA SHOPPING CENTER
(SHELL ONLY)
3573 AND 3577 COUNTY ROAD 58,
MANVEL TEXAS 77578

Seal :
STATE OF TEXAS
KAMFAN J. LI
83956
REGISTERED PROFESSIONAL ENGINEER
01/15/2025

TKYL & ASSOCIATES
F-5762
11707 CHAPELLE COURT
HOUSTON, TEXAS 77077
(281) 650-9395

Drawn By :
Checked By :
Issue Date :

No.	Date	Issue / Revision

Title :
GRADING AND DRINAGE PLAN

Sheet :
C-1

SCOPE

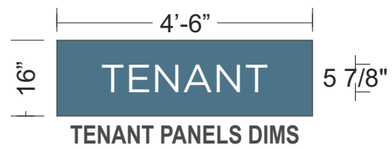
- MFG. & INSTALL MULTI-TENANT GROUND SIGN & BASE - STONE PROVIDED BY OTHERS
- POUR & SET 14'-4" X 2'-4" X 3" CONCRETE PAD
- SUPPLY & INSTALL (2) STEEL PIPE

MATERIAL SPECS

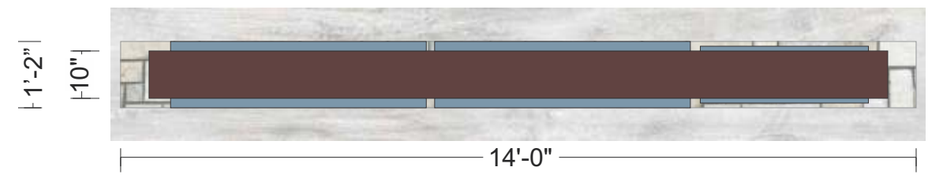
- A1 ACRYLIC
- AL1 ALUMINUM
- DR1 DUROCK
- ST1 STONE TBD
- CR1 CONCRETE

PAINT SPECS

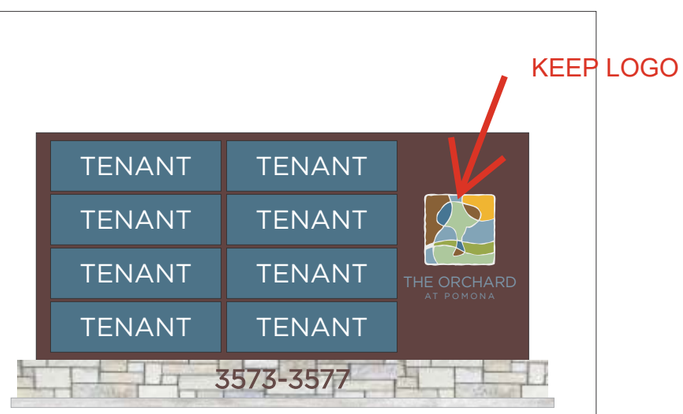
- P1 PMS 5425
- P2 PMS 5405
- P3 "OLD COPPER" MP4131 SP MATTHEWS PAINT



