

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 24, 2026

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 VACANT
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

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 726566), WEST OF THE EXISTING AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / 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 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

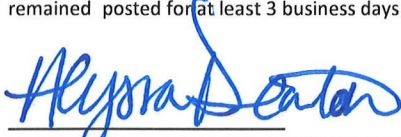
- A. Consideration and possible action approve the Final Plat for Primrose Section 1;
BEING A SUBDIVISION OF 25.13 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81, B.C.P.R.
- B. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 726566), WEST OF THE EXISTING AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / 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 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; (PROPOSED ORDINANCE NO. 2026-0-21).

- C. Presentation of Meridiana PUD Annual Progress Report.
- D. Development Services Staff Update.
- E. 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.

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 08/18/2026 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, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 8/10/2026

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,
Delores Martin, Benterah Morton

Absent: Christy Kennard

Also Present: Dan Johnson, City Manager
Jaclyn George, Assistant City Manager
Robert Gervais, City Attorney
Alyssa Deaton, Assistant City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Cameron McClain, MPD

PD&Z Applicants in attendance: Austin McClintock and Donald Atkinson

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 15C Preliminary Plat:
BEING A SUBDIVISION OF 19.11 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS

The City staff recommends approval of the Meridiana Section 15C Preliminary Plat with the following conditions:

1. The boundary line L2, L3, and L5, does not match the approved Final Plat for Meridiana Section 15A. Please revise the boundary line to be consistent with the approved final plat (Section 62-38 (a) (4)).
2. Please verify and revise the front setback label. The proposed plat labels the front setback as 25 feet; however, the setback line shown measures 20 feet (Section 62-38 (a) (10) & Ord. 2026-O-13).

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

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve Kroozin Manvel Final Plat:
BEING A SUBDIVISION OF 8.380 ACRES OUT OF H.T. & B.R.R. COMPANY SURVEY,
ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Kroozin Manvel Final Plat with the following conditions:

1. Please revise the City Limits and City Extraterritorial Jurisdiction boundaries shown on the vicinity map to accurately reflect the subject property's location. Additionally, verify the plat scale, as the title block, north arrow, and plat layout indicate different scales (section 62-41(b)(2)).
2. Please provide Lienholder's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
3. Please revise Note 2 to match the date shown on the provided City Planning Letter (CPL) (Sections 62-41(b)(5) & (b)(21)).
4. Please add the Engineer and Surveyor information to the face of the plat (Section 62-41(b)(9)).
5. The acreage shown on this plat differs from the acreage shown on the approved master preliminary plat. Please explain the discrepancy and revise the plat as necessary. Additionally, ensure the boundary lines include accurate distances and bearings, and show the exact location and width of all existing or recorded streets intersecting the tract boundary (Section 62-41(b)(10)).
6. Please revise to:
 - a. Provide Point of Beginning, including Northing and Easting;
 - b. Show the centerline of County Rd 48 and its distance to the property line;
 - c. Add all drainage, public utility, and public service easements shown in the approved construction plans to the plat;
 - d. Show the easement to Houston Lighting & Power Company recorded in Volume 780, Page 526 of the Deed Records of Brazoria County, Texas, as CPL identifies (Section 62-41(b)(13)).
7. Please add a note on the plat referencing the recorded document for the Declaration of Maintenance Covenant No. 2026030937 (Section 62-41 (b) (15)).
8. Please revise the plat to include the following:
 - a. Add a note stating that the terms and conditions of Ordinance No. 2017-O-33 of the City of Manvel, Texas, dated November 20, 2017, may affect this plat;
 - b. Add the Drainage District notes to the face of the plat;
 - c. Add the MUD boundary to the face of the plat;
 - d. Revise Note 5 by changing "Brazoria County Conservation and Reclamation No. 4" to "Brazoria County Drainage District No. 4" (Section 62-41 (b) (18)).
9. Please replace the City Manager's signature block with the signature block for the Planning, Development, and Zoning Commission on the face of the plat. Additionally, although the City does not require the Drainage District's signature on the face of the plat for properties located within the city limits, Drainage District No. 4 has requested to sign all plats. Please provide the Drainage District's signature on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (19)).
10. Please revise Note 7 to remove the phrase, "if sidewalks are required by the City's Sidewalk Master Plan." (Section 62-41 (b) (22)).
11. Please remove Note 8, as it applies to residential subdivisions and is not applicable to this commercial subdivision (Section 62-41 (b) (23)).
12. Please revise Note 9 in its entirety to reference "Final Plat" instead of "Minor Plat" and correct the language to state "after final approval by the Planning, Development, and Zoning Commission." (Sections 62-41(b)(24) & (b)(27)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

- C. Consideration and possible action to approve Primrose Section 1 Final Plat:
BEING A SUBDIVISION OF 25.13 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81 B.C.P.R.

The applicant has requested a 30-day extension. Staff recommends approval of the extension.

PDZ Member Benterah Morton made the motion to approve the 30-day extension. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/1

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Delores Martin, Benterah Morton

No: Kenneth Haynes

Absent: Christy Kennard

Abstained: None

- D. Consideration and possible action to approve Leona Pro Development Minor Plat:
BEING A SUBDIVISION OF 2.0279 ACRES OR 88,334 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-283 MARY V. O' DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, ALSO BEING A LL OF 0.8616 ACRES OR 37,530 SQ. FT. OF LAND PLATTED AS A MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, AN ADDITION IN THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 202505345, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Leona Pro Development Minor Plat with the following conditions:

1. Please revise the vicinity map to show the correct scale and accurately depict the City Limits and City Extraterritorial Jurisdiction (ETJ) boundaries. (Section 62-41(b)(2)).
2. Please provide revised CPL or revise the plat to address following:
 - a. revise Note 2 to reference the correct Job Number and date as shown on the provided City Planning Letter (CPL).
 - b. Match the CPL, field note description, title block, and plat boundary to ensure they are consistent (Section 62-41 (b) (5), (b) (7) & (b) (21)).
3. Please show the centerline of Masters Road, provide the distance from the centerline to the property boundary, and add a note stating that all lots and reserves shall maintain minimum side and rear building setbacks as specified in Chapter 77, Zoning, of the City Ordinance. Additionally, extend the 20' utility easement line to the northwest boundary. Also verify and revise the acreage for lot 2 with the acreage shown on the construction plans. (Section 62-41(b)(13)).
4. The CPL identifies restrictions recorded under Instrument No. 2023043157 that are not reflected on the plat. Please show these restrictions on the plat or add a note referencing them (Section 62-41 (b) (15)).
5. Please provide the Drainage District notes separately and remove the duplicate ones from the General notes (Section 62-41 (b) (18)).
6. Please revise the plat to include only one 1 signature line for the Planning, Development, and Zoning Commission. (Section 62-41 (b) (19)).
7. Please revise note 7 to remove "if sidewalks are required by the city's sidewalk master plan" (Section 62-41 (b) (22)).
8. Please revise note 9 from "council" to "Planning Development and Zoning Commission" (Section 62-41 (b) (24) & (b) (27)).
9. The submitted tree survey indicates that the site contains protected trees proposed to be removed. A tree removal permit shall be approved prior to the approval of this plat (Section 77-44(b)).
10. Please remove Note 8, as it applies to residential subdivisions and is not applicable to this plat.

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

The motion carried with a vote: 6/0

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

- E. Consideration and possible action to approve Water Reclamation Facility Minor Plat:
BEING A SUBDIVISION OF 7.9942 ACRES TRACT OF LAND (348,228 SQUARE FEET), SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NUMBER 483, BRAZORIA COUNTY, TEXAS, BEING PART OF OUTLOT 186 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 72 OF THE (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 303,001 SQUARE FOOT (6.97 ACRES) TRACT OF LAND DESCRIBED IN A FINAL JUDGMENT BETWEEN CITY OF MANVEL, TEXAS (PLAINTIFF) AND BOUNDLESS ENTERPRISES, INC. (DEFENDANT) AS RECORDED IN CASE NO. C153600 (B.C.C.C.R.), BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 2008005412 B.C.C.C.R, AND BEING ALL OF THAT CERTAIN CALLED 0.0367 ACRE (1,600 SQUARE FEET) TRACT OF LAND DESCRIBED AS TRACT 1 IN A GENERAL CONVEYED WARRANTY DEED FROM JOHN E. FURNACE AND WIRE, HELEN R. FURNACE TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.).

The City staff recommends approval of the Water Reclamation Facility - Minor 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. Please provide a title policy or a detailed acreage calculation that considers all applicable recorded documents, including court orders, eminent domain proceedings, right-of-way abandonments, and other relevant instruments, demonstrating that the total acreage shown on the proposed plat is accurate (Section 62-41 (b)(5) & (b)(21)).
3. Please provide the benchmark used for the project on the plat (section 62-41 (b)(12)).
4. Please revise the plat to provide a shaded area for the right-of-way (ROW) dedication and revise the property boundary accordingly. Also, add the recordation information for the 40-foot ROW along the subject site (Vol. 1, Pg. 71-72) (section 62-41 (b)(13)).
5. Provide Letter of No Objection from CenterPoint Energy and all other applicable utility companies addressing this item (Letter from AT&T was provided) (Section 62-41 (b)(20)).

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

The motion carried with a vote: 6/0

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

- F. Consideration and possible action to issue the property owner a certificate of exception to platting for an approximate 97.32 acres situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, based on the provisions of Section 62-3 (e) Exception to Platting, of the Subdivision Ordinance.

Staff presented a request for a Certificate of Exception to Platting to subdivide approximately 97 acres into eight large-acreage tracts with access provided by a private access easement from Belcher Road. Staff recommended approval with the condition that future development, including the private access, comply with all applicable City codes unless a variance is approved by City Council. The Commission added a condition that requires deed restrictions addressing the maintenance of the private access.

PDZ Member Ryan Miller made the motion to approve the certificate with the requirement that any development on the property on the lots or the private access road comply with all city codes and requirements unless they get an approval of variance from city council and that there also be deed restrictions in place for maintaining that private access. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/1

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

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

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

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:19 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton
No: None
Absent: Christy Kennard
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	☐
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Date of Request: 08/19/2026 (08/24/2026 PD&Z Meeting)

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 CONTINUOUSLY 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: Jared Bowlin or Brad Sweitzer

Daytime Phone: 713-784-4500 Fax Number: 713-784-4577

E-mail Address: jbowlin@ehrainc.com or bsweitzer@ehrainc.com

Description of Request and Physical Address:

Consideration and possible action to approve a 30-day extension for Final Plat for Primrose Section 1
Being a subdivision of 25.13 acres out of the H.T. & B. R.R. Co. Survey, Section No. 71,
A-291, in Brazoria County, Texas; and also being out of the Emigration Land
Company Subdivision as recorded in Vol. 2, Pg. 81 B.C.P.R.

Plats:

Preliminary _____

Final x

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.

