

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 14, 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 accommodation 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.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Primrose Detention Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 16.37 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Primrose Section 3 Preliminary Plat;
BEING A SUBDIVISION OF 25.17 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R., BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Primrose Section 4 Preliminary Plat;
BEING A SUBDIVISION OF 23.37 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve Primrose Kirby Drive Street Dedication Preliminary Plat;
BEING A SUBDIVISION OF 2.87 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve The Sharon Legacy at Palmetto Preliminary Plat;
BEING 1.000 ACRES (43,560 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 283, BRAZORIA COUNTY, TEXAS BEING OUT OF OUTLOT 101, DR. A.A. LUTHER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 71, BRAZORIA COUNTY PLAT RECORDS.

- F. Consideration and possible action to approve Meridiana Section 23A Final Plat;
BEING A SUBDIVISION OF 12.08 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. Consideration and possible action to forward a recommendation of approval to City
Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF
CHAPTER 62, SECTION 111 - ADDITIONAL STREET REQUIREMENTS AND SECTION
113 – SIDEWALKS, TO ALLOW ESCROWING OF FUNDS IN LIEU OF PERIMETER
ROAD AND SIDEWALK CONSTRUCTION, A RESIDENTIAL SUBDIVISION WITH AN
APPROXIMATE 166.5 ACRES OUT OF THE H.T.& B.R.R.CO. SURVEY, SECTION 71, A-
291, BRAZORIA COUNTY, TEXAS, LOCATED ALONG THE SOUTHERN SIDE OF
RODEO PALMS PARKWAY, EAST SIDE OF COUNTY ROAD 48, ABUTTING AVELLINO
SUBDIVISION TO THE EAST AND NORTH.
- H. Presentation of Valencia PUD Annual Progress Report.
- I. Presentation of Manvel Town Center PUD Annual Progress Report.
- J. 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 09/08/2026 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
6:00 P.M.**

MINUTES 8/24/2026

Regular Session

Call to Order

PDZ Member Kyle Maraskin called the meeting of the PDZ to order at 6:00 p.m.

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

Absent: None

Also Present: Tammy Bell, City Secretary
Robert Gervais, City Attorney
Elaheh Roohbakhsh, Senior
Planner Jesica Portie,
Associate Planner

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Staff presented a request for a Specific Use Permit (SUP) for a proposed 8,847-square-foot freestanding emergency facility on approximately 1.07 acres along Highway 6, west of AutoZone. The presentation reviewed site access, drainage, landscaping and screening, lighting, and emergency vehicle circulation, as well as changes from the previously denied 2025 SUP, including the adoption of the 2045 Comprehensive Plan, new landscape buffer requirements, and Highway 6 access. Staff found the proposed use compatible with the Comprehensive Plan and the surrounding area and recommended approval subject to nine conditions outlined in the staff report.

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.

Kyle Marasckin opened the public hearing at 6:30 p.m.

During the public hearing, three written comments in opposition were noted, primarily citing concerns regarding noise.

1st call for comments –

Mr. Andre spoke in opposition, expressing concerns about increased traffic, noise, and the potential for the facility to operate 24 hours.

2nd call for comments –

Heidi Ziemer spoke in favor of the request, citing the benefit of additional services and acknowledging anticipated growth and commercial development along the Highway 6 corridor.

3rd call for comments – None

Kyle Marasckin closed the public hearing at 6:37 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

MOTION PDZ Member Delores Martin moved to approve; PDZ Member Mary Ann Atkinson seconded.

RESULT Motion carried 6-0

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

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action 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.

The applicant has requested an additional 30-day extension.

MOTION PDZ Member Kenneth Haynes moved to approve; PDZ Member Delores Martin seconded.

RESULT Motion carried 6–0

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

No: None

Absent: None

Abstained: None

- 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).

MOTION PDZ Member Mary Ann Atkinson moved to approve; PDZ Member Kenneth Haynes seconded.

RESULT Motion FAILED 3–3

Yes: Kyle Marasckin, MaryAnn Atkinson, Delores Martin

No: Kenneth Haynes, Christy Kennard, Benterah Morton

Absent: None

Abstained: None

- C. Presentation of Meridiana PUD Annual Progress Report.

Staff presented the Meridiana PUD annual progress report, noting the development is approximately 81% platted with 1,413 homes constructed as of June 2026. The developer reported infrastructure is approximately 80% complete, with civil infrastructure anticipated to be completed by the end of 2028.

- D. Development Services Staff Update.

Elaheh Roohbakhsh provided the 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.

MOTION PDZ Member Delores Martin moved to approve; PDZ Member Benterah Morton seconded.

RESULT Motion carried 6–0

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

August 24, 2026 PLANNING DEVELOPMENT AND ZONING MINUTES

No: None

Absent: None

Abstained: None

Adjourn

MOTION PDZ Member Christy Kennard moved to adjourn the meeting at 6:55 p.m.; PDZ Member Kenneth Haynes seconded.

RESULT Motion carried 6-0

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

No: None

Absent: None

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: September 14, 2026 (PD&Z)

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED 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: Ashley Waggoner

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

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the preliminary plat for Primrose Detention
Phase 2, being a subdivision of 16.37 acres out of the H.T. & B. R.R. Co. Survey,
Section 71, A-291, being out of the Emigration Land Company Subdivision
as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ,
Brazoria County, Texas

Plats:

Preliminary X

Final

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

Ashley Waggoner
SIGNATURE

08/17/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

FSTAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Primrose Detention Phase 2 - Preliminary Plat
Applicant:	Ashley Waggoner, EHRA
PD&Z Meeting Date:	9/14/2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager Andrea Broughton, City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional approval

PROJECT DETAILS				
Project Location:	☐ City Limit ☒ ETJ	Zoning District: N/A		
Other Jurisdictions:	☒ BCDD4 ☐ BCDD5 ☐ C&R3 ☒ BCMUD: 47 & 29 ☐ Other:			
Plat Details:	Total Acreage: 16.37	Lots:0	Blocks:2	Reserves: 2
Proposed Land Use:	Detention and street dedication			
Conforms to approved Master Plan and/or Preliminary Plat		☒ Yes	☐ No	☐ NA
<u>REVIEW NOTES</u>				
• The subject site is located along the north of Manvel Town Center Section 1, and east of the future Kirby Drive extension. • The proposed plat includes the remaining portion of Detention Reserve "C," Detention Reserve "B," and the dedication of Rodeo Drive. • The Preliminary Plat of Primrose Detention Reserve "C" Phase 1 is being submitted separately and has been conditionally approved to allow the Manvel Crossing development to proceed on an expedited timeline, relative to Primrose development schedule. The acreage dedicated in Detention Reserve "C" Phase 1 is anticipated to be constructed and utilized several months before the acreage included in this proposed plat. The Final Plat for Detention Reserve "C" Phase 1 will be recorded first, followed by the Final Plat for this proposed plat, which will incorporate the remaining acreage with the previously recorded Detention Reserve "C" and be submitted as Detention Reserve Phase 2. • A subdivision variance has been submitted along with this preliminary plat to defer construction of the approximately 660-foot segment of Rodeo Drive where the developer owns only the southern half of the ROW, including the associated sidewalk improvements, and to allow the required funds to be placed in escrow in lieu of immediate construction.				

Continued on Next Page



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

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

1. Please revise the adjoiner information for Future Section 4 to be consistent with the submitted plat. The submitted plat for Section 4 identifies the adjacent area as Reserve D, while this plat identifies it as Reserve C (Section 62-38(a)(5)).
2. Please provide the northing and easting for the POB (Section 62-38 (a)(11)).
3. Please match the acreages on the drainage exhibit with the detention ledger. Also, include Kirby drive to the detention ledger (Section 62-38 (a)(12)).
4. Please verify the general note regarding annexation into MUD No. 47. If annexation is required, as indicated in the general note, it must be completed prior to final plat submittal. If annexation is not required, please revise the note and layout accordingly (Section 62-38 (a)(14)).
5. Please add a notation stating "Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat" (Section 62-38 (f)).
6. Block 2 exceeds the maximum allowed length of 1,200 feet. Please adjust the block dimensions to meet compliance (Section 62-107(4)).
7. The submitted subdivision variance request to defer construction of the approximately 660-foot segment of Rodeo Drive, where the developer owns only the southern half of the right-of-way, including the associated sidewalk improvements, and to allow the required funds to be placed in escrow in lieu of immediate construction, must be approved prior to approval of this proposed plat. Please note that if the variance is not approved, Note 17 on the proposed plat must be removed, and the construction plans for this portion of Rodeo Drive must be incorporated into the construction plans for the entire section of Rodeo Drive along the north side of the subject site (Sections 62-111 & 62-113).
8. Since the proposed plat is not a replat, please revise Note 18 to clarify that this proposed plat includes the remaining portion of Detention Reserve "C," Detention Reserve "B," and the dedication of Rodeo Drive. The Preliminary Plat of Primrose Detention Reserve "C" Phase 1 was submitted separately to allow the Manvel Crossing development to proceed on an expedited timeline, relative to Primrose development schedule. The acreage dedicated in Detention Reserve "C" Phase 1 is anticipated to be constructed and utilized several months before the acreage included in this proposed plat. The Final Plat for Detention Reserve "C" Phase 1 will be recorded first, followed by the Final Plat for this proposed plat, which will incorporate the remaining acreage with the previously recorded Detention Reserve "C" Phase 1 and be submitted as Detention Reserve Phase 2."