TENANT PANELS DIMS

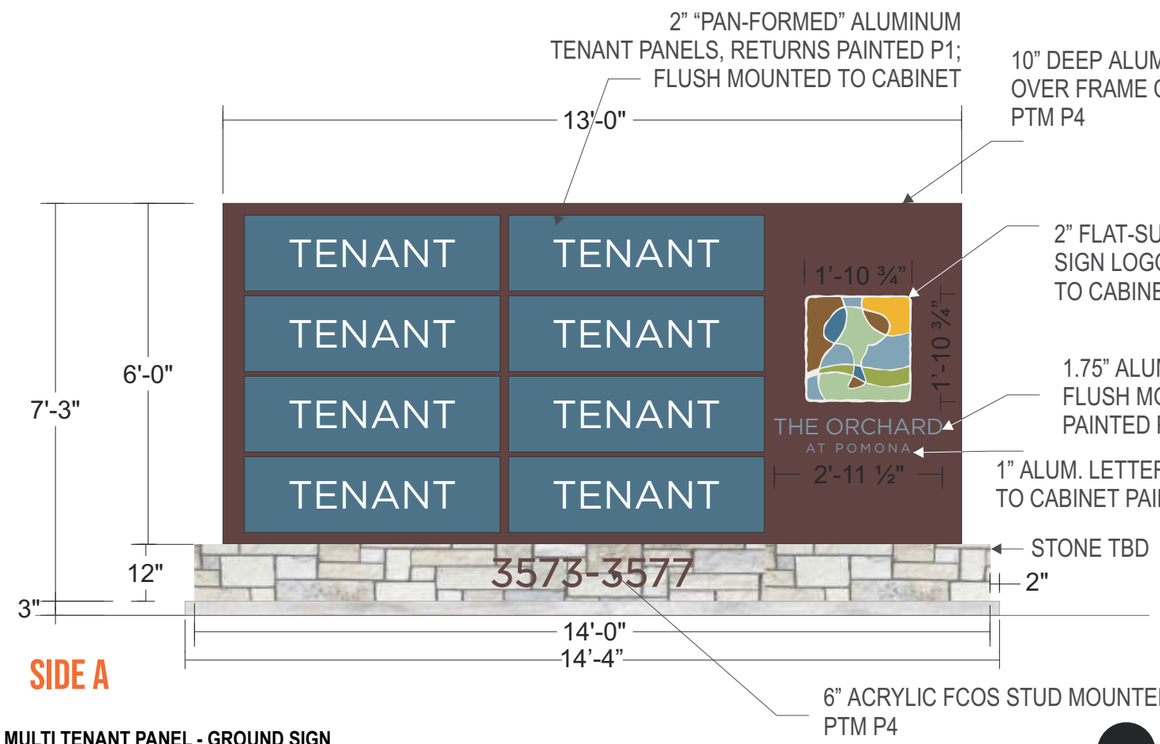


LOGO FACING STREET



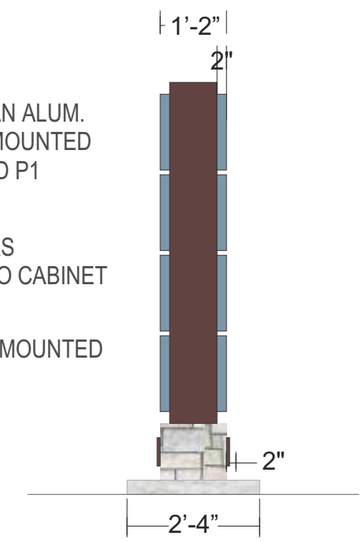
SCALE: 1/4" = 1'-0"

SIDE B



SIDE A

A **MULTI TENANT PANEL - GROUND SIGN**
SCALE: 3/8" = 1'-0"



SIDE VIEW - MULTI TENANT PANEL - GROUND SIGN
SCALE: 1/2" = 1'-0"

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4056
info@princesigns.com

PROJECT INFO

CLIENT: STARTEX DISTRIBUTORS, INC.
ADDRESS: 3573 COUNTY RD. 58,
ADDRESS 2: 3577 COUNTY RD. 58, CITY/STATE: MANVEL, TX 77447
DATE: 09/05/24
SALES: TRACY SWISHER
DESIGN: VADIM TAMAYO

W.O. NUMBER: 6247-E6

OTHER W.O.:

#	REVISION	
9/6/24	INCLUDE HOA CALLOUTS	VT
9/9/24	ADDED MEASUREMENTS	TJM
9/17/2024	ADDITIONAL CHANGES	VT
9/17/2024	ADDITIONAL CHANGES	VT
3/17/2024	ADDITIONAL CHANGES	VT
3/20/2025	ADDITIONAL CHANGES	VT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

PROJECT

☐ ILLUMINATED

UL ELECTRIC SIGNS E320516
ELECTRICAL REQUIREMENTS
PRIMARY CIRCUIT
120 VOLT/ 20 AMP
TOTAL AMP DRAW
XX VOLT/ XX AMP
TSCL#: 18895
PRIMARY ELECTRICAL TO LED POWER SUPPLY/SUPPLIES BY OTHERS
SECONDARY LOAD .84 KVA