Kaitlin Gile
SIGNATURE

07/13/2026
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 Section 1 - Final Plat
Applicant:	Kaitlin Gile, EHRA Engineering
PD&Z Meeting Date:	August 24, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>YES</u>

BACKGROUND/ REVIEW NOTES

- The proposed Plat is for a new residential section within the most recently approved Primrose Master Planned Development Amendment No.2, which was approved by City Council on July 6, 2026.
- The subject site is located along east side of County Road 48 and South of Rodeo Palms Parkway.
- 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 & 29, and Brazoria County Drainage District No. 4.
- The proposed plat subdivides 25.13-acre tract into 74 residential lots, 5 blocks, and 7 reserves for landscaping, open space, and utility purposes.
- The proposed plat conforms to the approved Primrose Masterplan Amendment No. 2.
- The proposed plat generally conforms to the preliminary plat approved in March 2026.
- A 30-day extension in accordance with Texas Local Government Code Chapter 212.009 was previously approved by the PD&Z Commission, extending the deadline to September 9, 2026, for action on the plat. Therefore, staff has included this item on the agenda.
- The applicant has requested an additional 30-day extension, extending the deadline to October 9, 2026, to allow the proposed Final Plat to be considered at the September 2026, meetings. The request is intended to provide additional time to bring the submittal into alignment with ordinance requirements.

STAFF RECOMMENDATION

The City staff is recommending approval of the requested 30-day extension so that it can be acted upon before October 9, 2026.



E4730

[illegible]

STATE OF TEXAS }
COUNTY OF BRAZORIA }

We, KL LB BUY 5 LLC, a Delaware limited liability company, acting by and through Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company owner of the property subdivided in this plat, PRIMROSE SECTION 1, do hereby make subdivision of said property for and on behalf of said corporation, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

FURTHER, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of PRIMROSE SECTION 1 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

In Testimony whereof, KL LB BUY 5 LLC, a Delaware limited liability company has caused these presents to be signed by Ed Hadley, Authorized Signatory of KL LB BUY 5 LLC, a Delaware limited liability company, thereunto authorized by this ____ day of _____, 20____.

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

By: _____
Ed Hadley,
Authorized Signatory

STATE OF _____ }
COUNTY OF _____ }

BEFORE ME, the undersigned authority, on this day personally appeared Ed Hadley known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said corporation.

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

Notary Public in and for the
State of _____
My Notary Commission Expires _____

I, Randal A. Kingery, II, a Registered Public Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/langency and other points of reference were marked on the ground before i signed and sealed this document as found and all set markers are a minimum 5/8-inch diameter iron rod within surveyor's cap.

The interior corners of this subdivision were not set at the time this plat was signed and sealed by me. These corner are expected to be set after construction of the public infrastructure and final grading within the subdivision.

Randal A. Kingery, II,
Registered Professional Land Surveyor
Texas Registration No. 7035
Date: _____

APPROVED BY THE BOARD OF COMMISSIONERS ON _____
Date _____

District Superintendent

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 the 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# 26-000055

JOB NO. 241-068-01

BRAZORIA DRAINAGE DISTRICT NO. 4

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

Finish Floor Requirements		
Lot	Block	Minimum Finish Floor Elevation in Feet
1	1	59.9'
2	1	60.1'
3	1	60.2'
4	1	60.4'
5	1	60.8'
6	1	60.8'
7	1	60.5'
8	1	60.2'
9	1	60.1'
10	1	60.3'
11	1	60.6'
12	1	61.1'
13	1	61.2'
14	1	60.9'
15	1	60.3'
16	1	60.1'
17	1	60.2'
18	1	60.3'
19	1	60.3'
20	1	60.0'
21	1	59.7'
22	1	59.7'
23	1	59.8'
24	1	60.0'
25	1	59.7'
26	1	59.7'
27	1	59.9'
28	1	60.2'
29	1	60.4'
30	1	60.6'
31	1	61.0'
32	1	61.1'
33	1	60.9'
34	1	60.5'
35	1	60.3'
36	1	60.1'
37	1	60.1'

38	1	60.5'
39	1	60.7'
1	2	60.8'
2	2	60.7'
3	2	60.7'
1	3	60.7'
2	3	60.4'
3	3	60.2'
4	3	60.1'
5	3	60.3'
6	3	60.6'
7	3	59.7'
8	3	59.9'
9	3	60.1'
10	3	60.4'
11	3	60.6'
12	3	60.8'
13	3	60.5'
14	3	60.1'
15	3	59.7'
16	3	59.7'
17	3	59.9'
18	3	60.1'
1	4	60.1'
2	4	60.3'
3	4	60.0'
4	4	59.7'
1	5	60.2'
2	5	59.9'
3	5	59.9'
4	5	60.3'
5	5	60.3'
6	5	60.0'
7	5	59.7'
8	5	59.7'
9	5	59.8'
10	5	60.0'
* Finish floor height shall meet or exceed the criteria in place at the time of permitting and construction.		

Planning, Development and Zoning Commission

METES AND BOUNDS DESCRIPTION
PRIMROSE SECTION 1
25.13 ACRES IN THE
H.T.&B.R.R. CO. SURVEY, SECTION NUMBER 71
ABSTRACT NUMBER 291
BRAZORIA COUNTY, TEXAS

25.13 ACRES OF LAND SITUATED IN THE H.T.&B.R.R. CO. SURVEY, SECTION NUMBER 71, ABSTRACT NUMBER 291, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 2, 9, 10 AND A PORTION OF AN UNIMPROVED 40' WIDE ROAD AS SHOWN ON THE EMIGRATION LAND COMPANY SUBDIVISION, RECORDED IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), BEING OUT OF THOSE CERTAIN TRACTS OF LAND KNOWN AS TRACT 1 (CALLED 60.223 ACRES) AND TRACT 2 (CALLED 57.427 ACRES) AS DESCRIBED IN DOC. NO. 2024046753 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY (O.P.R.B.C.), SAID 25.13 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found in the easterly right-of-way line of County Road 48 (Old Airline Road, 150 feet wide) marking the westerly common corner of that certain called 3.2743 acres as described in DOC. No. 2016021980 of the O.P.R.B.C and said 60.223 acre tract of land;

- THENCE, North 87°15'09" East, with the common line between said 3.2743 acre tract and said 60.223 acre tract for a distance of 542.37 feet to 5/8 inch iron rod with cap stamped EHRA found for corner, from which a found 1/2 inch iron pipe bears S 52°20' E, 4.36 feet and a 3/8 inch iron rod bears N 40°38" W, 10.70 feet;
- THENCE, North 03°23'15" West, for a distance of 267.16 feet a 5/8-inch iron rod found in the south line of that certain called 56.4682 acre tract recorded under Document No. 2021044638 of the O.P.R.B.C;
- THENCE, North 86°35'55" East, along the southerly line of said 56.4682 acre tract passing at a distance of 369.84 feet a 5/8 inch iron rod found marking the northeast corner of said 60.223 acre tract, passing at a distance of 409.84 feet a 5/8 inch iron rod found marking the northwest corner of said 57.427 acre tract, passing at a distance of 1,323.37 feet the southeast corner of said Rodeo Palms Subdivision, Section 1 and continuing for a total distance of 1,978.06 feet to the northeasterly corner of the herein described tract;
- THENCE, South 03°23'15" East, for a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°35'55" West, for a distance of 1,022.35 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°21'28" East, for a distance of 197.39 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°38'32" West, for a distance of 315.77 feet to a 3/8 inch iron rod called for and found in the westerly line of said 40-foot wide unimproved road and marking the westerly common corner of Lot 9 and Lot 10 of said Emigration Land Company Subdivision;
- THENCE, South 03°23'15" East, along the west line of said 40-foot wide road for a distance of 621.48 feet to a point for corner;
- THENCE, South 86°36'45" West, for a distance of 197.84 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 21.87 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°36'45" West, for a distance of 240.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, North 03°23'15" West, for a distance of 58.24 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°36'45" West, for a distance of 60.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 102.01 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 86°38'32" West, for a distance of 127.00 feet to a 5/8 inch iron rod with cap stamped "E.H.R.A. 713-784-4500" set for corner;
- THENCE, South 03°23'15" East, for a distance of 15.00 feet to a point for corner;
- THENCE, South 86°38'32" West, passing at a distance of 15.00 feet a 3/8-inch iron rod found marking common corner of lots 2, 3, 10 and 11 of said Emigration Land Company Subdivision, same being the northeasterly corner of that certain called 8.769 acre tract of land recorded under Doc. No. 2020066323 of the O.P.R.B.C and continuing along the common line of said Lots 2 and 3 for a total distance of 558.28 feet a 5/8 inch iron rod found in the east right-of-way line of said Country Road 48;
- THENCE, North 03°18'37" West, along the east right-of-way line of said County Road 48, a distance of 697.66 feet to the POINT OF BEGINNING and containing 25.13 acres of land.

PROJECT BENCHMARK:

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

BDD#4 BENCHMARK:

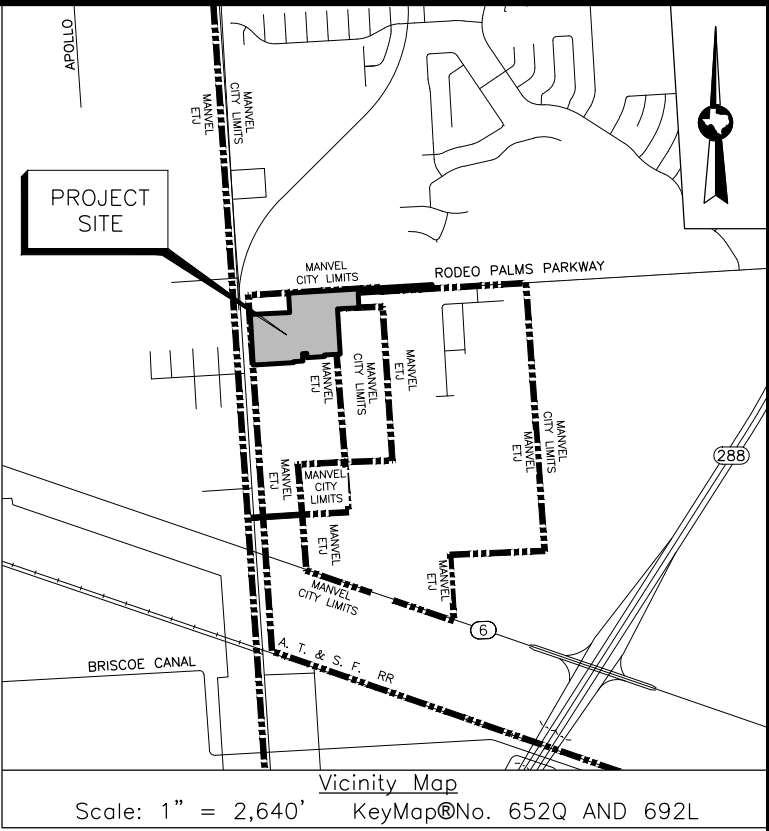
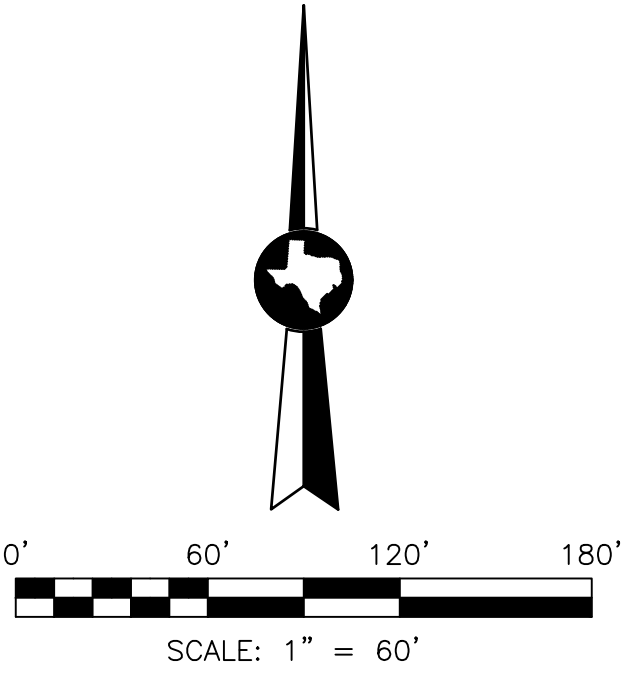
BRAZORIA DRAINAGE DISTRICT NO. 4 BENCHMARK NO. CR58-1 IS A BRASS CAP STAMPED "CR58-1" SET IN CONCRETE HEADWALL AT THE INTERSECTION OF OUTFALL A AND THE NORTH SIDE OF COUNTY ROAD 58, IN KEYMAP 652G NEAR CR58 WEST DETENTION.
NAVD 88 ELEV.=59.14' ADJ. 2001

TO CONVERT FROM NAVD88, 1991 ADJUSTMENT TO NAVD88, 2001 ADJUSTMENT ADD 0.61 FEET.