DEVELOPMENT SERVICES DEPARTMENT

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

Note:

- An updated Drainage Impact Analysis (DIA) have been provided. Please provide the DIA approved by TxDOT, County, and Drainage District before final plat submittal (Section 62-41).
- Since the subject site is located within the City's ETJ, please coordinate with the Brazoria County Engineering Department regarding all applicable infrastructure, drainage, access, and roadway requirements.



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- 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. db/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. db/a EHRA.

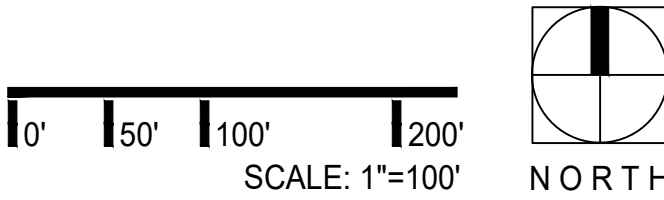
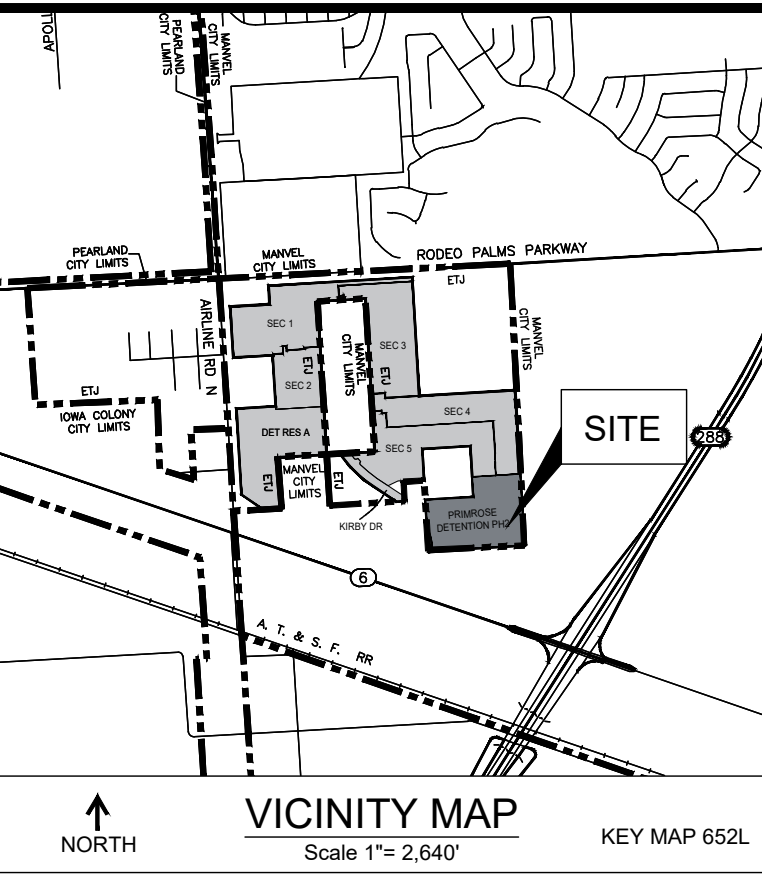
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
O.P.O.R. indicates Official Public Records of Real Property.
O.P.R.O.B.C. indicates Official Public Records of Brazoria County.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
ETJ indicates Extraterritorial Jurisdiction.
M.H. indicates Manhole.
NO. indicates Number.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.P. indicates Power Pole.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- The 40' wide unimproved roads along the city limits will be fully abandoned prior to final plat approval. Abandonment shall occur on a per plat basis and is not required to be completed for all 40' wide unimproved roads simultaneously.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.
- 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.
- A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and re-vest in the dedicating, his heirs, assigns, or successors.
- No pipeline or pipeline easement exists within the boundaries of this plat.
- 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.
- This subdivision shall comply with the Primrose Master Plan Amendment No. 2 Resolution No. 2026-R-28 approved July 6, 2026.
- A portion of this plat is not currently within Brazoria County Municipal Utility District No. 47, however this portion shall be annexed into the district prior to final plat submittal.
- A subdivision variance has been submitted along with this preliminary plat to allow a perimeter right-of-way and a sidewalk within a right-of-way along 660' of Rodeo Drive to not be constructed. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
- This plat will be a partial replat of Primrose Detention Reserve "C" Phase 1. The acreage dedicated to Detention Reserve "C" Phase 1 has been excluded from this plat since it was originally platted as part of the Manvel Crossing development to facilitate the timely development of the detention area required for that project. The detention area is anticipated to be constructed and utilized several months prior to the Primrose development. This approach allows the Manvel Crossing development to proceed independently of the Primrose schedule.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT's approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
- Contractor shall notify the DISTRICT'S Inspector at least 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.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
- Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICT'S Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

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



RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
B	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	165,954.20	3.79	B.C.M.U.D. No. 47
C	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	488,530.51	11.22	B.C.M.U.D. No. 47
TOTAL		653,984.71	15.01	

PARK LAND DEDICATION TABLE

SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.	0.0 Ac.	1.2 Ac.
Section 2	0.0 Ac.	0.0 Ac.	0.0 Ac.
Det Res A	0.0 Ac.	3.4 Ac.	2.0 Ac.*
Section 3	0.8 Ac.	0.0 Ac.	0.8 Ac.
Det Res Ph 2	0.0 Ac.	0.0 Ac.	0.0 Ac.
Section 4	0.0 Ac.	0.0 Ac.	0.0 Ac.
Section 5**	0.7 Ac.	0.0 Ac.	0.7 Ac.
Kirby Drive	0.0 Ac.	0.0 Ac.	0.0 Ac.
Park Land Provided	2.7 Ac.	2.0 Ac.*	4.7 Ac.
Park Land Required			3.9 Ac.*

Notes:

- * 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.
- ** Section 5 to be submitted in the future per approved Master Plan.

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1010.00'	350.80'	N 13°17'42" W	348.84'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 03°21'02" W	5.01'

OWNER CONTACT INFORMATION

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

Primrose Detention Phase 2 Preliminary Plat

A Subdivision of 16.37 acres out of the H.T. & B. R.R. CO. Survey, Section 71 A-291, being out of the Emigration Land Company Subdivision as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ, Brazoria County, Texas

2 Blocks and 2 Reserves

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

August 21, 2026



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA,TEAM
TBPE No. F-28
TBPLS No. 10092300

EHRA JOB NO.
241-008-11

No warranty or representation of future use. Any use of proposed representations are made herein. All plans for land or facilities are subject to change without notice.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- 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.
- 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.
- 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.
- This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- 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.
- 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.
- 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.
- 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.
- 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.
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- 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.
- Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
- A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.

- 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.
- 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.
- 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

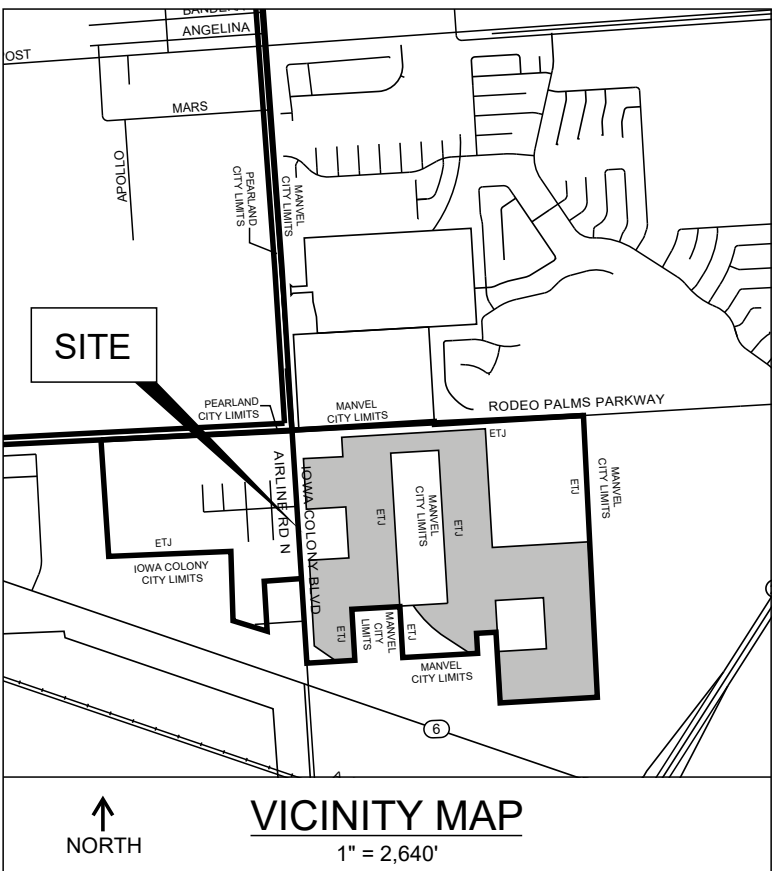
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