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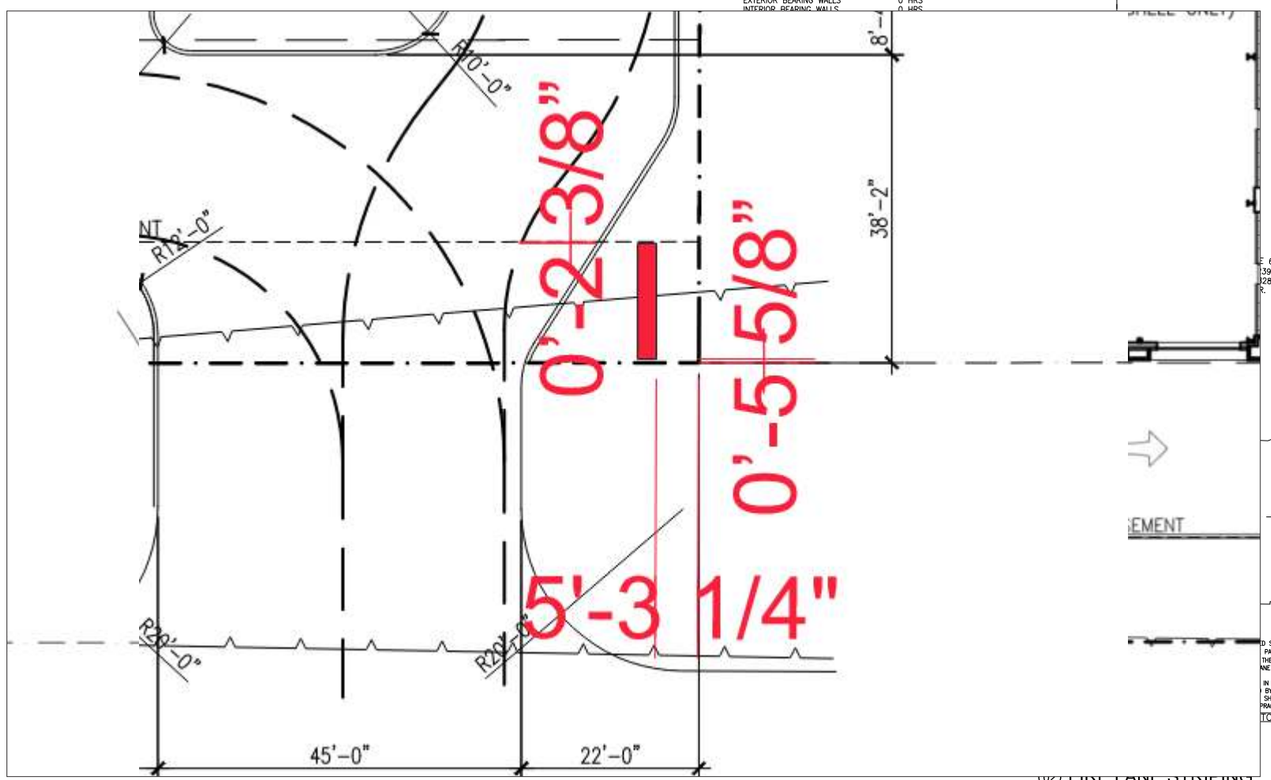
Applicant stated that: the initial plan was to place the sign on the right of the driveway however once they had the sign design approval, it was realized that the sign would not fit so it was moved to the left of the driveway.



SCOPE OF WORK : NEW TWO ONE STORY SHOPPING CENTER
3577 CR58 – 7,500 S.F. RETAIL CENTER (SHELL ONLY)
3573 CR58 – 5,250 S.F. RETAIL CENTER (SHELL ONLY)

CODE ANALYSIS :

A. APPLICATION CODES

2021 INTERNATIONAL BUILDING CODE
2023 NATIONAL ELECTRICAL CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2012 ACCESSIBILITY STANDARDS
NFPA LIFE SAFETY CODE 101 CURRENT EDITION