SITE BENCHMARK:

SITE BENCHMARK A PK NAIL IN THE CENTERLINE INTERSECTION OF PALM DESERT DRIVE AND GARDEN GROVE DRIVE.
NAVD 88 ELEV.=59.01 ADJ. 1991

This is to certify that the Planning, Development and Zoning Commission of the City of Manvel, Texas, has approved this plat of PRIMROSE SECTION 1, in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this ____ day of _____, 20____.



FINAL PLAT OF PRIMROSE SECTION 1

BEING A SUBDIVISION OF
25.13 ACRES OUT OF THE
H.T. & B.R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING OUT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
AS RECORDED IN VOL. 2, PG. 81, B.C.P.R.

74 LOTS 5 BLOCKS 7 RESERVES

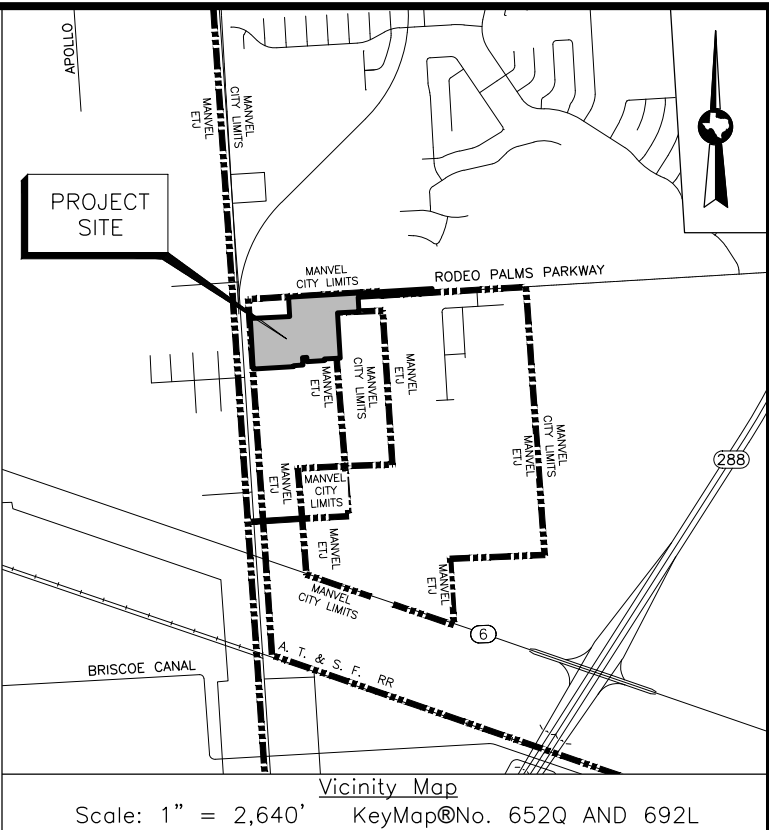
OWNER
KL LB BUY 5 LLC,
A DELAWARE LIMITED LIABILITY COMPANY
6900 E. CAMELBACK ROAD, SUITE 800
SCOTTSDALE, AZ 85251
480-447-8044

DEVELOPER
BEAZER HOMES, TEXAS, L.P.
A DELAWARE LIMITED PARTNERSHIP
KRISTINA HANSEN
13430 NORTHWEST FREEWAY, SUITE 900
HOUSTON, TX 77040
281-560-6600

MAY, 2026



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



BEING A SUBDIVISION OF
25.13 ACRES OUT OF THE
H.T. & B.R.R. Co. SURVEY, SECTION No. 71, A-291,
IN BRAZORIA COUNTY, TEXAS;
AND ALSO BEING OUT OF THE
EMIGRATION LAND COMPANY SUBDIVISION
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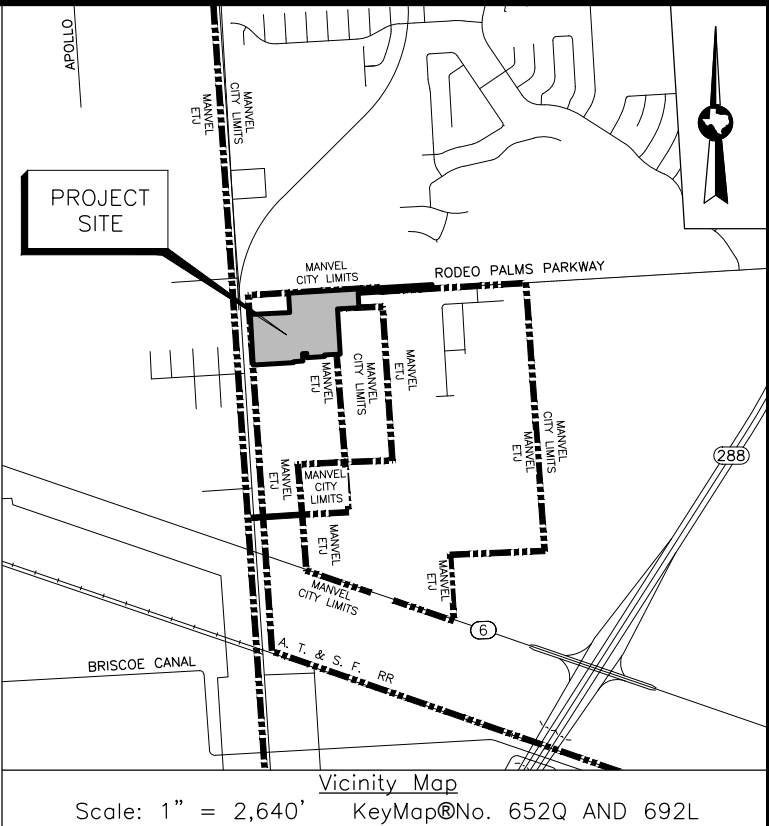
MAY, 2026



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

PARKLAND DEDICATION TABLE			
PLAT	PARKS	TRAILS	TOTAL PARKLAND
PRIMROSE DETENTION RESERVE "A"	0.0 AC.	3.4 AC.	3.4 AC.
PRIMROSE SECTION 1	1.2 AC.	0.0 AC.	1.2 AC.
PRIMROSE SECTION 2	0.0 AC.	0.0 AC.	0.0 AC.
TOTAL PARKLAND*	1.2 AC.	3.4 AC.	4.6 AC.

*For Total Parkland and Eligible Parkland Requirements see most recent approved Master Plan for Primrose.



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

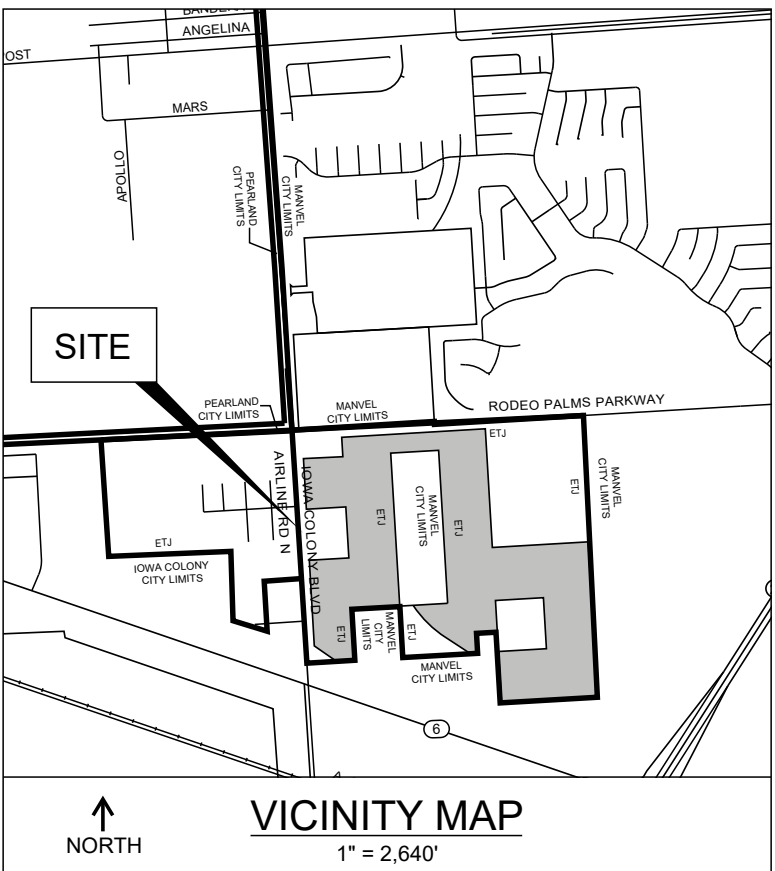
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

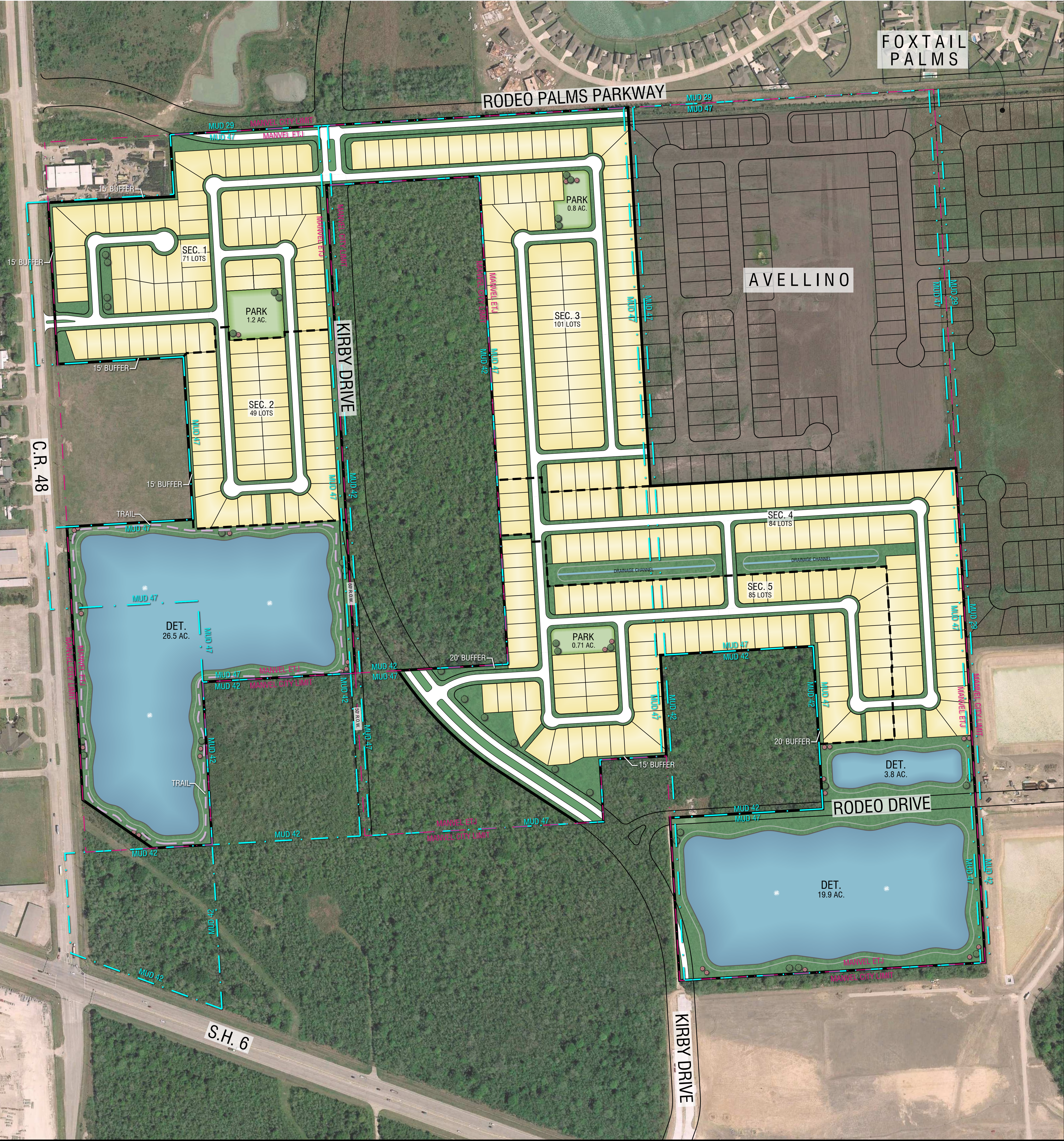
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH 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.			