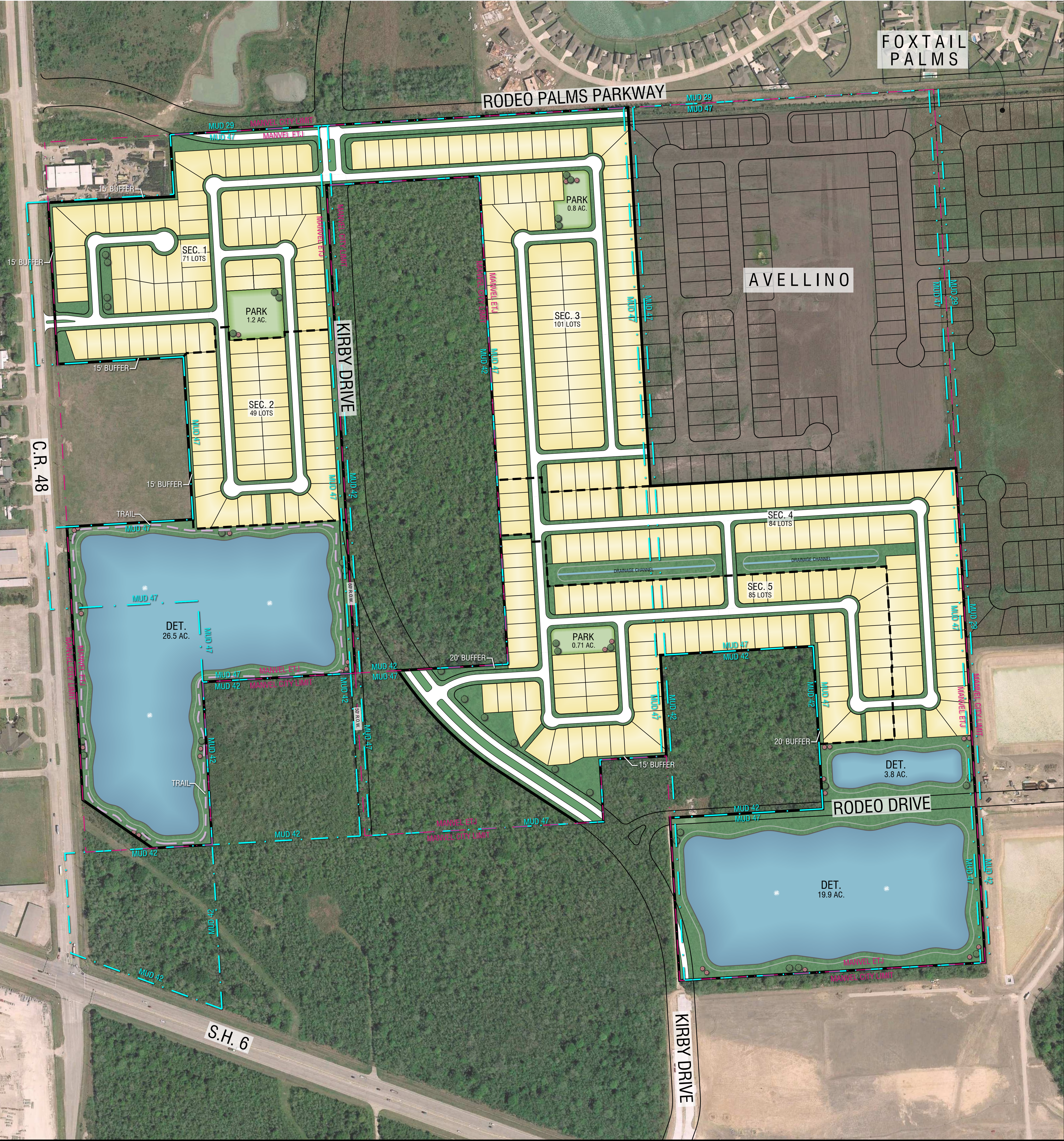
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

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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

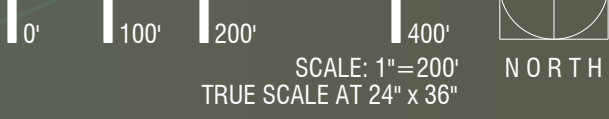


Primrose: Master Plan Amendment #2

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.



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: September 14, 2026 (PD&Z)

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED 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: Ashley Waggoner

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

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the preliminary plat for Primrose Section 3,
being a subdivision of 25.17 acres out of the H.T. & B. R.R. Co. Survey,
Section 71, A-291, being out of the Emigration Land Company Subdivision
as recorded in Vol 2., Pg. 81-82, B.C.P.R., Brazoria County, Texas

Plats:

Preliminary X

Final _____

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

Ashley Waggoner
SIGNATURE

08/17/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

FSTAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Primrose Section 3 - Preliminary Plat
Applicant:	Ashley Waggoner, EHRA
PD&Z Meeting Date:	9/14/2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager Andrea Broughton, City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional approval

PROJECT DETAILS				
Project Location:	☐ City Limit ☒ ETJ	Zoning District: N/A		
Other Jurisdictions:	☒ BCDD4 ☐ BCDD5 ☐ C&R3 ☒ BCMUD: 47 & 29 ☐ Other:			
Plat Details:	Total Acreage: 25.17	Lots: 98	Blocks: 4	Reserves: 5
Proposed Land Use:	Residential			
Conforms to approved Master Plan and/or Preliminary Plat		☒ Yes	☐ No	☐ NA
<u>REVIEW NOTES</u>				
The subject site is located along the southern side of Rodeo Palms Parkway, abutting Avellino Subdivision to the east.				

STAFF RECOMMENDATION

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

1. The boundary line L1 does not match the submitted plat for Primrose Section 4. Please review all boundaries and revise accordingly to ensure the boundary line matches the submitted plat. (Section 62-38(a)(4)).
2. Please add drainage to the restrictions for reserve B. Additionally, based on the referenced Section 47-6, if Reserve E is dedicated to use as parkland, it shall at no point be narrower than 150 feet. Please revise and provide necessary details. Please also note, dedicated parkland must contain off street parking in the form of a parking lot containing at least ten parking spaces per acre (Sections 62-38 (a)(8) & 47-6).
3. Please verify the dimension on the Northeast boundary with the conditionally approved Preliminary plat for Primrose section 1 (section 62-38(a)(10)).
4. Please provide the northing and easting for the POB (Section 62-38 (a)(11)).



DEVELOPMENT SERVICES DEPARTMENT

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

5. Please match the acreages on the drainage exhibit with the detention ledger. Also, include Kirby drive to the detention ledger (Section 62-38 (a)(12)).
6. Please verify the general note regarding annexation into MUD No. 47. If annexation is required, as indicated in the general note, it must be completed prior to final plat submittal. If annexation is not required, please revise the note and layout accordingly (Section 62-38 (a)(14)).
7. Please add a notation stating "Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat" (Section 62-38 (f)).
8. Please add a note on the plat referencing all applicable City Council-approved variances (Section 62-104 (5) & 62-108).
9. Block 1 exceeds the maximum allowed length of 1,200 feet. Please adjust the block dimensions to meet compliance (Section 62-107(4)).

Note:

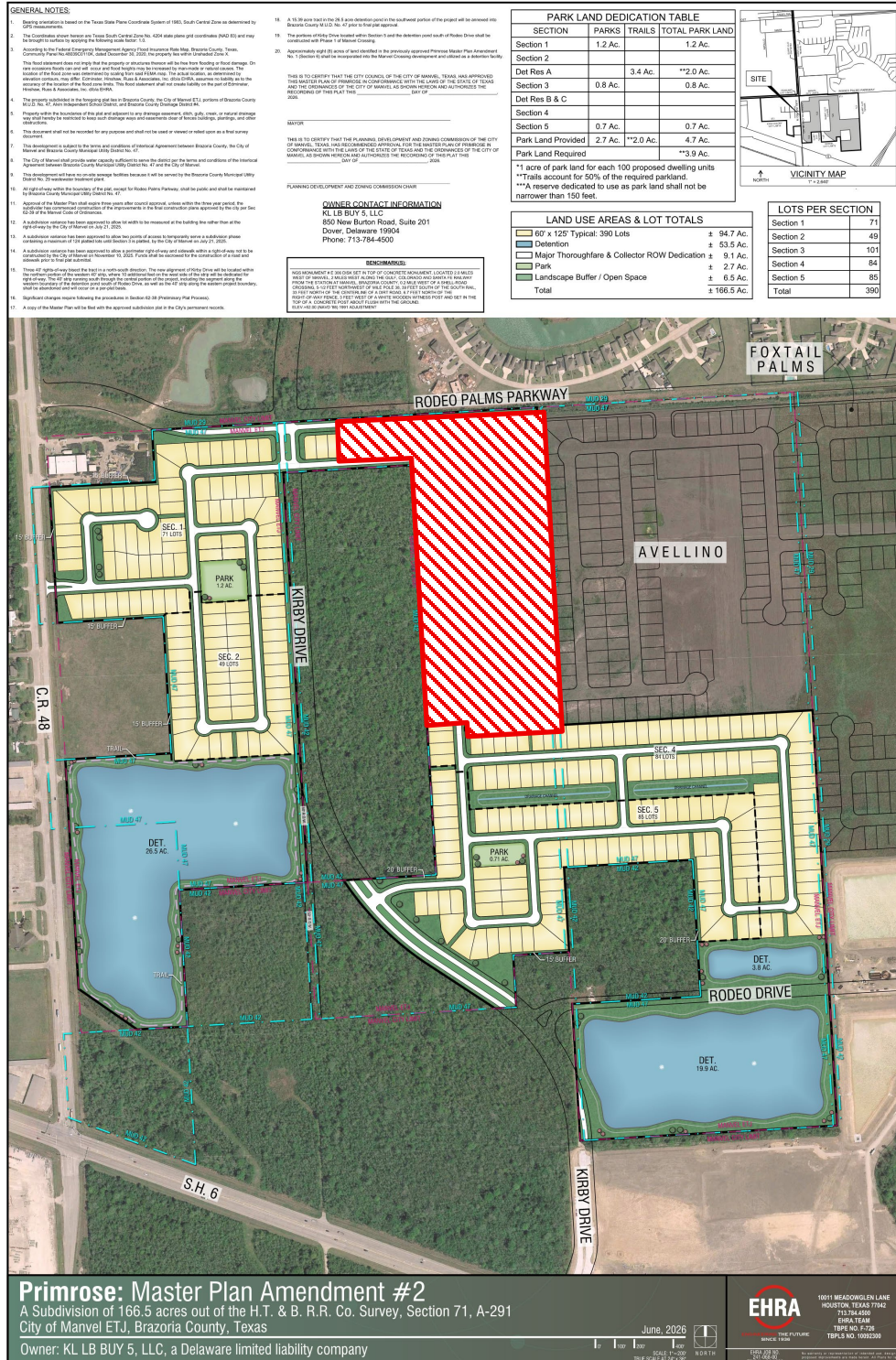
- An updated Drainage Impact Analysis (DIA) have been provided. Please provide the DIA approved by TxDOT, County, and Drainage District before final plat submittal (Section 62-41).
- Approval of the Final Plat for this section is contingent upon approval of the Final Plats for Primrose Section 1 and Primrose Detention Reserve Phase 2 (Section 62-108 & 62-115).
- Since the subject site is located within the City's ETJ, please coordinate with the Brazoria County Engineering Department regarding all applicable infrastructure, drainage, access, and roadway requirements.