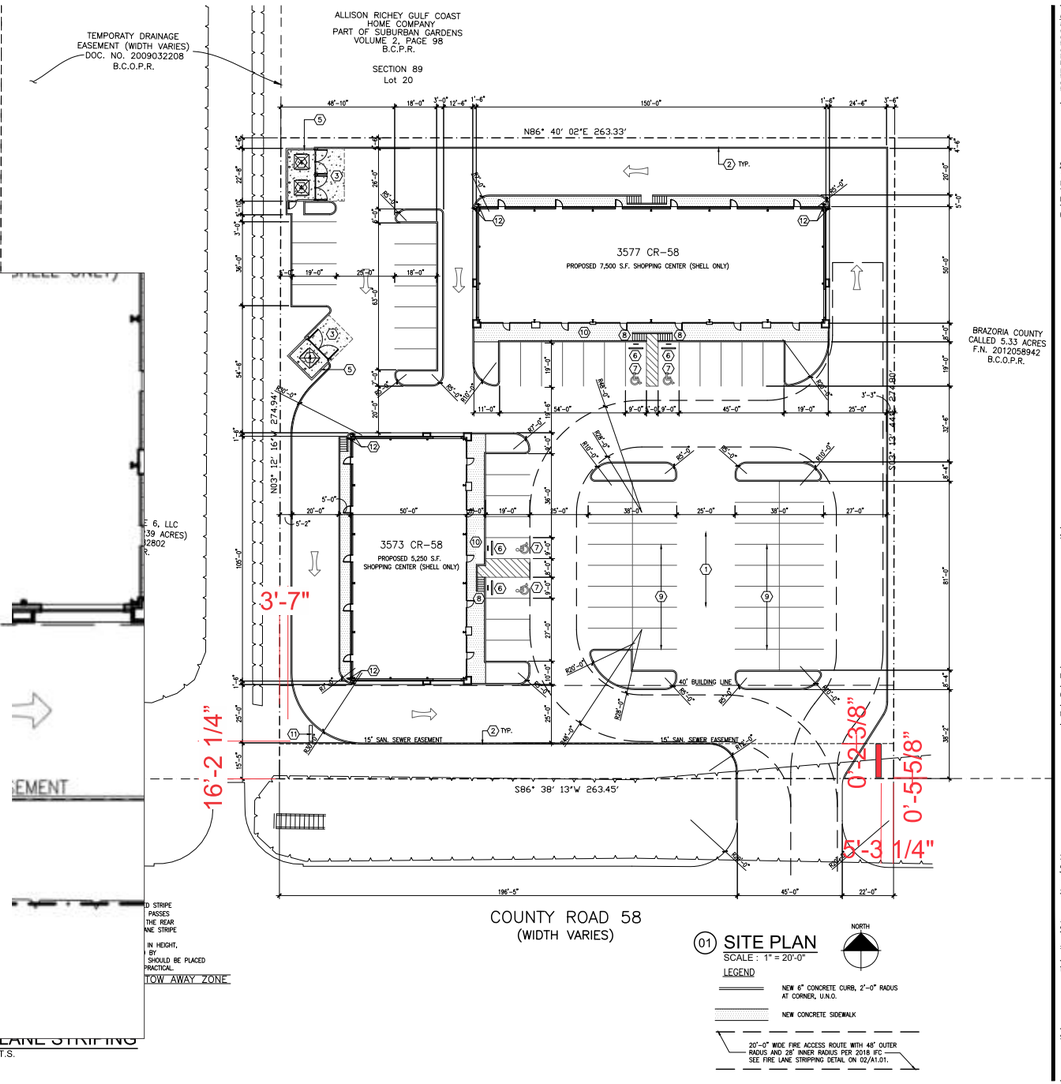
B. OCCUPANCY GROUP

GROUP M – RETAIL

C. CONSTRUCTION TYPE TYPE II–B

FIRE RESISTIVE RATING REQUIRED FOR BUILDING ELEMENTS:

BEAMS	0 HRS
EXTERIOR BEARING WALLS	0 HRS
INTERIOR BEARING WALLS	0 HRS



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DA-Space Concept

Space Planning – City Permitting – Code Consulting
11152 Westheimer Road, # 1001,
Houston Texas 77042
Telephone : 832–755–4009
Email : daspaceconcept@gmail.com

Project :

POMONA SHOPPING CENTER (SHELL ONLY)
3573 AND 3577 COUNTY ROAD 58, MANVEL TEXAS 77578

Seal :

TKYL & ASSOCIATES
11707 CHAFFLLE COURT
HOUSTON TX 77077
FIRM # F-3762

Drawn By :
Checked By :
Issue Date :

No.	Date	Name / Revision

Title : SITE PLAN

Sheet : A1.01

SCALE: 1:780

THIS IS ONLY AN ARTIST RENDERING. FINISHED PROJECT MAY VARY SLIGHTLY IN SIZE AND COLOR.

P R O J E C T

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION
6432 Cunningham Rd Houston, TX 77041
281-345-4488
2160 Commerce Dr Midland, TX 79703
432-505-4056
info@princesigns.com

PROJECT INFO

CLIENT: STARTEX DISTRIBUTORS, INC.
ADDRESS: 3573 COUNTY RD. 58,
ADDRESS 2: 3577 COUNTY RD. 58, CITY/STATE: MANVEL, TX 77447
DATE: 09/05/24
SALES: TRACY SWISHER
DESIGN: VADIM TAMAYO

W.O. NUMBER: 6247-E6

OTHER W.O.:

#	REVISION	
9/6/24	INCLUDE HOA CALLOUTS	VT
9/9/24	ADDED MEASUREMENTS	TJM
9/17/2024	ADDITIONAL CHANGES	VT
9/17/2024	ADDITIONAL CHANGES	VT
3/17/2024	ADDITIONAL CHANGES	VT
3/20/2025	ADDITIONAL CHANGES	VT

THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN. THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6 (A) (1) OF THE NATIONAL ELECTRICAL CODE.