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

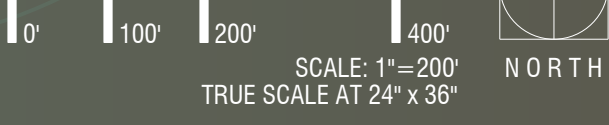


Primrose: Master Plan Amendment #2

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



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.



MANVEL PD&Z / CITY COUNCIL DATA SHEET

TOPIC:	☐ Rezoning
	☐ New Planned Unit Development (PUD)
	☐ PUD Amendment
	☒ Specific Use Permit (SUP): NAICS use 621493, "Freestanding Ambulatory Surgical and Emergency Centers"

DATES:	☒ 8/24/2026 : 1 st Public Hearing and PDZ recommendation to City Council.
	☐ 9/8/2026 : 2 nd Public Hearing and 1 st reading of the Ordinance.
	☐ 9/21/2026 : Second and Final reading of the Ordinance.

PROJECT DETAILS: <u>Applicant:</u> Chuck Webb <u>Project Name:</u> Manvel ER LLC <u>Property Owner:</u> South Shore ER LLC., (Representative: Dr. Suchmor Thomas) <u>Property Address:</u> Along north side of Morris Avenue / Highway 6 (PID: 726566) <u>Location:</u> West of the existing AutoZone located at 19201 Morris Avenue, Manvel, Texas 77578 <u>Legal Description:</u> A 1.07-acre tract of land situated in the H.T. & B.R.R. CO. Survey, Abstract 483, Brazoria County, Texas, being out of and a part of that certain called 4.223-acre tract conveyed to Haazelt Holdings, LLC., by deed recorded under Brazoria County Clerk's file No. 2022069817 of the deed records of Brazoria County, Texas. <u>Current Land use:</u> Vacant <u>Proposed Land use:</u> NAICS use 621493, "Freestanding Ambulatory Surgical and Emergency Centers" <u>Background:</u> The subject site is zoned Light Commercial District / State Highway 6 Overlay (LC/SH6). Section 77-50 of the Zoning Ordinance requires an SUP for the proposed Freestanding Ambulatory Surgical and Emergency Centers use. This SUP request was previously denied by City Council at its May 7, 2025, meeting.
--

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 • Conforms to Future Land Use and Character Map: ☒ YES ☐ NO • Conforms to Major Thoroughfare Plan: ☒ YES ☐ NO <u>Additional Input:</u> The zoning ordinance provides 12 criteria for approval of SUP focusing on appropriateness of the proposed use for the subject site and its compatibility with surrounding land uses. Details and staff analysis are included in the attached staff report
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MANVEL PD&Z / CITY COUNCIL DATA SHEET

PUBLIC INPUT: The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. Staff received one (1) email expressing opposition to the requested SUP due to concerns about traffic, lighting, and noise.

STAFF RECOMMENDATION:

☐ Approval ☒ Conditional Approval ☐ Not Approval

Conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed Free Standing Emergency Department.
2. A 10-foot-wide landscape buffer yard between the proposed development and abutting residential development shall be provided. The buffer yard shall include one tree per 30 linear feet. A screening fence in accordance with section 77-43 is required between the proposed development and the existing residential properties.
3. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
4. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
5. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
6. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
7. 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;
8. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
9. 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.

PD&Z RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☐ Not Approval

Vote: Choose an item. and Choose an item.

Additional Input: Click or tap here to enter text.



MANVEL

PD&Z / CITY COUNCIL

DATA SHEET

ATTACHMENTS:	☒ Staff Report / PD&Z Final Report to Council
	☐ Proposed Ordinance No. 2026-O-21
	☐ PUD Document and associated Exhibits
	☐ Other: Click or tap here to enter text.

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

SUBMITTING STAFF MEMBER Jessica Portie, Associate Planner	FINANCE DIRECTOR APPROVAL _NA_ CITY MANAGER APPROVAL _YES_
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STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	August 24, 2026	Initiated By:	Jose Abraham Director, Development Services
Subject:	LC/SH6 to LC/SH6 -SUP	Presented By:	Jesica Portie Assistant Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u>			
The applicant, Chuck Webb with Heitkamp Swift Architects, representing the property owner Dr. Suchmor Thomas, is requesting a zoning classification change for an approximate 1.07-acre tract of land located along the north side of Morris Avenue/Highway 6 (PID: 726566), west of AutoZone at 19201 Morris Ave, Manvel, TX. The applicant intends to develop the subject site into an emergency facility. The current zone is Light Commercial District/State Highway 6 Overlay District (LC/SH6). The proposed emergency facility is classified as NAICS use 621493, “Freestanding Ambulatory Surgical and Emergency Centers,” which is allowed within the LC District upon approval of a Specific Use Permit (SUP). This SUP request was previously denied by City Council at its May 7, 2025, meeting. Following the denial, the applicant met with staff and expressed their intent to reapply for the SUP with additional information to address concerns raised at the 2025 public hearings. <i>Staff Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Survey, Proposed Site Plan, Proposed Landscaping Plan, Proposed Site Utility & Drainage Plan, Proposed Building Elevations, Proposed Floor Plan, Public Hearing Notice, and Site Photos.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Single-Family Residential District (SFR) South: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Carwash) East: Light Commercial District / State Highway 6 Overlay District / Specific Use Permit (LC/SH6/SUP) – (Automotive Parts and Accessories Stores) West: Light Commercial District / State Highway 6 Overlay District (LC/SH6)
Surrounding Land Use	North: Residential (Bluewater Lakes) South: Rish's Carwash East: AutoZone West: Vacant/Undeveloped
Major Thoroughfare	Subject site is located along Hwy 6 (Major Thoroughfare)



AERIAL VICINITY MAP



Morris Ave (PID:726566) Emergency Department



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

 Emergency Department  Parcels

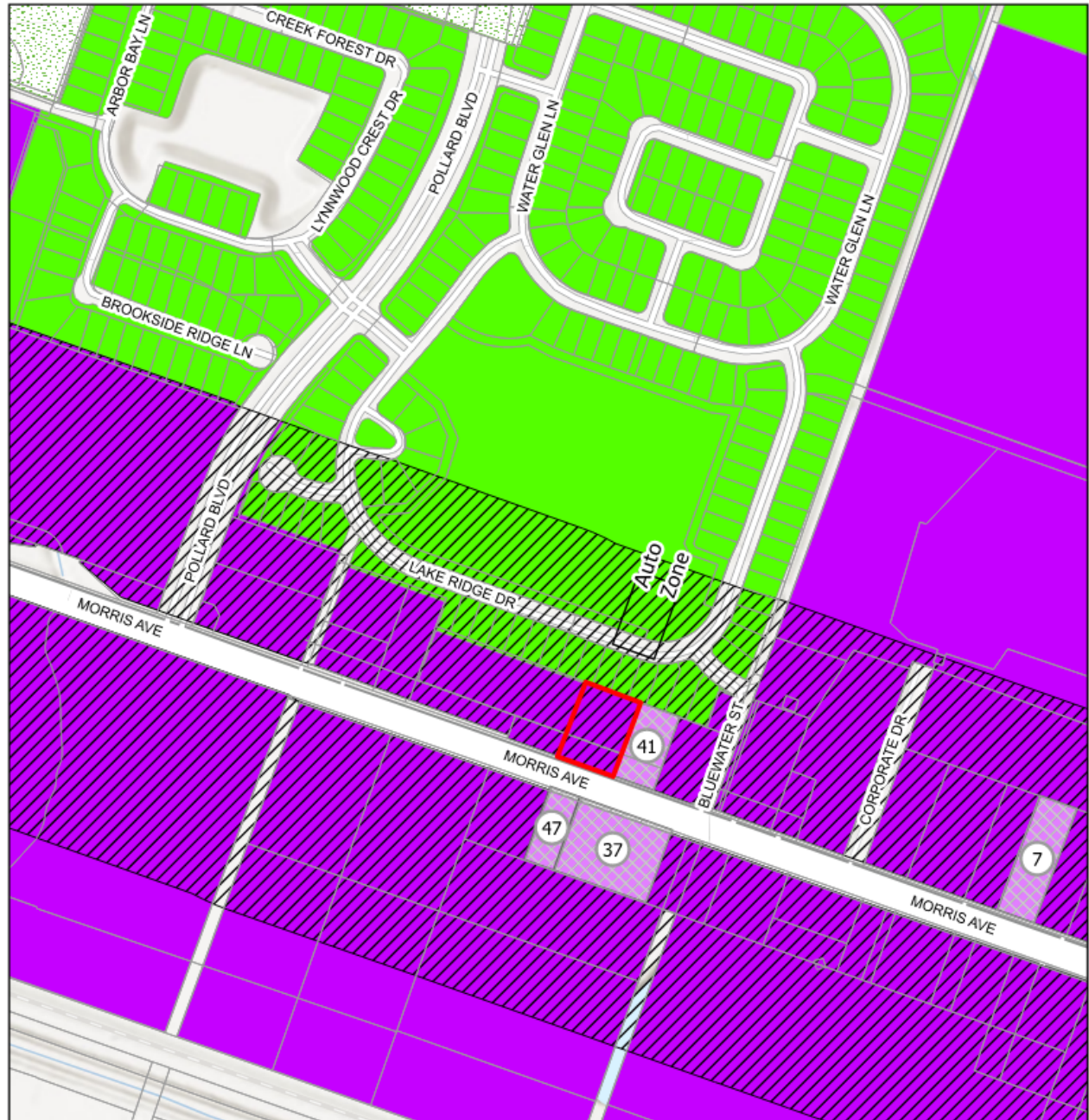
0 212.5 425 850 1,275 1,700 US Feet



Date: January 2025
Revised: 2/20/24
Data Source: City of Manvel,
Brazoria County Open Data