DEVELOPMENT SERVICES DEPARTMENT

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

Primrose Master Plan Amendment No. 2.



GENERAL NOTES:

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PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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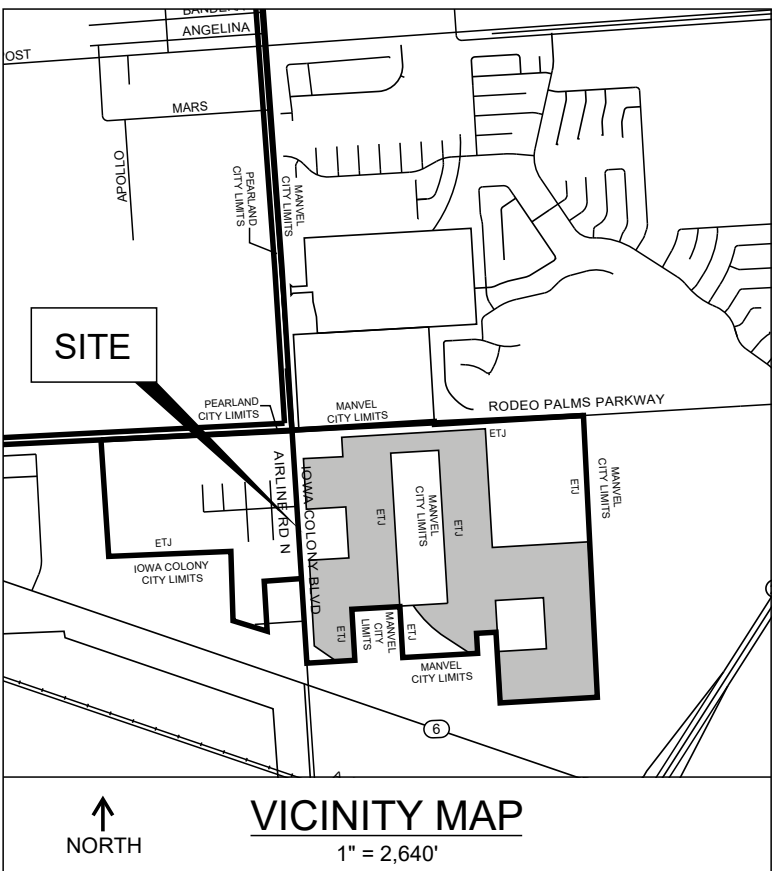
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Phone: 713-784-4500

BENCHMARK(S):

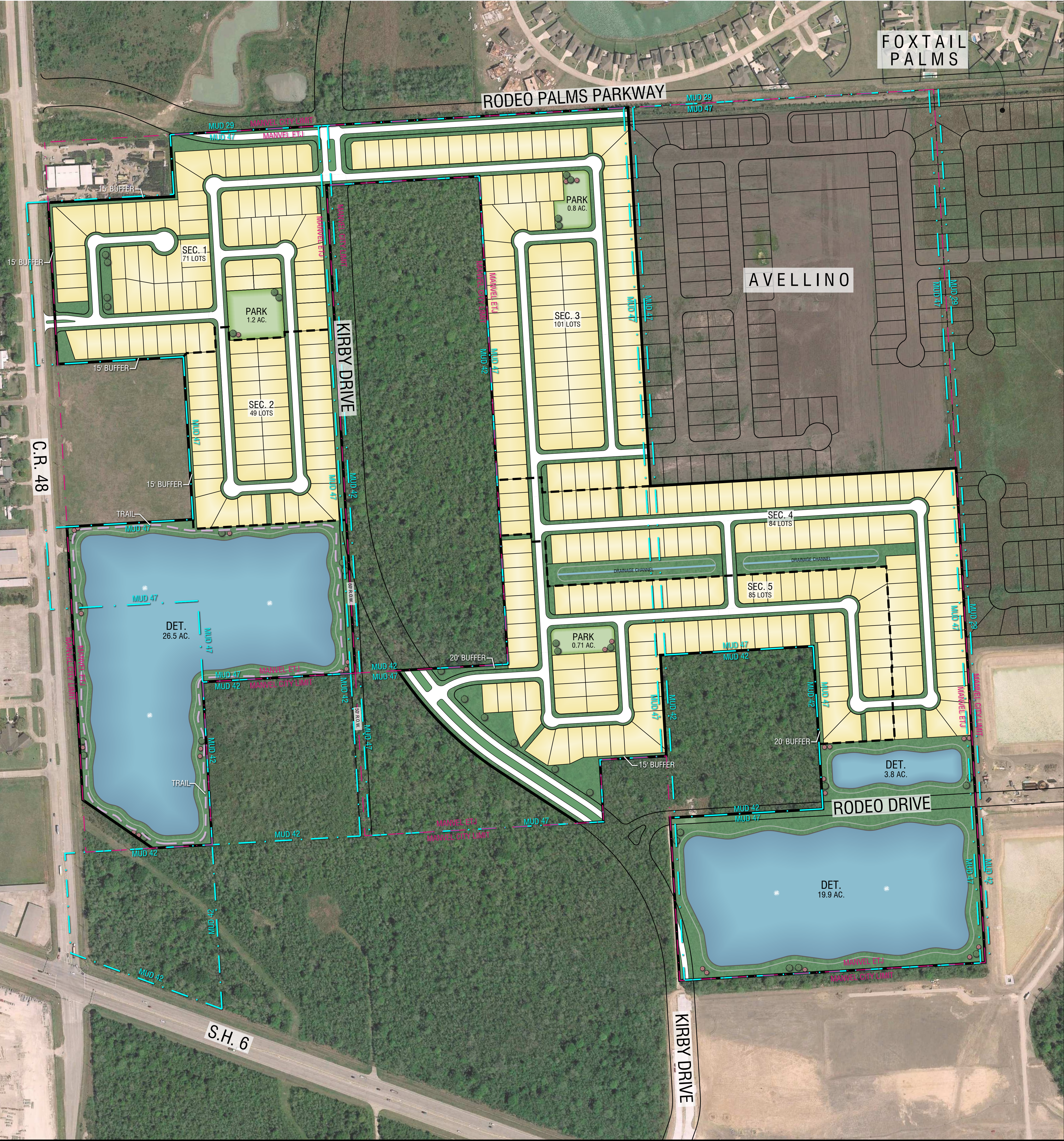
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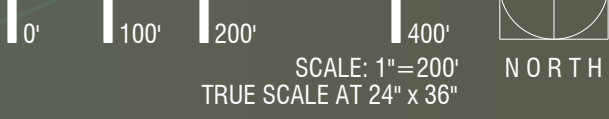


Primrose: Master Plan Amendment #2

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City of Manvel ETJ, Brazoria County, Texas

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

June, 2026



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713.784.4500
EHRA TEAM
TBPE NO. F-726
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EHRA JOB NO. 241-068-00
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City of Manvel

P. O. Box 187
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Manvel, Texas 77578

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
--------------------------------	-------------------------------------	--------------	--------------------------	------	--------------------------

Date of Request: September 14, 2026

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Person to Speak: Ashley Waggoner

Daytime Phone: 713-784-4500 Fax Number: N/A

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Primrose Section 4 Preliminary Plat, a subdivision of
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Plats:

Preliminary X

Final

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Ashley Waggoner
SIGNATURE

08/17/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

FSTAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Primrose Section 4 - Preliminary Plat
Applicant:	Ashley Waggoner, EHRA
PD&Z Meeting Date:	9/14/2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager Andrea Broughton, City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional approval

PROJECT DETAILS				
Project Location:	☐ City Limit ☒ ETJ	Zoning District: N/A		
Other Jurisdictions:	☒ BCDD4 ☐ BCDD5 ☐ C&R3 ☒ BCMUD: 47 & 29 ☐ Other:			
Plat Details:	Total Acreage: 23.37	Lots: 84	Blocks: 4	Reserves:6
Proposed Land Use:	Residential			
Conforms to approved Master Plan and/or Preliminary Plat		☒ Yes	☐ No	☐ NA
<u>REVIEW NOTES</u>				
The subject site is located along the south side of Avellino Subdivision and Future Primrose Section 3, West of the Foxtail Subdivision.				