ILLUMINATED

UL ELECTRIC SIGNS E320516

ELECTRICAL REQUIRMENTS
PRIMARY CIRCUIT
TOTAL AMP DRAW
TSCL#: 18895
PRIMARY ELECTRICAL TO LED POWER SUPPLY/SUPPLIES BY OTHERS
SECONDARY LOAD .84 KVA

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TREES AND SHRUBS REQUIREMENTS

STREET TREES REQUIRED = 263' / 50'-0" = 6 TREES
STREET SHRUBS REQUIRED = 264' / 50'-0" X 8 = 48 SHRUBS

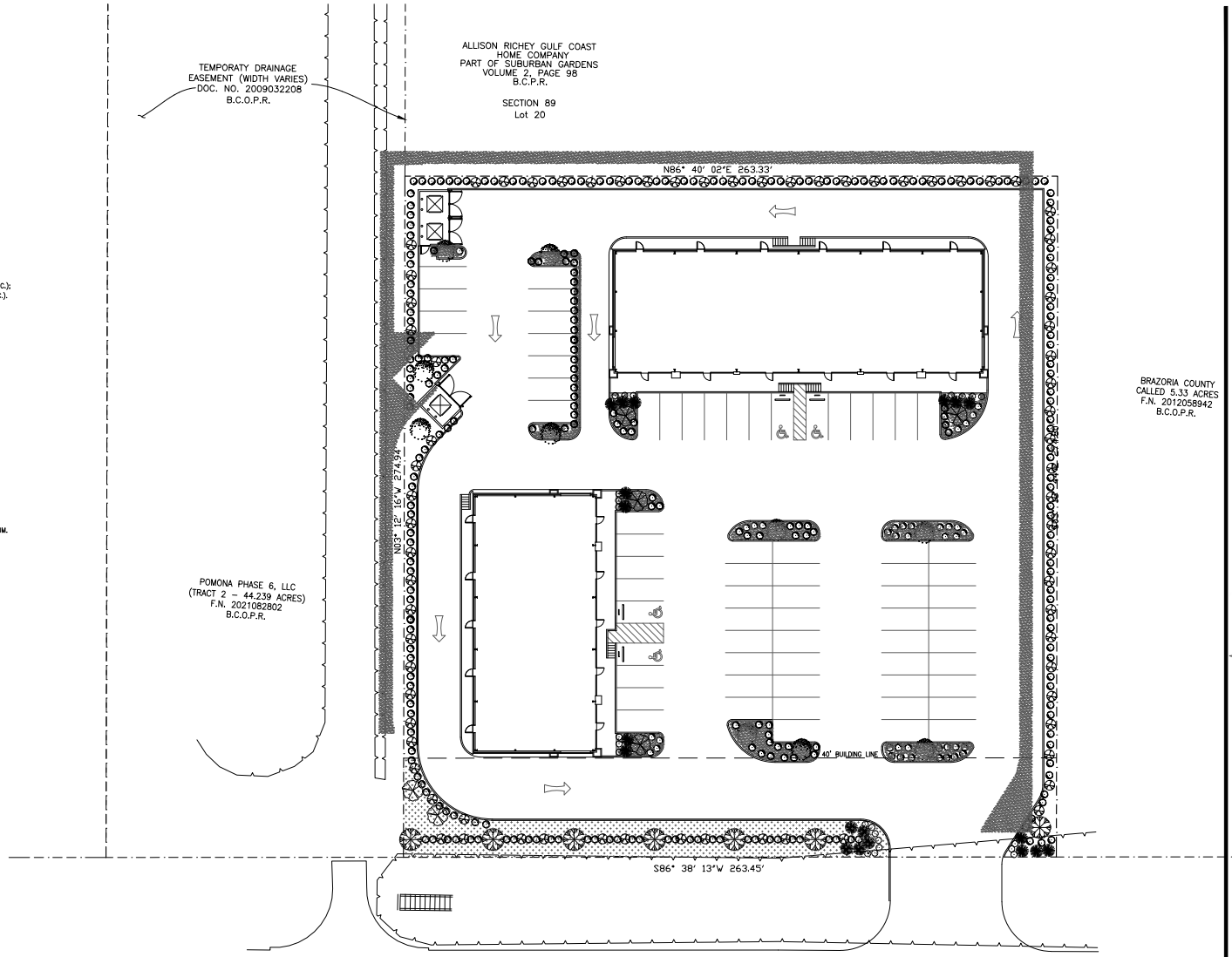
NO. OF STREET TREES PROVIDED = 6 NOS.
NO. OF PARKING TREES PROVIDED = 16 NOS.