ZONING VICINITY MAP



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

Morris Ave (PID:726566) Emergency Department

- Emergency Department
- Specific Use Permits
- Parcels
- State Highway 6 Overlay District
- Light Commercial District
- Planned Unit Development
- Single-Family Residential District



Date: January 2025
Reference: 2025004
Data Source: City of Manvel,
Brazoria County Open Data

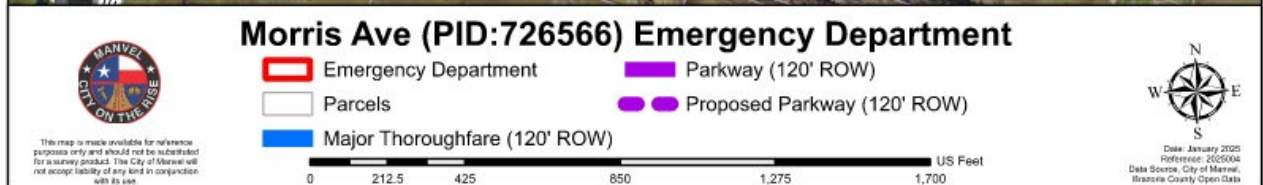
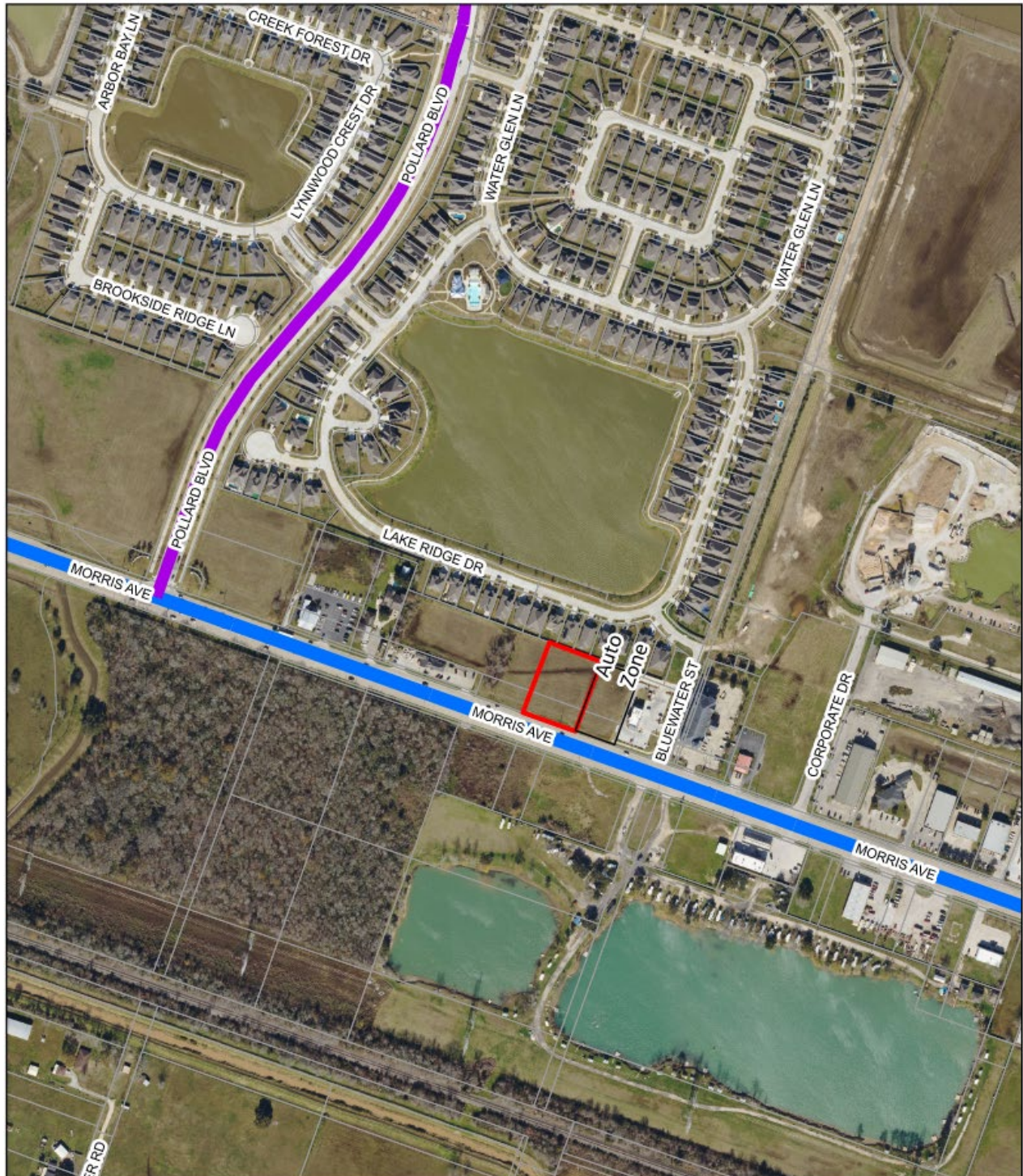
0 212.5 425 850 1,275 1,700 US Feet

SPECIFIC USE PERMITS LEGEND

Label No.	Address	Specific Use Description	Ordinance No.	Effective Date	Zoning Classification
7	19333 HWY 6	AUTOMOTIVE OIL CHANGE AND LUBRICATION SHOP	2013-O-24	9/23/2013	LC
37	State Highway 6/ Morris Ave and Bluewater Street	NAICS USE 811192 "CAR WASHES"	2023-O-09	2/21/2023	LC/SH6-SUP
41	19201 Morris Ave	NAICS USE 441310 "Automotive Parts and Accessories Stores"	2024-O-01	2/5/2024	LC/SH6-SUP
47	19200 Morris Avenue	NAICS use 621111 "Offices of physicians (except mental health specialists)"	2025-O-23	8/4/2025	LC/SH6-SUP



MAJOR THOROUGHFARE PLAN MAP





ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The subject site is a 1.07-acre vacant tract located along the northern side of State Highway 6 (SH6), abutting the Bluewater Lakes subdivision to the north and AutoZone (19201 Morris Avenue/SH6) to the east. The site is currently undeveloped and zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). The applicant intends to develop the subject site for Freestanding Emergency Room (ER). The current zoning is LC/SH6 and the proposed emergency room use is classified as NAICS use 621493, “Freestanding Ambulatory Surgical and Emergency Centers,” which is allowed within the LC District upon approval of a Specific Use Permit (SUP). The proposed emergency room will provide emergency medical services, including trauma care, cardiac and respiratory treatment, advanced imaging, lab testing, and patient stabilization. It will operate independently of a hospital with board-certified emergency physicians. The development will include trauma rooms, diagnostic suites, lab spaces, and administrative areas. As part of the SUP application, the applicant has provided concept plans for the proposed development. The submitted plans (attached as exhibits) demonstrate general conformance to City of Manvel’s site development standards. Please note that a detailed review of site and building construction plans shall take place as part of the platting and permitting process.

The subject site currently has direct driveway access from Morris Avenue/Highway 6. The subject site also has access from Bluewater Street through the existing Public Access Easements (PAEs) located on the adjoining properties to the east, including the Starbucks and AutoZone. The subject site is required to be platted and to provide continuity to the PAE on the west side as development progresses. The applicant has provided documentation indicating that, similar to the adjoining developments (Starbucks and AutoZone) to the east, the subject site will drain into a storm conveyance pipe that flows to the eastern detention pond of the Bluewater Lakes Development. Additionally, the proposed development is required to extend the existing sidewalk along Morris Avenue/Highway 6 required by Section 62-113. Sidewalks of the Subdivision Ordinance.



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

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

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

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. Conformance to Comprehensive Plan: Manvel 2045 Comprehensive Plan supports auto-oriented commercial development along Highway 6 corridor. The Future Land Use and Character Map designates the subject site as "Commercial." This designation anticipates commercial land uses permitted through zoning with relatively less green space compared to building and paving. Hence, the proposed development aligns with the goals of the Plan. It is important to note that the Plan also emphasizes consideration of appropriateness and compatibility of land use and character for zoning related decisions.
2. Compatibility with the character of the neighborhood: The site is within a Light Commercial District / State Highway 6 Overlay District (LC/SH6), making it well-suited for medical and commercial uses. The ER is compatible with nearby retail and service-oriented businesses, including AutoZone, and aligns with existing commercial corridor. However, significant buffering and screening will be required to mitigate potential impact on adjacent residential areas, particularly Bluewater Lakes subdivision to the north.
3. The suitability of the property for the uses permitted by right: The site's LC zoning permits various commercial uses such as offices, retail, and restaurants. The Highway 6 corridor is most suitable for various retail services including restaurants. The 1.07-acre vacant tract is appropriately sized and positioned for an ER as well, benefiting from high visibility and accessibility along a major roadway.
4. Detrimental impact on nearby property: The ER is not anticipated to have a detrimental impact on nearby properties. The site is adjacent to existing commercial uses, including AutoZone and Starbucks. The rear of the proposed development will include the dumpster area and an extension of the existing Parallel Public Access Easement (PAE). A 10-foot-wide transitional landscape buffer with at least one tree per 30 linear feet is required along the boundary adjacent to the Bluewater Lakes subdivision. The development is required to comply with applicable LC/SH-6 zoning, TxDOT access, lighting, landscaping, and screening requirements to minimize potential traffic, noise, and visual impacts on the adjacent residential area.
5. Traffic and Parking issues: The proposed ER is expected to generate moderate traffic, primarily from staff, and patients. It is not clear if this type of facility will have significant ambulance traffic. Given its location along Morris Avenue/Highway 6, a Major Thoroughfare, the development must ensure safe and efficient ingress and egress. Access to the subject site



will be provided from Morris Avenue/Highway 6 and through an existing Parallel Public Access Easement (PAE) connecting to Bluewater Street, which is shared with the adjoining AutoZone and Starbucks properties. Parking will be provided in accordance with zoning regulations, ensuring adequate spaces for patients, staff, and emergency vehicles. Given the site's proximity to existing commercial developments, no significant traffic congestion or parking deficiencies are anticipated.