STAFF RECOMMENDATION

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

1. The boundary line L1 does not match the submitted plat for Primrose Section 3. Please review all boundaries and revise accordingly to ensure the boundary line matches the submitted plat (Section 62-38(a)(4)).
2. Please revise the adjoiner information for Future Section 3 to be consistent with the submitted plat. The submitted plat for Section 3 identifies the adjacent area as Reserve B, while this plat identifies it as Reserve A. Additionally, please verify and revise the lot numbers shown for Future Section 3 to ensure they are consistent with the submitted plat (Section 62-38(a)(5)).
3. Please include a label for the existing water line size shown in Foxtail Section 1 (Section 62-38(a)(7))
4. Drainage should be included as a restriction for Reserves C & D in the reserve table as the reserves are showing to be storm easements (Section 62-38(a)(8))



DEVELOPMENT SERVICES DEPARTMENT

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

5. Please review and revise the Building Line Setbacks for Reserves E & F along Windmill Grass Way to 25 feet (Section 62-38 (a)(10)).
6. Please revise the plat to add and label the MUD boundary along the west side (Section 62-38 (a)(11)).
7. Please provide the northing and easting for the POB (Section 62-38 (a)(11)).
8. Please match the acreages on the drainage exhibit with the detention ledger. Also, include Kirby drive to the detention ledger (Section 62-38 (a)(12)).
9. Please verify the general note regarding annexation into MUD No. 47. If annexation is required, as indicated in the general note, it must be completed prior to final plat submittal. If annexation is not required, please revise the note and layout accordingly (Section 62-38 (a)(14)).
10. Please add a notation stating Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat (Section 62-38 (f)).
11. Please add a note on the plat referencing all applicable City Council-approved variances (Section 62-104 (5) & 62-108).
12. Block 2 exceeds the maximum allowed length of 1,200 feet. Please adjust the block dimensions to meet compliance (Section 62-107(4)).

Note:

- An updated Drainage Impact Analysis (DIA) have been provided. Please provide the DIA approved by TxDOT, County, and Drainage District before final plat submittal (Section 62-41).
- Approval of the Final Plat for this section is contingent upon approval of the Final Plats for Primrose Section 3 and Primrose Detention Reserve Phase 2 (Section 62-108 & 62-115).
- Since the subject site is located within the City's ETJ, please coordinate with the Brazoria County Engineering Department regarding all applicable infrastructure, drainage, access, and roadway requirements.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- 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.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Public Records.
B.C.D.R. indicates Brazoria County Dead Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
O.P.R.O.B.C. indicates Official Public Records of Brazoria County.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
E.T.J. indicates Extraterritorial Jurisdiction.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.T. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-Of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O.L. indicates Volume.
W.L.E. indicates Water Line Easement.
λ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
- 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.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.
- 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.
- 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.
- A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on Monday, July 21, 2025.
- No pipeline or pipeline easement exists within the boundaries of this plat.
- A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets and adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall thereupon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and revest in the dedicatior, his heirs, assigns, or successors.
- This subdivision shall comply with the Primrose Master Plan Resolution No. 2026-R-38 approved on July 6, 2026.
- All right-of-way within the boundary of the plat, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
- The 40' wide unimproved road will be fully abandoned prior final plat approval. Abandonment shall occur on a per-plat basis and is not required to be completed for all 40-foot wide unimproved roads simultaneously within the project.
- A portion of this plat is not currently within Brazoria County Municipal Utility District No. 47, however this portion shall be annexed into the district prior to final plat submittal.
- Lot 1, Block 2 has a varying front and rear lot width due to the lot line being offset from an adjacent right-of-way line that is not perpendicular.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

- Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
- Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
- Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICTS 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 DISTRICTS Inspector at least forty-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
- The DISTRICTS 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.
- No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
- The DISTRICTS 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 DISTRICTS 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 DISTRICTS successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
- Access Easements shall be used for ingress and egress to the DISTRICTS drainage facilities and shall be kept clear of any and all obstructions.
- An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contact the DISTRICTS Inspector for further clarification.
- All drainage plans and plats shall be in conformance with the DISTRICTS Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICTS Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

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 5-12 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.=50.00 (NAVD 88) 1991 ADJUSTMENT

PARK LAND DEDICATION TABLE

SECTION	PARKS	TRAILS	TOTAL PARK LAND
Section 1	1.2 Ac.	0.0 Ac.	1.2 Ac.
Section 2	0.0 Ac.	0.0 Ac.	0.0 Ac.
Del Res A	0.0 Ac.	3.4 Ac.	2.0 Ac.*
Section 3	0.8 Ac.	0.0 Ac.	0.8 Ac.
Del Res Ph 2	0.0 Ac.	0.0 Ac.	0.0 Ac.
Section 4	0.0 Ac.	0.0 Ac.	0.0 Ac.
Section 5*	0.7 Ac.	0.0 Ac.	0.7 Ac.
Kirby Drive	0.0 Ac.	0.0 Ac.	0.0 Ac.
Park Land Provided	2.7 Ac.	2.0 Ac.*	4.7 Ac.
Park Land Required			3.9 Ac.*

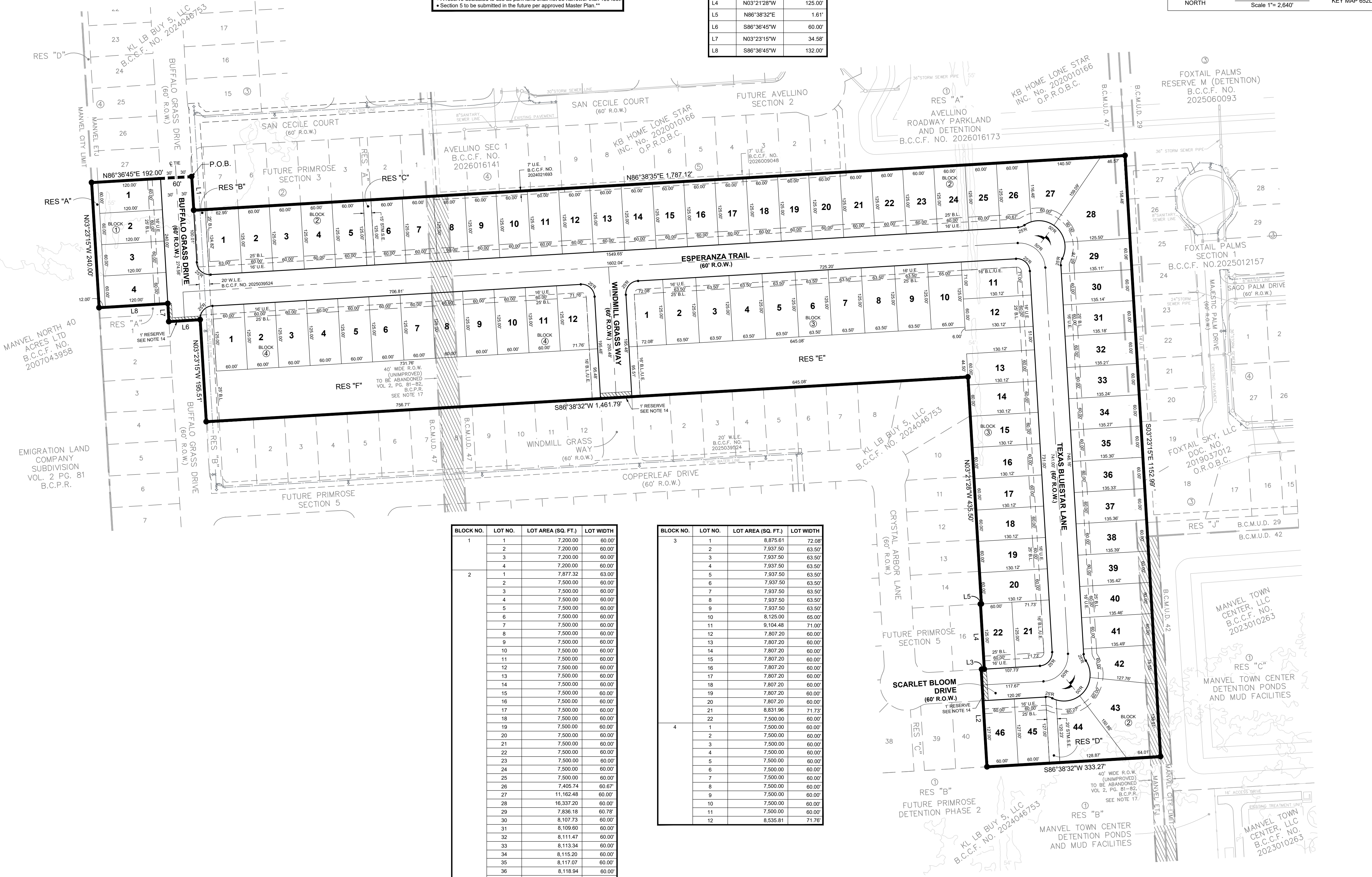
Notes:
* 1 acre of park land for each 100 proposed dwelling units
* Trails account for 50% of the required parkland.*
* A reserve dedicated to use as park land shall not be narrower than 150 feet.
* Section 5 to be submitted in the future per approved Master Plan.*

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,880.00	0.07
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,616.23	0.06
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,875.00	0.04
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,488.91	0.06
E	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	67,466.02	1.55
F	DRAINAGE, LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	75,393.62	1.73
	TOTAL	152,719.78	3.51