STREET TREES SHALL BE MIN. 3" CALIPER OAK TREE.
SHRUBS SHALL BE TEXAS SAGE , 5 GALLON MINIMUM.

PARKING LOT TREES SHALL BE MIN. 2" CALIPER POSSUMHAW HOLLY TREE.
PARKING LOT SHRUBS SHALL BE INSTALLED AT THIRTY (30") MINIMUM HEIGHT (30" O.C.);
GRASSES SHALL BE INSTALLED AT AN EIGHTEEN INCH (18") MINIMUM HEIGHT (18" O.C.).

LEGEND

- PROPOSED NEW TREES – LIVE OAK (MINIMUM 3" CALIPER)
- PROPOSED NEW TREES – POSSUMHAW HOLLY (MINIMUM 2" CALIPER)
- PROPOSED NEW TREES – MEXICAN REDBUD (MINIMUM 2" CALIPER)
- PROPOSED NEW ORNAMENT GRASS – LITTLE BLUESTEM
- PROPOSED NEW PERNNIAL – PINK GAURA
- PROPOSED NEW SHRUBS – TEXAS SAGE, 5 GALLON MINIMUM.
- PROPOSED NEW SHRUBS – DRAFT CRAPE MYRTLES, 5 GALLON MINIMUM.
- GRASS AREA – COMMON BERMUDA SOD.
- MULCH AREA – BROWN HARDWOOD MULCH (MINIMUM 3" IN DEPTH)



01 LANDSCAPE PLAN
SCALE : 1" = 20'-0"

NORTH

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Project :

POMONA SHOPPING CENTER
(SHELL ONLY)
3573 AND 3577 COUNTY ROAD 58,
MANVEL TEXAS 77578

Seal :

STATE OF TEXAS
KAMRAN U. TAYYEB
03756
REGISTERED
PROFESSIONAL ENGINEER

02-15-2024

TKYL & ASSOCIATES
11707 CHAPELLE COURT
HOUSTON TX 77077
FIRM # F-5762

Drawn By :

Checked By :

Issue Date :

No.	Date	Issue / Revision

Title :

LANDSCAPE PLAN

Sheet :

L1-0

Amanda Rabius

From: Elaheh Roohbakhsh <Elaheh.Roohbakhsh@cityofmanvel.com>
Sent: Wednesday, June 17, 2026 4:26 PM
To: Amanda Rabius
Cc: Jorge Reyna; Jose Abraham; Jesica Portie
Subject: RE: Follow-Up on Your Questions: Momin Reserve
Attachments: Subdivision Variance Application.pdf

Amanda,

I'm glad I was able to help with your earlier question.

Regarding the sidewalk requirement, staff cannot administratively approve or waive this type of request. If the applicant is requesting relief from the subdivision requirements, a subdivision variance application will need to be submitted for consideration by the appropriate reviewing authority.

I have attached the application form for your reference. Once submitted, staff will review your request and submittal and, if complete, schedule it for a PD&Z Commission meeting to obtain their recommendation to City Council. The City Council will then consider the item and may make a motion for approval, denial, or conditional approval.

Please let me know if you have any questions or need assistance with the application.
Sec. 62-5. - Variance. | Code of Ordinances | Manvel, TX | Municode Library
Sec. 62-113. - Sidewalks. | Code of Ordinances | Manvel, TX | Municode Library

Thanks,

Elaheh (Ellie) Roohbakhsh
SENIOR PLANNER | **CITY OF MANVEL, TX**
20025 Highway 6, Manvel, TX 77578
281-489-0630 *(Main)* | 832-295-6813 *(Direct)*
www.cityofmanvel.com

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

From: Amanda Rabius <amanda.rabius@windroseservices.com>
Sent: Wednesday, June 17, 2026 3:36 PM
To: Jesica Portie <jesica.portie@cityofmanvel.com>
Cc: Elaheh Roohbakhsh <Elaheh.Roohbakhsh@cityofmanvel.com>; Jorge Reyna <jorge.reyna@cityofmanvel.com>
Subject: RE: Follow-Up on Your Questions: Momin Reserve

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Jesica!