6. *Harm to the value of nearby properties:* The proposed ER is compatible with surrounding commercial uses and is not expected to negatively impact nearby property values. Proper buffering and design mitigations, including limiting light overspill onto residential lots, can potentially address concerns from nearby homeowners in Bluewater Lakes. The rear development layout should minimize disturbances from dumpsters and service areas.
7. *Impedance to orderly development of surrounding vacant property:* A large portion of the surrounding property is owned by the same property owner. Impedance to orderly development of surrounding vacant properties is not anticipated.
8. *Utility Provisions:* The proposed use is not anticipated to have any further impact on utility provisions. Drainage will be directed to the Bluewater Lakes eastern detention pond, similar to AutoZone and Starbucks. A detailed review of site and building construction plans is ongoing and shall continue as part of the platting and permitting process.
9. *Safe site development and layout:* The proposed development is required to comply with safety regulations and best practices to ensure a secure and functional site layout. The ER is required to be designed to provide clear and efficient access for emergency vehicles, patients, and staff while minimizing conflicts with general traffic. Site circulation will incorporate designated entry and exit points, including rear cross-access through Starbucks and AutoZone, which must be maintained to avoid conflicts with adjacent businesses, and a frontage connection from Morris Avenue/SH6. The facility will comply with fire lane requirements, ensuring adequate emergency response access. Pedestrian safety will be enhanced through the extension of the sidewalk along Morris Avenue/Highway 6, in accordance with Section 62-113 of the Subdivision Ordinance. The site will also include adequate lighting, drainage, and ADA-compliant pathways to promote a safe and accessible environment for all users.
10. *Lighting:* Site lighting is required to be designed to enhance safety while minimizing disturbance to adjacent properties. All exterior lighting must comply with city regulations, utilizing shielded and directional fixtures to prevent light pollution affecting nearby homes.
11. *Landscaping and screening:* The proposed development is required to comply with Section 77-44 – Trees, Landscaping, Fencing, and Screening of the City of Manvel Code of Ordinances. The only screening available between the subject site and abutting residential subdivision is the existing privacy fence. Street frontage landscaping along Morris Avenue/Highway 6 will include trees and shrubs per Overlay District requirements. Perimeter landscaping will screen parking areas, and the existing wooden fence separates the site from residential properties. All landscaping is required to meet tree planting, screening, and irrigation standards to enhance site aesthetics and compliance. The applicant initially resubmitted the same plans previously provided in 2025. The plans submitted in 2025 did not show the required 10-foot landscape buffer along the residential boundary. A revised site plan showing the buffer yard was provided recently, however, the landscape plan on file has not been



updated. A revision to the submitted landscape plan is required to clearly identify the required buffer, including the required tree plantings and applicable screening. The revised plans shall also demonstrate compliance with Section 77-44 of the City of Manvel Code of Ordinances and the Highway 6 Overlay District requirements.

12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed ER is required to comply with all applicable local, state, and federal health and safety regulations to ensure the well-being of patients, staff, and the surrounding community. The facility will be designed to meet life safety codes, including provisions for emergency vehicle access, fire suppression systems, and proper ventilation. Adequate parking and lighting will be provided to enhance safety for visitors and employees. Noise mitigation measures will be implemented to minimize potential disturbances to nearby residential areas. The site layout will prioritize efficient traffic circulation, ensuring clear emergency access routes while maintaining connectivity with existing access easements. Any additional conditions required by TxDOT, emergency services, or city ordinances must be incorporated to enhance public safety and operational efficiency.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 621493: "Freestanding Ambulatory Surgical and Emergency Centers" with the following conditions:

1. A plat shall be prepared and approved in conformance with Chapter 62 – *Subdivisions*, prior to developing the subject site for the proposed Free Standing Emergency Department.
2. A 10-foot-wide landscape buffer yard between the proposed development and abutting residential development shall be provided. The buffer yard shall include one tree per 30 linear feet. A screening fence in accordance with [section 77-43](#) is required between the proposed development and the existing residential properties.
3. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process;
4. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
5. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
6. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.
7. 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;
8. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
9. 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.



City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2026-O-21)

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. Staff received one (1) email expressing opposition to the requested SUP due to concerns about traffic, lighting, and noise.



APPLICATION

Docusign Envelope ID: 5B7C6A9A-DFBD-8B51-8063-7B262729650B



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Manvel ER LLC
Project Location/Address: Morris Ave. Manvel TX. 77578
Legal Description: Manvel Lot OL 183F-184 Acres-4.223
Current Zoning: (LC) Hwy 6 overlay Proposed Land Use: Specific Use (S) NAICS No.: 621493
Parcel/Tax ID# (s): 228682 Total Acreage: 1.07

APPLICANT INFORMATION

Applicant Name: Chuck Webb
Company Name: Heitkamp Swift Architects
Address: [REDACTED] City: [REDACTED] State: [REDACTED] Zip: [REDACTED]
Phone #: [REDACTED] Email: [REDACTED]

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

Signed by: Charles Webb Date: 7/9/2026
Applicant Signature (REQUIRED)

PROPERTY OWNER INFORMATION

Owner(s) Name: Dr. Suchmor Thomas
Address: [REDACTED] City: [REDACTED] State: Tx Zip: [REDACTED]
Phone #: [REDACTED] Email: [REDACTED]

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

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

DocuSigned by: [Signature] Date: 7/9/2026
Owner's Signature (REQUIRED)



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

Docusign Envelope ID: 5B7C6A9A-DFBD-8B51-8063-7B262729650B



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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


0439D37320EE452...
Applicant Signature

7/9/2026

Date



LETTER OF AUTHORIZATION

Docusign Envelope ID: 5B7C6A9A-DFBD-8B51-8063-7B262729650B



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Dr. Suchmor Thomas

Owner Name

[Redacted]

Owner Address

[Redacted]

Owner City, State

Zip

7/9/2026

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Dr. Suchmor Thomas, certify that I am the owner of the project property located at Morris Ave. 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 Chuck Webb with the company Heitkamp Swift Architects (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at [Redacted] if you have any questions.

Sincerely,

Owner Name Dr. Suchmor Thomas

Owner Signature

[Redacted]

93612D57B68047B...



REQUEST LETTER



Letter of Request

Attention: Development Services
20025 Hwy 6
Manvel Tx. 77578

Dear To Whom It May Concern,

I am writing to formally request approval for the construction of a stand-alone emergency department (ED) to be located at Morris Avenue, Manvel, Texas, 77578. The proposed facility will consist of the construction of both the shell and the interior build-out of a fully functional free-standing emergency department, designed to provide critical and urgent care to the surrounding community.

A free-standing emergency department (FSED) operates as an independent facility that offers many of the same services as a traditional hospital-based emergency room. These facilities are staffed with board-certified emergency physicians, nurses, and medical professionals equipped to handle a wide range of medical emergencies, including trauma, cardiac events, respiratory distress, and other acute conditions. FSEDs provide advanced imaging services, laboratory testing, and stabilization capabilities, ensuring patients receive immediate, high-quality care without the extended wait times often associated with larger hospital systems.

The establishment of this free-standing emergency department in Manvel will play a pivotal role in addressing the healthcare needs of the growing population in the area. By offering accessible and efficient emergency care, the facility will contribute to improving health outcomes and reducing the burden on nearby hospitals. Additionally, the proposed location on Morris Avenue will provide a convenient and strategic site to serve the community effectively.

The scope of work for this project includes the complete construction of the building's exterior shell and the detailed interior build-out to meet all healthcare standards and regulatory requirements for emergency medical facilities. This includes specialized areas such as trauma rooms, diagnostic imaging suites, laboratory spaces, and patient examination rooms, as well as administrative offices and waiting areas.

We believe this project will not only enhance local healthcare services but also bring economic benefits to the community through job creation and infrastructure development.

Thank you for considering this request. We look forward to the opportunity to contribute positively to the Manvel community's healthcare landscape. Please feel free to contact me if you require any additional information or documentation.

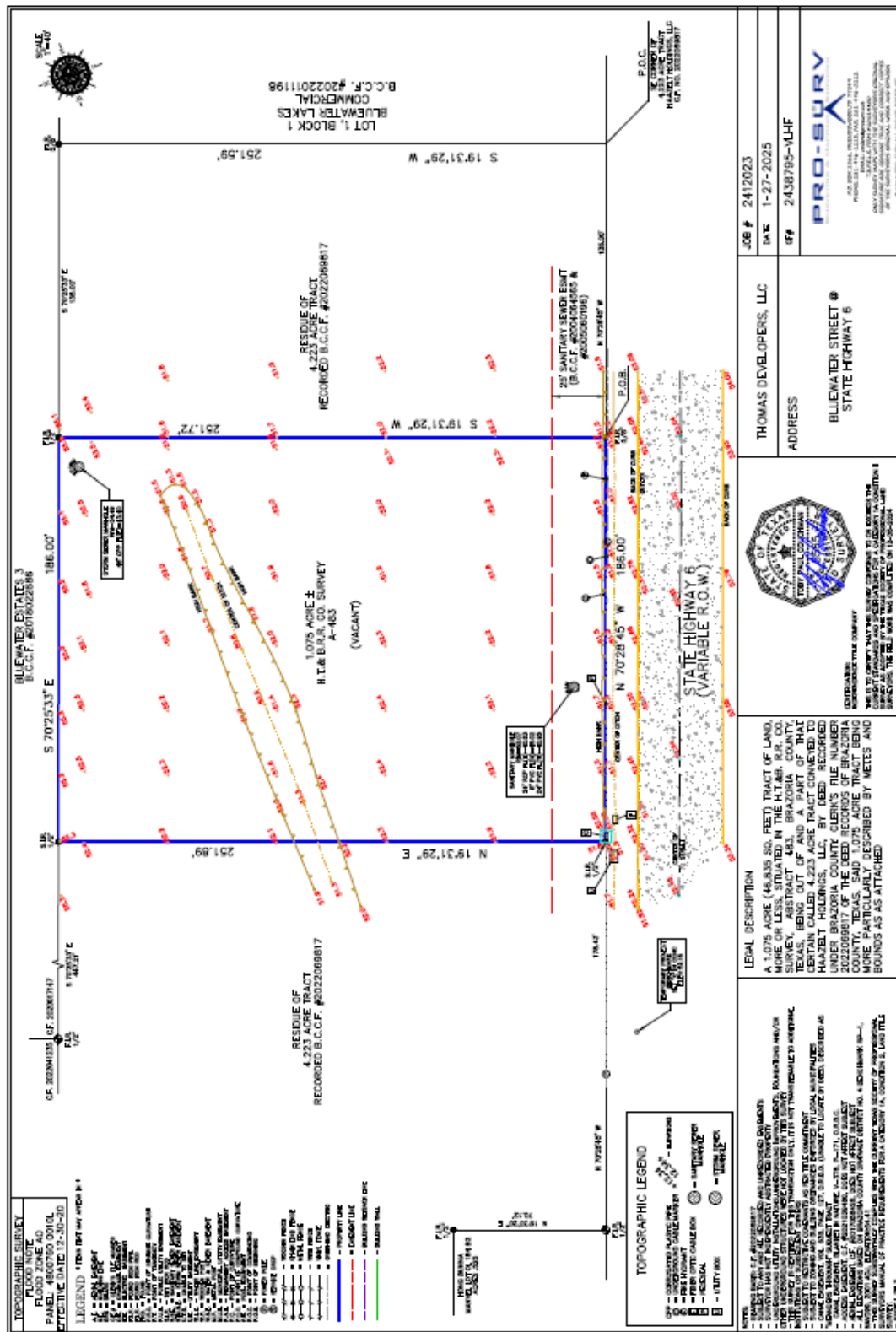
Sincerely,
Chuck Webb, AIA
Heitkamp Swift Architects

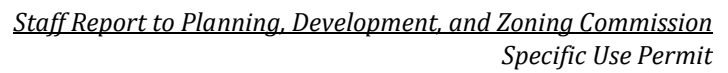




Staff Report to Planning, Development, and Zoning Commission
Specific Use Permit

SURVEY





RESIDUE OF 30,000 ACRES
PAUL R. CONLIN, TRUSTEE
STATE PARK
DOCUMENT #20030434
B.C.O.R.