LINE TABLE

LINE	BEARING	DISTANCE
L1	S03°23'15"E	64.58'
L2	N03°21'28"W	187.00'
L3	N86°38'32"E	5.94'
L4	N03°21'28"W	125.00'
L5	N86°38'32"E	1.61'
L6	S86°36'45"W	60.00'
L7	N03°23'15"W	34.58'
L8	S86°36'45"W	132.00'



BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
1	1	7,200.00	60.00'
	2	7,200.00	60.00'
	3	7,200.00	60.00'
	4	7,200.00	60.00'
2	1	7,877.32	63.00'
	2	7,500.00	60.00'
	3	7,500.00	60.00'
	4	7,500.00	60.00'
	5	7,500.00	60.00'
	6	7,500.00	60.00'
	7	7,500.00	60.00'
	8	7,500.00	60.00'
	9	7,500.00	60.00'
	10	7,500.00	60.00'
	11	7,500.00	60.00'
	12	7,500.00	60.00'
3	1	7,500.00	60.00'
	2	7,500.00	60.00'
	3	7,500.00	60.00'
	4	7,500.00	60.00'
	5	7,500.00	60.00'
	6	7,500.00	60.00'
	7	7,500.00	60.00'
	8	7,500.00	60.00'
	9	7,500.00	60.00'
	10	7,500.00	60.00'
	11	7,500.00	60.00'
	12	7,500.00	60.00'
4	1	7,500.00	60.00'
	2	7,500.00	60.00'
	3	7,500.00	60.00'
	4	7,500.00	60.00'
	5	7,500.00	60.00'
	6	7,500.00	60.00'
	7	7,500.00	60.00'
	8	7,500.00	60.00'
	9	7,500.00	60.00'
	10	7,500.00	60.00'
	11	7,500.00	60.00'
	12	8,535.81	71.76'

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH
3	1	8,875.61	72.08'
	2	7,937.50	63.50'
	3	7,937.50	63.50'
	4	7,937.50	63.50'
	5	7,937.50	63.50'
	6	7,937.50	63.50'
	7	7,937.50	63.50'
	8	7,937.50	63.50'
	9	7,937.50	63.50'
	10	8,125.00	65.00'
	11	9,104.48	71.00'
	12	7,807.20	60.00'
4	1	7,500.00	60.00'
	2	7,500.00	60.00'
	3	7,500.00	60.00'
	4	7,500.00	60.00'
	5	7,500.00	60.00'
	6	7,500.00	60.00'
	7	7,500.00	60.00'
	8	7,500.00	60.00'
	9	7,500.00	60.00'
	10	7,500.00	60.00'
	11	7,500.00	60.00'
	12	8,535.81	71.76'

Primrose Section 4 Preliminary Plat

A Subdivision of 23.37 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, being out of the Emigration Land Company Subdivision as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ, Brazoria County, Texas

84 Lots, 4 Blocks and 6 Reserves

Owner: KL LB BUY 5, a Delaware Limited Liability Company

August 17, 2026



ENGINEERING THE FUTURE
Since 1988

EHRA JOB NO.
241-008-04

No warranty or representation of intended use. All rights reserved. All plans for land use or facilities are subject to change without notice.

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRA@EHRA.COM
TBPLS No. 10092300

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

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

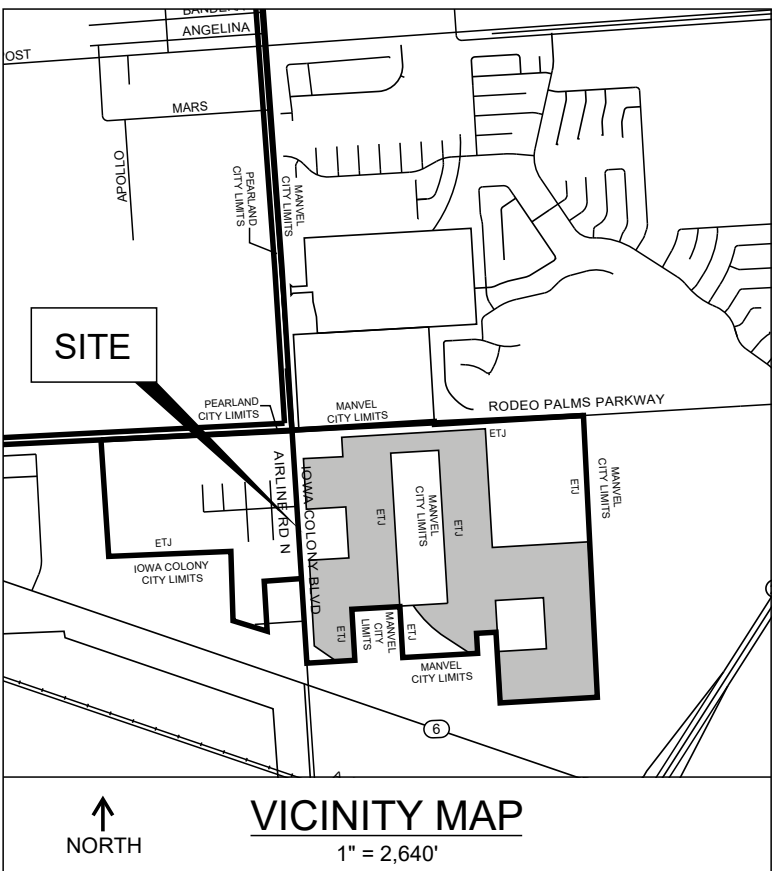
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

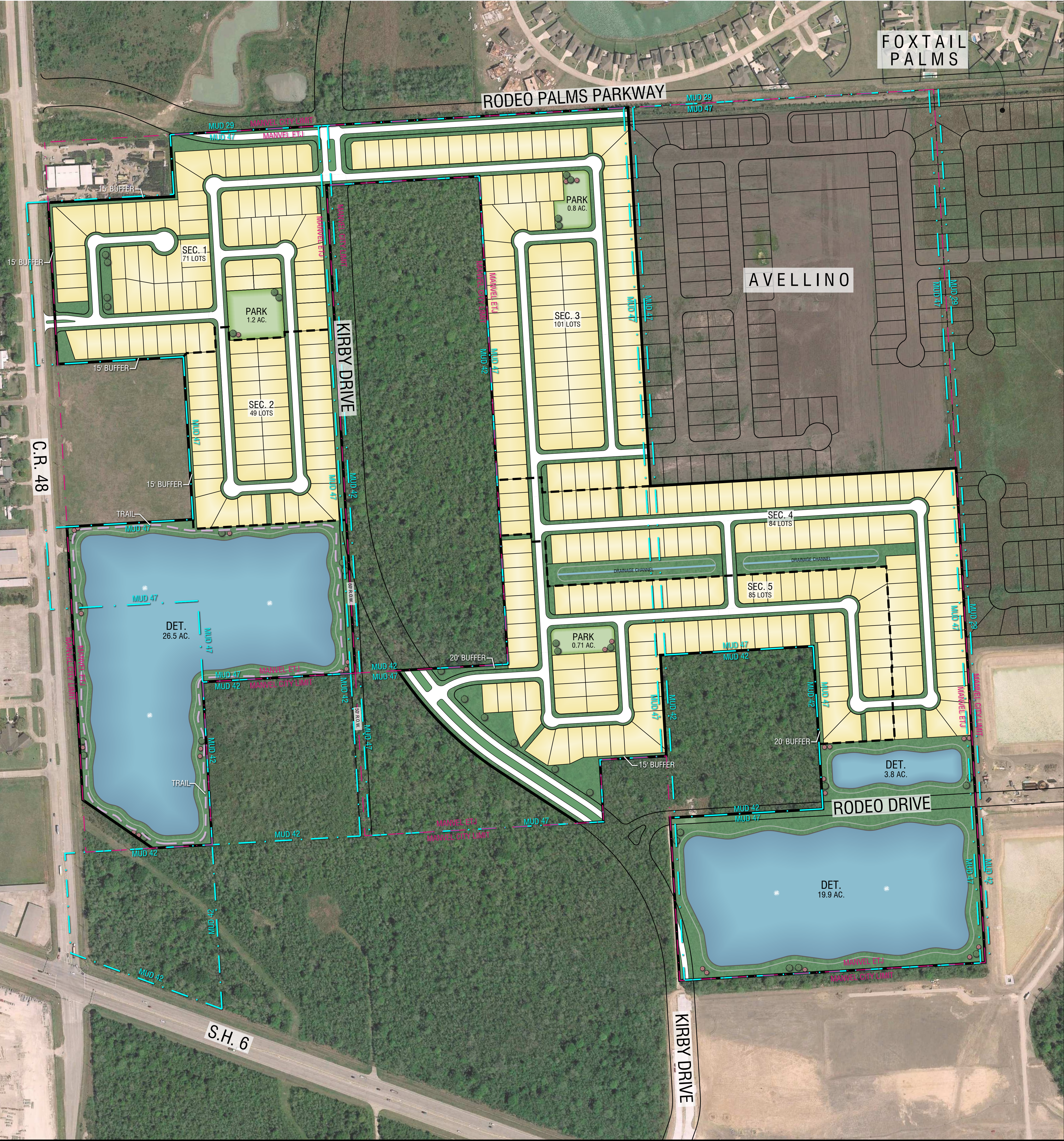
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

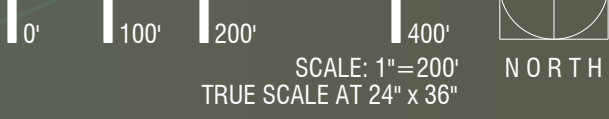


Primrose: Master Plan Amendment #2

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.