I really appreciate your email, thank you! I called earlier and was able to speak with Elaheh. She answered my question. 😊

However, I have another item I am needing assistance with on this same project please – **Momin Reserve**. Plans showing the sidewalks were being requested however Jorge visited the site with my client and agreed that there is no room for a sidewalk. Jorge mentioned that he would speak with staff about waiving the requirement. Can you confirm this please? We would like to get this plat recorded already lol.

Thank you both for your help!

Amanda Rabius
Platting Project Manager
Windrose Surveying & Land Servic
es, LLC

d: 832-982-2405 | o: 713-458-2281
amanda.rabius@windroseservices.com
www.windroseservices.com | firm registration no. 10108800

Note: To avoid delays and ensure your platting project stays on track, please make sure all assessed property taxes are paid in full. Taxes

---

From: Jesica Portie <jesica.portie@cityofmanvel.com>
Sent: Wednesday, June 17, 2026 1:02 PM
To: Amanda Rabius <amanda.rabius@windroseservices.com>
Cc: Elaheh Roohbakhsh <Elaheh.Roohbakhsh@cityofmanvel.com>
Subject: Follow-Up on Your Questions

Hi Amanda,

We received a few of your voicemail messages, and I have attempted to reach you several times by phone.

Since we have not been able to connect, I wanted to reach out by email. If you would like, you can send your questions by email, or we can schedule a phone call at a time that is convenient for you.

I look forward to hearing from you.

Sincerely,

Jesica Portie
ASSISTANT PLANNER | **CITY OF MANVEL, TX**
20025 Highway 6, Manvel, TX 77578
281-489-0630 *(Main)* | 346-771-3125 *(Direct)*
www.cityofmanvel.com

This email has been scanned for spam and viruses by Proofpoint Essentials. Click here to report this email as spam.

Amanda Rabius

From: Jorge Reyna <jorge.reyna@cityofmanvel.com>
Sent: Thursday, October 16, 2025 12:54 PM
To: Rizwan Sunesara; Amanda Rabius
Cc: Karim Momin
Subject: Re: Pomona Shopping Center Approval Documents

Riz,

I will inform our Planning Team that no construction is needed.

Thanks,
Jorge Reyna
Development Manager
www.cityofmanvel.com

From: Rizwan Sunesara <rizwansunesara@gmail.com>
Sent: Thursday, October 16, 2025 9:53 AM
To: Amanda Rabius <amanda.rabius@windroseservices.com>
Cc: Jorge Reyna <jorge.reyna@cityofmanvel.com>; Karim Momin <karim@startexoil.com>
Subject: Re: Pomona Shopping Center Approval Documents

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Mr Reyna,

What infrastructure and road improvements is this talking about? We don't have any road improvements on our plans.

All utility work, such as water, sanitary, and storm, was performed by Pomona developer under their plans. We only have the retail building plans. Please clarify so we can get you want you need.

Riz

On Thu, Oct 16, 2025 at 8:49 AM Amanda Rabius <amanda.rabius@windroseservices.com> wrote:

Hi Rizwan,

We received comments from Manvel which we are currently working on. See attached. As you can see, most of the comments are duplicates from the previous markup.

Currently we are still waiting on the Letters of No Objection from Centerpoint and Comcast. The City is also asking for City-approved construction plans for the infrastructure and road improvements. The items received and sent to them are not sufficient.

Amanda Rabius
Platting Project Manager
Windrose Surveying & Land Services, LLC

d: 832-982-2405 | o: 713-458-2281
amanda.rabius@windroseservices.com
www.windroseservices.com | firm registration no. 10108800

Note: To avoid delays and ensure your platting project stays on track, please make sure all assessed property taxes are paid in full. Tax

---

From: Rizwan Sunesara <rizwansunesara@gmail.com>
Sent: Friday, October 3, 2025 10:47 AM
To: Jorge Reyna <jorge.reyna@cityofmanvel.com>
Cc: Karim Momin <karim@startexoil.com>; Amanda Rabius <amanda.rabius@windroseservices.com>
Subject: Re: Pomona Shopping Center Approval Documents

Jorge

She said she sent two emails. One she recalled because of computer issues. However she is sending it again.