1 2 3 4 5 6 7 8 9 10 11 12

GRASS

PAD 1 (88888 AC)

PAD 2 (112.39 AC)

PAD 3 (1.87 AC)

PAD 4 (148.36 AC)

PAD 5 (192.38 AC)

PROPOSED BUILDING + 11.86 SF

PROPOSED BUILDING + 3.74 SF

PROPOSED EMERGENCY DEPT. + 7.34 SF

AUTO + 7.34 SF

EXISTING BD

MANUEL SEWAGE AND DRAIN

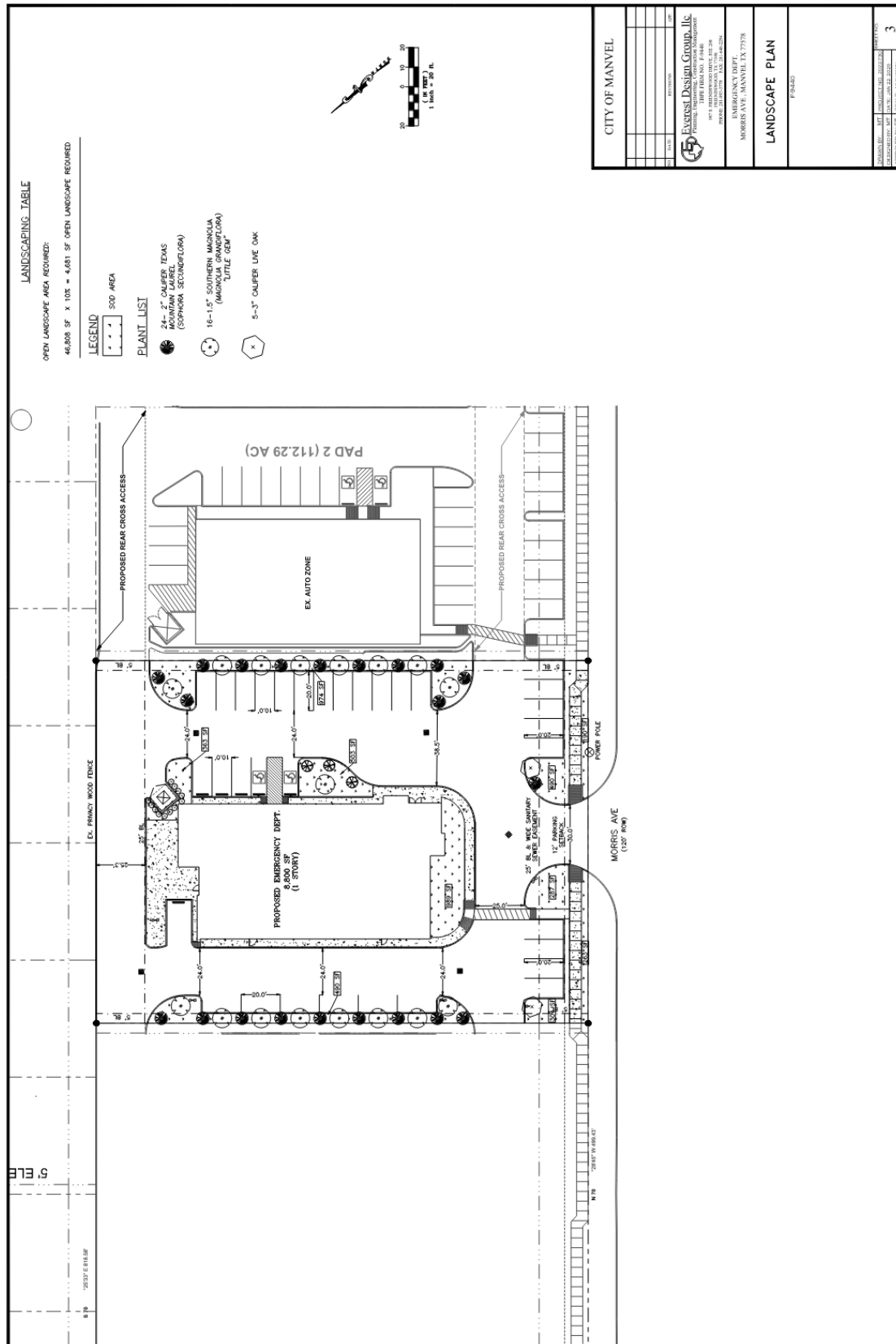
APPROVED DRIVEWAY (R/R)

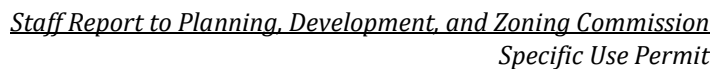
AREA OF PROPOSED SCOPE

STATE HIGHWAY 6



PROPOSED LANDSCAPE PLAN



[illegible]



PROPOSED BUILDING ELEVATION

**HEITKAMP SWIFT
ARCHITECTS**
ARCHITECTS
1100 WEST 10TH AVE
SUITE 100
DALLAS, TX 75208
(214) 343-1100
www.heitkampswift.com

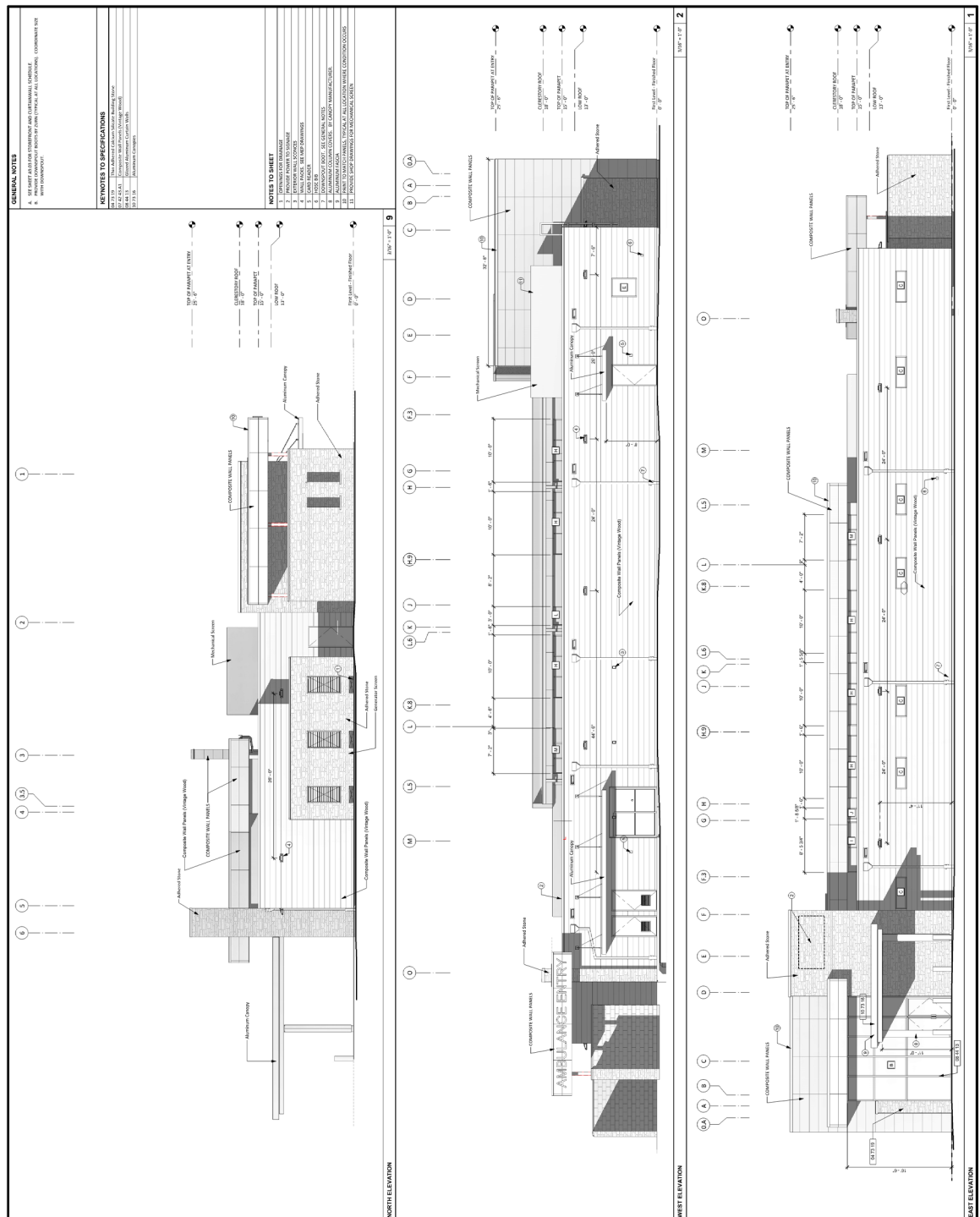
**EMERGENCY
DEPARTMENT**
SPECIFIC USE PERMIT APPROVAL DRAWINGS
Manvel, TX

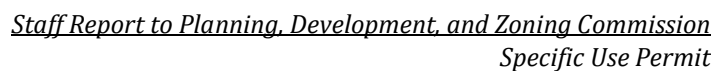


REVISIONS	
NO.	DESCRIPTION
1	ISSUED FOR PERMIT
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20	ISSUED FOR PERMIT

BUILDING ELEVATIONS

A5.01





**HEITKAMP SWIFT
ARCHITECTS**
Architecture · Interiors · Planning

1565 BRITTONS RD.
HOUSTON, TEXAS 77027
(713) 626-4300
(513) 223-6726

EMERGENCY
DEPARTMENT

SPECIFIC USE PERMIT APPROVAL DRAWINGS

Manvel Tx.



NO.	ISSUE	DATE
1	ISSUE FOR SUBMIT	12/20/2019 10:21:41 AM
2	ISSUE FOR CONSTRUCTION	000-0000
3	TITLE	

BUILDING ELEVATIONS

A5.02

GENERAL NOTES

NOTES TO SHEET

- | | |
|---|--|
| 1 | PROVIDE BLOCKING FOR ROOF ACCESS. LADDER AS REQUIRED |
| 2 | WALL PACKS. SEE MEP DRAWINGS |
| 3 | GFCI OUTLET WITH COVER. SEE MEP DRAWINGS |

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3/26" = 1'-0"	1
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SOUTH ELEVATION



PROPOSED FLOOR PLAN



HEITKAMP SWIFT
ARCHITECTS
Architecture • Interiors • Planning
10000 Regency Center
Suite 100
Houston, TX 77055
281.462.1234
3/2/2024

EMERGENCY DEPARTMENT
8,847 sf



PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 08/09/2026

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, AUGUST 24, 2026, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON TUESDAY, SEPTEMBER 8, 2026, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 726566), WEST OF THE EXISTING AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / 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 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/TAMMY BELL, CITY SECRETARY.



SITE PICTURES



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



View of adjacent property to the south from AutoZone (Rish's Carwash)



View of adjacent property to the west from Morris Avenue/SH6



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



View of adjacent property to the east, AutoZone.



View of adjacent properties (Starbucks and AutoZone) looking northwest from Morris Avenue/SH6



MANVEL PD&Z / CITY COUNCIL DATA SHEET

TOPIC:	Meridiana PUD Annual Progress Report <i><u>This is not an action item. Presentation only.</u></i>
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DATES:	☒ 8/24/2026 : PDZ. ☐ 9/8/2026 : City Council
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BACKGROUND: The PUD manual adopted by Council requires submitting an annual progress report to the City until the PUD is completely developed. The report is required to include the following information: • Percentage of completion • Location of areas completed, under construction, and future development. • Expected completion dates. Rice Communities have provided regular updates to staff since the approval of the PUD. With all the ongoing progress on the development, the developer has submitted the attached progress report to be presented to the Planning, Development, and Zoning Commission and the City Council.

STAFF RECOMMENDATION: Presentation only
--

PD&Z RECOMMENDATION: Presentation only

ATTACHMENTS: Progress Memo, Project Map, and Project Status.