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: September 14, 2026

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: Ashley Waggoner

Daytime Phone: 713.429.0726 Fax Number: _____

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Primrose Kirby Drive Street Dedication

A Subdivision of 2.87 acres out of the H.T. & B.R.R. CO. Survey, Sec. 71, A-291, being out of the Emigration Land Co Survey Vol. 2, Pg. 81-82 B.C.P.R., City of Manvel ETJ, Brazoria County, Texas.

Plats:

Preliminary ☒ _____

Final ☐ _____

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

Ashley Waggoner

SIGNATURE

8/17/2026

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

FSTAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Primrose Kirby Drive Street Dedication - Preliminary Plat
Applicant:	Ashley Waggoner, EHRA
PD&Z Meeting Date:	9/14/2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager Andrea Broughton, City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional approval

PROJECT DETAILS				
Project Location:	☐ City Limit ☒ ETJ	Zoning District: N/A		
Other Jurisdictions:	☒ BCDD4 ☐ BCDD5 ☐ C&R3 ☒ BCMUD: 47 & 29 ☐ Other:			
Plat Details:	Total Acreage: 2.87	Lots: 0	Blocks: 0	Reserves: 0
Proposed Land Use:	Street Dedication			
Conforms to approved Master Plan and/or Preliminary Plat		☒ Yes	☐ No	☐ NA
<u>REVIEW NOTES</u>				
- The subject site is within the future Primrose Section 5 and includes the portion of the Kirby Drive extension north of SH 6 through Manvel Town Center and the Manvel Crossing development. - Based on the approved phasing schedule for Primrose and Manvel Crossing, this portion of Kirby Drive will be dedicated and developed under a separate plat from Primrose Section 5. - This portion of Kirby Drive shall be constructed concurrently with Section 1 of Manvel Crossing.				

STAFF RECOMMENDATION

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

1. Please remove the one-foot reserve shown along Reserve 22 of Manvel Crossing Section 1, as it is already included in the conditionally approved plat for Manvel Crossing Section 1 (Section 62-38 (a)(8)).
2. Please provide the northing and easting for the POB (Section 62-38 (a)(11)).
3. Please match the acreages on the drainage exhibit with the detention ledger. Also, include Kirby drive to the detention ledger (Section 62-38 (a)(12)).
4. Please add a notation stating "Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat."



DEVELOPMENT SERVICES DEPARTMENT

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

Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat" (Section 62-38 (f)).

5. Please add a note on the plat "This portion of Kirby Drive shall be constructed concurrently with Section 1 of Manvel Crossing" (Section 62-104 (5) & 62-108).
6. Please revise Note 13 to "All right-of-way within the boundary of the plat shall be public and maintained by the City of Manvel, if an agreement currently being negotiated between the City and Brazoria County is finalized prior to Final Plat submittal."

Note:

- An updated Drainage Impact Analysis (DIA) have been provided. Please provide the DIA approved by TxDOT, County, and Drainage District before final plat submittal (Section 62-41).
- Approval of the Final Plat for this section is contingent upon approval of the Final Plat for Section 1 of Manvel Crossing, Primrose Detention Reserve C Phase 1 and Primrose Detention Phase 2 (Section 62-108 & 62-115).
- Since the subject site is located within the City's ETJ, please coordinate with the Brazoria County Engineering Department regarding all applicable infrastructure, drainage, access, and roadway requirements.

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

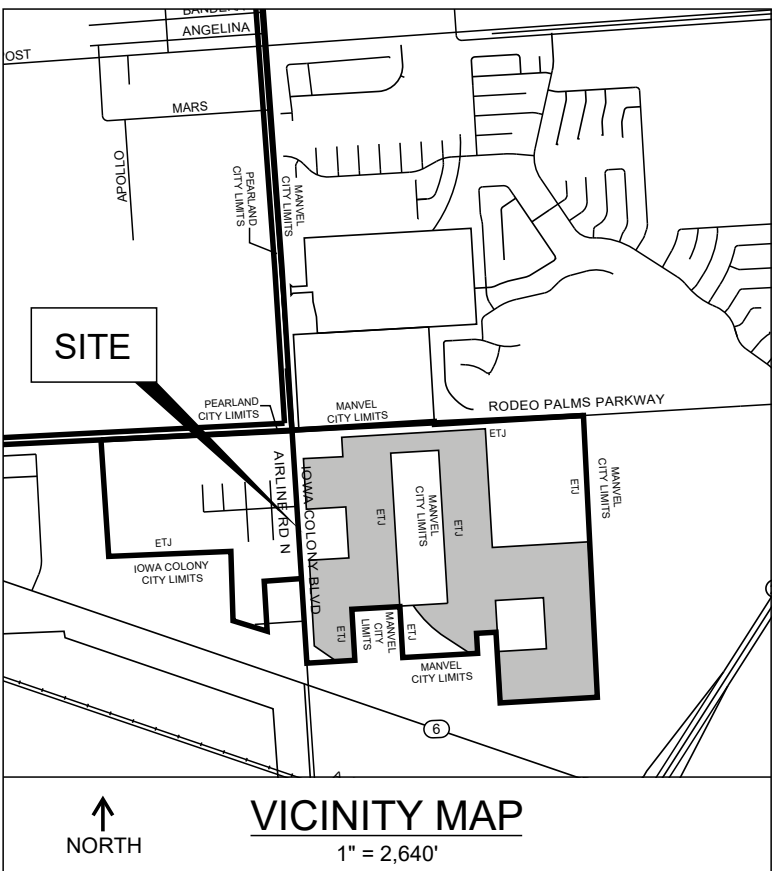
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

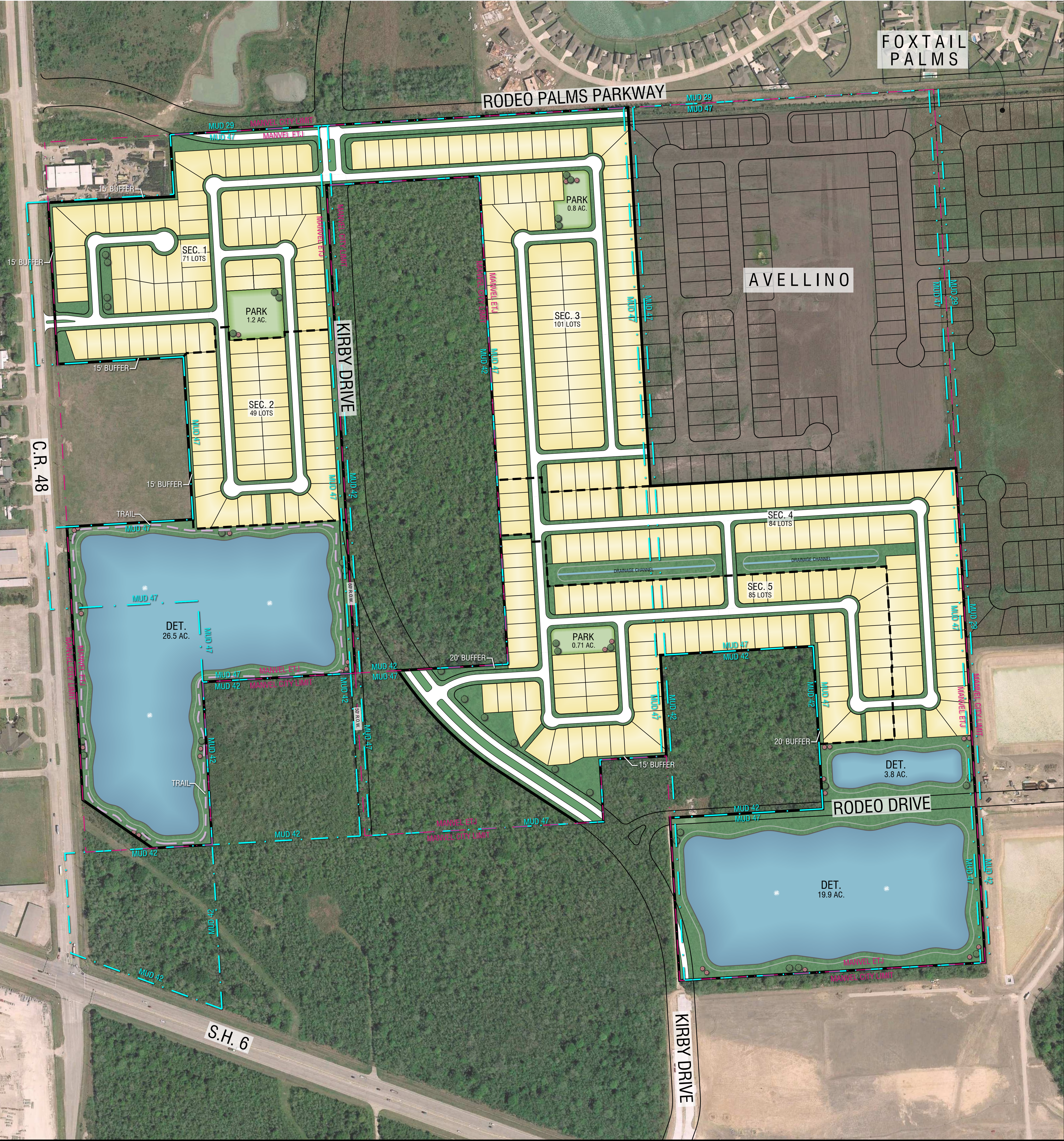
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

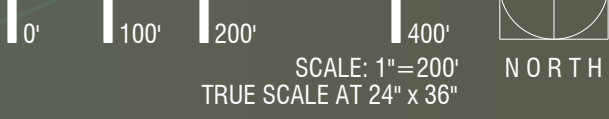


Primrose: Master Plan Amendment #2

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.