Riz

On Fri, Oct 3, 2025, 10:43 AM Jorge Reyna <jorge.reyna@cityofmanvel.com> wrote:

Riz,

We have not received the comments. Amanda recalled her email. See attached email from Amanda.

Thanks,
Jorge Reyna
Development Manager
www.cityofmanvel.com

From: Rizwan Sunesara <rizwansunesara@gmail.com>
Sent: Friday, October 3, 2025 10:30 AM
To: Karim Momin <karim@startexoil.com>
Cc: Amanda Rabius <amanda.rabius@windroseservices.com>; Jorge Reyna <jorge.reyna@cityofmanvel.com>
Subject: Re: Pomona Shopping Center Approval Documents

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Thanks

Amanda Rabius

From: Permits <permits@princesigns.com>
Sent: Thursday, September 11, 2025 9:27 AM
To: Tracy Swisher
Subject: Fw: sign permit inquiry

See below.

Ashley White
PRINCE SIGNS LLC

(281) 345-4488
awhite@princesigns.com
www.princesigns.com
6432 Cunningham Rd. Houston, TX 77041
2160 Commerce Dr. Midland, TX 79703

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

From: City of Manvel Permits <permits@cityofmanvel.com>
Sent: Thursday, September 11, 2025 9:02 AM
To: Permits <permits@princesigns.com>
Subject: RE: sign permit inquiry

Good morning,

The address is in the Brazoria County for permit.

Thank you
Gina Rodriguez
Development Permit
City of Manvel
20025 Hwy. 6

281-489-0630 ext. 4
permits@cityofmanvel.com

From: Permits <permits@princesigns.com>
Sent: Thursday, September 11, 2025 8:24 AM
To: City of Manvel Permits <permits@cityofmanvel.com>
Subject: sign permit inquiry

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I want to inquire if this address is in your jurisdiction or not for sign permitting.

3573 County Road 58 , Manvel, TX 77578

Ashley White
PRINCE SIGNS LLC

(281) 345-4488
awhite@princesigns.com
www.princesigns.com
6432 Cunningham Rd. Houston, TX 77041
2160 Commerce Dr. Midland, TX 79703

PRINCE SIGNS
DESIGN | FABRICATION | INSTALLATION

Development Services Department

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

June 22, 2026 – July 27, 2026

The following table provides an overview of Development Services Department activities from *June 22, 2026, through July 27, 2026*.

PRE-DEVELOPMENT MEETINGS		
LOCATION	**LAND USE**	**DESCRIPTION**
Highway 6 & Highway 288 *(Manvel Town Center)*	Social Club	• *The applicant is proposing a new business, a 21 and up members only social club.* • *Club is for Poker Games* • *Will not serve alcohol and food, BYOB* • *Will have security checking ID's* • *Specific Use Permit (SUP) will be required*
County Road 48, next to Primrose ***(ETJ)***	Gas Station C-Store & Retail Building	• *The applicant is doing their due diligence of the requirements for the development of a 12,000sq ft Gas Station with a Retail Building.*
7225 King Street *(Open-Single Family Residential District)*	Used Auto Dealership	• *The applicant is doing their due diligence of the requirements for the development of a Used Car Dealership.* • *Only sell cars, not a mechanic shop* • *Rezoning and a Specific Use Permit (SUP) will be required.*
Outparcel Tract Next to Lowe's *(MTC PUD)*	Wells Fargo Bank	• *The applicant is doing their due diligence of the requirements for future development of a bank located in the Manvel Town Center.*

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	**DATE ISSUED**	**BUSINESS NAME**
22102 Highway 6	7/06/2026	Maverick Energy Park, LLC - 37 Acre Tract
19212 Morris Avenue	7/14/2026	Rich's Car Wash – 5,112 Sq Ft Building

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	**DATE ISSUED**	**DESCRIPTION**
None		

OTHER UPDATES

- We hired **Andrea Broughton** as our City Engineer. She is an accomplished Professional Engineer with over 20 years of municipal engineering experience. She has previously worked for the City of Pearland, Brazoria Drainage District No. 4, City of Sugar Land, and Smith County.
- Presidio PUD: No action was taken by City Council on the 2nd reading of the Ordinance for the Presidio PUD. The applicant is working through some of Council's concerns primarily regarding drainage and traffic.