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

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



TBPE No. F-726
TBPLS No. 10092300

Meridiana Progress Report

8/04/26

Developer: Rise Communities

Engineer/Land Planner: EHRA Engineering

Landscape Architect: RVi

Original PUD Approved: 2007

PUD Amendment No. 4 Approved: May 2026

Meridiana Garden Home District No. 2 PUD Approved July 2025

Beginning of construction in Manvel: 2018

Ultimate Total Number of Lots in Manvel: 3,755 Lots*

Current Total Number of Lots Platted in Manvel: 3,046 Lots

- Preliminary platted, awaiting construction plan approval and final plat submittal: 387
- Final platted, awaiting construction completion and recordation: 404
- Recorded: 2,255

Percentage of Lots Platted versus Total Planned in Manvel: **81% Platted, 19% Remaining**

Total Number of Homes Constructed in Manvel as-of June 2026: 1,413

Since June 2025

- Total Number of Lots Platted: 743
- Lots Recorded: 659
- Homes Constructed: 198

*Totals have been adjusted due to lotting changes and updates associated with Meridiana PUD Amendment No. 4

Project Highlights:

- Named the #24 Top-selling Master Planned Community in the nation by RCLCO, ranking among the Top 5 in the Greater Houston area
- Major community entrance sign completed at Hwy 6 and Meridiana Parkway
- Improvements to Jordan Road from Meridiana Parkway to GCWA Canal Bridge
- Expansion of gated communities, including new 90' home sites
- Opening of new model park introducing updated home plan options and additional builders such as Beazer Homes and Imagination Homes
- Rolling Greens Park - New mini golf course amenity completed in Spring of 2026
- Planting of 250 5-gallon trees at Buddy Williams Park in celebration of Independence Day



LEGEND

- COMPLETED SECTION
- FUTURE SECTION

Meridiana: Active Manvel Projects

Brazoria County, TX

August 13, 2026

SCALE: 1"=500'



EHRA
ENGINEERING THE FUTURE
10011 MEADOWSLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA@GMAIL.COM
TBP# No. F-726
TBP# No. 10092300



Unit	Land Use	Lot Count	Status
4A	Single Family	47	Homes Under Construction
4B	Single Family	45	Homes Under Construction
5	Single Family	37	Homes Under Construction
6	Single Family	88	Homes Under Construction
7	Single Family	72	Homes Under Construction
8A	Single Family	58	Prelim Plat Approved
8B	Single Family	65	Prelim Plat Approved
9	Single Family	23	Prelim Plat Approved
10	Single Family	72	Homes Under Construction
13A	Single Family	57	Completed
13B	Single Family	50	Homes Under Construction
14A	Patio Home	68	Completed
14B	Patio Home	66	Homes Under Construction
14 Commercial Reserve	Commercial	N/A	Completed
15A	Single Family	67	Civil Infrastructure Under Construction
15B Phase 1	Single Family	36	Prelim Plat Approved
15B Phase 2	Single Family	48	Not Started
15C	Single Family	77	Prelim Plat Submitted
16	Single Family	52	Civil Infrastructure Under Construction
16 Commercial Reserve	Commercial	N/A	Final Plat Recorded
17	Single Family	86	Not Started
18	Single Family	105	Not Started
19	Single Family	83	Not Started
20	Single Family	109	Not Started
21	Townhome	104	Prelim Plat Approved
22	Single Family	54	Not Started
23A	Single Family	35	Prelim Plat Approved
23B	Single Family	57	Prelim Plat Approved
24A	Single Family	78	Completed
24B	Single Family	58	Completed
25A	Patio Home	79	Homes Under Construction
25B	Patio Home	90	Construction Plans Submitted
26A	Single Family	47	Homes Under Construction



Unit	Land Use	Lot Count	Status
26B	Single Family	75	Homes Under Construction
26C	Single Family	59	Not Started
26D	Single Family	53	Not Started
26E	Single Family	35	Not Started
27	Single Family	52	Completed
28A	Single Family	45	Completed
28B	Single Family	39	Completed
28C	Single Family	104	Civil Infrastructure Under Construction
29	Single Family	15	Completed
30A	Single Family	54	Homes Under Construction
30B	Single Family	42	Homes Under Construction
30C	Single Family	48	Civil Infrastructure Completed
31A	Model Park	22	Completed
31B	Model Park	23	Completed
32A/B	Townhome	4	Homes Under Construction
32C	Townhome	40	Homes Under Construction
32D	Townhome	52	Final Plat Approved
33A	Single Family	47	Completed
33B	Single Family	40	Completed
34A	Townhome	66	Homes Under Construction
39A	Townhome	66	Completed
39B	Patio Home	50	Completed
39 Commercial Reserve	Commercial	N/A	Under Construction
43	Single Family	53	Completed
44	Single Family	72	Completed
45	Patio Home	34	Completed
46	Single Family	29	Completed
47	Single Family	63	Completed
48	Patio Home	64	Completed
49	Single Family	27	Completed
50	Single Family	69	Completed
51	Single Family	10	Homes Under Construction
52	Single Family	44	Homes Under Construction



Unit	Land Use	Lot Count	Status
53	Single Family	38	Completed
54A	Single Family	21	Completed
54B	Single Family	49	Homes Under Construction
82	Single Family	138	Homes Under Construction
82 Detention Reserve	Detention	N/A	Completed
Briscoe Pond	Detention	N/A	Completed
Pond No. 9	Detention	N/A	Completed
Pond 11	Detention	N/A	Not Started
Pond A-2	Detention	N/A	Completed
Pond B-2	Detention	N/A	Completed
Pond C-2	Detention	N/A	Completed
Pond D-2	Detention	N/A	Completed
Pond E-2	Detention	N/A	Construction Plans Submitted
Pond F-2	Detention	N/A	Prelim Plat Approved
Pond G-2	Detention	N/A	Prelim Plat Approved
Pond H-2	Detention	N/A	Completed
Pond J-2	Detention	N/A	Completed
Pond K-2	Detention	N/A	Constructed, Prelim Plat Submitted
Pond L-2	Detention	N/A	Completed
Pond M	Detention	N/A	Completed
Pond M-2	Detention	N/A	Completed
Pond N-2	Detention	N/A	Completed
Pond O-2	Detention	N/A	Completed
Pond Q Ph 1	Detention	N/A	Completed
Pond Q Ph 2	Detention	N/A	Completed
Pond R	Detention	N/A	Completed
Pond S	Detention	N/A	Completed
Pond T Ph 1	Detention	N/A	Completed
Pond T Ph 2	Detention	N/A	Completed
Pond U	Detention	N/A	Completed
Pond U Ph 2	Detention	N/A	Under Construction
Pond V Ph 1	Detention	N/A	Completed
Pond V Ph 2	Detention	N/A	Completed
Pond W	Detention	N/A	Completed



Unit	Land Use	Lot Count	Status
Pond X	Detention	N/A	Completed
Pond Y	Detention	N/A	Completed
Pond Z Ph 1	Detention	N/A	Completed
Pond Z Ph 2	Detention	N/A	Under Construction
Greenbelt Park	Park/Recreation	N/A	Completed
20 Ac. Well Site/Park	Well Site/Park	N/A	Completed
Recreation Center No. 3	Recreation	N/A	Final Plat Approved
Meridiana Elementary School Site No. 2	School Site	N/A	Completed
Alvin ISD Junior High School No. 8	School Site	N/A	Completed
Meridiana Hwy 6 Commercial Reserve No. 1	Commercial	N/A	Pads Under Construction
Meridiana Hwy 6 Commercial Reserve No. 2	Commercial	N/A	1 Pad Site Undeveloped
Northeast Village Center	Commercial/Recreation	N/A	Commercial Spaces Leasing
Meridiana Public Facilities Site No. 1	Municipal	N/A	Conveyed to Manvel
Meridiana Public Facilities Site No. 2	Municipal	N/A	Conveyed to Manvel
Brazoria County MUD 56 Lift Station No. 1	Municipal	N/A	Completed
Brazoria County MUD 56 Lift Station No. 2	Municipal	N/A	Completed
Brazoria County MUD 56 WWTP	Municipal	N/A	Completed
Brazoria County MUD 56 Water Plant	Municipal	N/A	Completed
Brazoria County MUD 57 Lift Station No. 1	Municipal	N/A	Under Construction
Brazoria County MUD 57 Lift Station No. 2	Municipal	N/A	Completed
Brazoria County MUD 57 Lift Station No. 4	Municipal	N/A	Prelim Plat Approved
Brazoria County MUD 57 Water Plant No. 2	Municipal	N/A	Construction Plans Submitted
Cumulus Drive Ph 1	Right-of-Way	N/A	Completed



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SINCE 1936

Houston • Dallas/Fort Worth • Katy
EHRA Engineering | 10011 Meadowglen Lane | Houston, Texas 77042 | t 713.784.4500

www.EHRA.team



Unit	Land Use	Lot Count	Status
Cumulus Drive Ph 2	Right-of-Way	N/A	Completed
Cumulus Drive Ph 3	Right-of-Way	N/A	Completed
Cadence Drive Ph 1	Right-of-Way	N/A	Under Construction
Cadence Drive Ph 2	Right-of-Way	N/A	Completed
Cadence Drive Ph 3	Right-of-Way	N/A	Prelim Plat Approved
Inspiration Way Ph 1	Right-of-Way	N/A	Completed
Inspiration Way Ph 2	Right-of-Way	N/A	Completed
Inspiration Way Ph 3	Right-of-Way	N/A	Sanitary Sewer Under Construction
Observation Way North	Right-of-Way	N/A	Completed
Manvel Parkway Ph 1	Right-of-Way	N/A	Completed
Manvel Parkway Ph 2	Right-of-Way	N/A	Completed
Pursley Boulevard Ph 3	Right-of-Way	N/A	Completed
Pursley Boulevard Ph 4	Right-of-Way	N/A	Completed
Pursley Boulevard Ph 5	Right-of-Way	N/A	Completed
Pursley Boulevard Ph 6B	Right-of-Way	N/A	Completed
Pursley Boulevard Ph 7	Right-of-Way	N/A	Completed
Meridiana Parkway Ph 4	Right-of-Way	N/A	Completed
Meridiana Parkway Ph 5	Right-of-Way	N/A	Completed
Meridiana Parkway Ph 6	Right-of-Way	N/A	Completed
Meridiana Parkway Ph 7	Right-of-Way	N/A	Completed



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DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

July 27, 2026 – August 18, 2026

The following table provides an overview of Development Services Department activities from July 27, 2026, through August 18, 2026.

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
5634 Alleluia Trail (Open-Single Family Residential District)	Single Family Home	The applicant is doing his due diligence of the requirements for the demolition of existing home to construct a new home in the Floodplain
7104 Masters Road (Highway Mixed Use District)	Day Care (Tiny Toonz)	The applicant is doing his due diligence of the requirements for the expansion of his existing business.
Highway 6 & Pollard Blvd (Open-Single Family Residential District)	Retail Buildings	The applicant is doing their due diligence of the requirements for some commercial development.
Highway 6 & CR 48 (Northeast Corner) (MTC PUD)	Retail Building	The applicant is doing their due diligence of the requirements for the extension of utilities from MTC to intersection of Hwy 6 and CR 48 future commercial development.

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
21716 Highway 288, Suite 102	8/18/2026	Gryo Hut – 2,030 Sq Ft Lease Space

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	DATE ISSUED	DESCRIPTION
17102 Highway 6	7/27/2026	Whitewater Car Wash

OTHER UPDATES
Presidio PUD: The applicant has provided revised documents, and staff is currently reviewing the revisions.