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: 08/25/2026

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: Chris L. Hendrick

Daytime Phone: (281) 519-8530 Fax Number: _____

E-mail Address: chendrick@fmssurveying.com

Description of Request and Physical Address:

Consideration and possible action to approve the preliminary plat for The Sharon Legacy at Palmetto Being a Subdivision of

1.000 ACRES (43,560 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 283, BRAZORIA COUNTY, TEXAS

BEING OUT OF OUTLOT 101, DR. A.A. LUTHER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 71, BRAZORIA COUNTY PLAT RECORDS.

Plats:

Preliminary CLH

Final _____

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

SIGNATURE

08/25/2026

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

FSTAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	The Sharon Legacy at Palmetto - Preliminary Plat
Applicant:	Chris L. Hedrick, FMS Surveying, Inc,
PD&Z Meeting Date:	9/14/2026
Submitted By:	Jesica Portie, Associate Planner
Report Approved by:	Dan Johnson, City Manager Andrea Broughton, City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional approval

PROJECT DETAILS				
Project Location:	☒ City Limit ☐ ETJ	Zoning District: <i>Highway Mixed Used District (HMU)</i>		
Other Jurisdictions:	☐ BCDD4 ☐ BCDD5 ☒ C&R3 ☐ BCMUD: ☐ Other:			
Plat Details:	Total Acreage: 1 acre	Lots: 4	Blocks: 1	Reserves: 0
Proposed Land Use:	Residential			
Conforms to approved Master Plan and/or Preliminary Plat		☐ Yes ☐ No ☒ NA		
<u>REVIEW NOTES</u>				
• <i>The subject site is located along the east side of Palmetto Street, southwest of and adjacent to the property located at 7210 Lewis Lane.</i> • <i>All proposed lots comply with the minimum lot size requirements.</i>				

STAFF RECOMMENDATION

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

1. Please revise the title block to change "Minor Plat" to "Preliminary Plat." (Section 62-38 (a)(1)).
2. Please show the centerline of Palmetto Street and provide the distance from the centerline to the property boundary. Additionally, please revise note 13 stating that all lots and reserves shall maintain the minimum side and rear building setbacks required by the Highway Mixed-Use (HMU) District, in accordance with Section 77-35 of the City Ordinance (Section 62-38(a)(6) and (a)(10)).
3. Please revise plat to show all existing pavement, sewers, water mains, culverts, or other underground structures adjacent to and within 200 feet of the tract, with pipe sizes, grades, and locations indicated (Section 62-38 (a)(7)).



DEVELOPMENT SERVICES DEPARTMENT

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

4. Please show the flood boundaries on the plat and add a note stating, "Plat lies wholly within Brazoria County, City Limits of Manvel, Alvin ISD, and Brazoria County Conservation & Reclamation District No. 3" (Section 62-38 (a)(11)).
5. Please provide a preliminary drainage plan (Section 62-38(a)(12)).
6. Please provide a preliminary utility plan (Section 62-38 (a)(14)).
7. Please add the following notes:
 - "Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the planning commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat" (Section 62-38 (f)).
 - Drainage district notes (Section 62-115).
 - "Any future development of the property shall require approval of a drainage plan by the City of Manvel" (Section 62-115).
 - "There are no pipelines in the vicinity of this plat boundary" (section 62-116)
 - "The subject site is located within the Original Manvel Townsite (OMT) area, and the OMT regulations under Section 62-119 apply to the subject site" (Section 62-119).
8. Revise the plat to remove all signature blocks, as preliminary plat will not be signed.
9. Since the provided tree survey shows several trees need to be preserved, please add a note stating, "All existing protected trees intended to be part of the proposed development shall be protected during construction activities in accordance with the Zoning Ordinance as amended (Section 77-44(b))".

Note:

- Construction plans for the proposed infrastructure improvements, including sidewalks along Palmetto Street, must be approved by the City Engineer and submitted with the Final Plat application (Sections 62-41 (25) & 62-113)
- Please provide a draft of any protective covenants whereby the subdivider proposes to regulate the use of the land within the subdivision; provided, however, such restrictive covenants, conditions, or limitations shall never be less than the minimum requirements of the City under the terms of this Ordinance. Where infrastructure design criteria are based on a specific type or density of development, the covenants shall require development to conform to the design criteria. The covenants must include language for establishing the person or persons responsible for maintenance of any drainage detention facilities, if applicable (Final recorded copy required at the time of Final Plat application) (Section 62-41(b)(15)).

NOTES:

1. BEARINGS AND THE GRID COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE. DISTANCES ARE SURFACE. SCALE FACTOR: 0.99987.
2. ACCORDING TO FEMA FIRM MAP NUMBER 48039C0130 K, DATED DECEMBER 30, 2020, THE SUBJECT TRACT LIES WITHIN A ZONE "X" AREA. ALL FLOODPLAIN INFORMATION NOTED HEREON REFLECTS THE STATUS PER THE FEMA FIRM MAP THAT IS EFFECTIVE AT THE TIME THIS PLAT IS RECORDED. FLOODPLAIN STATUS IS SUBJECT TO CHANGE AS FEMA FIRM MAPS ARE UPDATED.
3. THIS PLAT HAS BEEN PREPARED TO MEET THE REQUIREMENTS OF THE STATE OF TEXAS, BRAZORIA COUNTY, THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
4. THIS PLAT WAS PREPARED FROM INFORMATION PROVIDED BY TEXAS AMERICAN TITLE COMPANY, FILE NO. 2791026-04609, HAVING AN ISSUE DATE OF JUNE 10, 2026.
5. ALL SUBDIVISION COMMON AREAS, INCLUDING BUT NOT LIMITED TO, DETENTION FACILITIES, EASEMENTS, AND OPEN SPACE WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION, COMMERCIAL PROPERTY ASSOCIATION OR OTHER ENTITY AND SHALL NOT BE THE RESPONSIBILITY OF THE CITY OF MANVEL, BRAZORIA COUNTY OR BRAZORIA COUNTY CONSERVATION RECLAMATION DISTRICT NO. 3.
6. ANY CONSTRUCTION PROPOSED TO BE INSTALLED WITHIN A PROPERTY EASEMENT WITH PRESCRIBED RIGHTS TO A PRIVATE ENTITY SHALL REQUIRE THE PERMISSION OF THE PRIVATE ENTITY PRIOR TO THE START OF CONSTRUCTION. FAILURE TO SECURE SUCH PERMISSION MAY RESULT IN THE RIGHT HOLDER(S) OF THE EASEMENT REMOVING ANY UNAPPROVED PAVEMENT, STRUCTURES, UTILITIES, OR OTHER FACILITIES LOCATED WITHIN THE EASEMENT. THE RESPONSIBILITY OF SECURING APPROVAL FROM THE PRIVATE ENTITIES TO BUILD WITHIN AN EASEMENT IS SOLELY THAT OF THE PROPERTY OWNER.
7. THE MINIMUM SLAB ELEVATION FOR ALL BUILDINGS LOCATED WITHIN THE BOUNDARIES OF THIS PLAT SHALL BE THE HIGHER OF (1) EITHER 18 INCHES ABOVE THE TOP OF CURB ELEVATION FOR A CURB STREET, (2) 24 INCHES ABOVE THE 100 YEAR FLOODPLAIN WATER SURFACE ELEVATION FOR STRUCTURES TO BE LOCATED WITHIN THE 100 YEAR FLOODPLAIN, (3) 12 INCHES ABOVE FINISHED GRADE.
8. ANY PROPOSED DRAINAGE SYSTEM FOR THIS SUBDIVISION SHALL BE DESIGNED TO MEET THE REQUIREMENTS OF THE CITY OF MANVEL AND BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3.
9. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AT INTERSECTIONS SHALL CONFORM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORISTS.
10. BOUNDARY CLOSURE IS AT LEAST 1:15,000.
11. SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH LOT.
12. THE CITY OF MANVEL DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED FOR ALL LOTS WITHIN THIS PLAT.
13. FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT THE MINIMUM SIDE YARD SETBACKS SHALL BE FIVE FEET, MINIMUM FRONT YARD SETBACKS SHALL BE 25 FEET FOR MAIN STRUCTURE AND 25 FEET FOR GARAGES, AND MINIMUM CORNER SIDE YARD SETBACK SHALL BE TEN FEET, IF THE REAR PROPERTY LINE OF A CORNER PARCEL ADJUTS THE SIDE PROPERTY LINE OF A NEIGHBORING PARCEL, THE STREET SIDE SETBACK OF THE CORNER PARCEL MUST BE A MINIMUM OF FIFTEEN FEET.

PROJECT BENCHMARK

PROJECT BENCHMARK IS NG5 BENCHMARK AW5683 (HGCSD-75) BEING A BRASS DISK STAMPED "HGCSD 75 1987" SET APPROXIMATELY 57 FEET SOUTH OF THE CENTERLINE OF COUNTY ROAD 190 AND APPROXIMATELY 20 FEET EAST OF THE CENTERLINE OF A GRAVEL DRIVEWAY LEADING TO 9800 COUNTY ROAD 190 AND 3 FEET NORTHWEST OF EXISTING FENCE.

PUBLISHED ELEV: 48.1', NAVD 88 - GEOID-18

TBM # 1

TEMPORARY BENCHMARK # 1 (CP-111) IS A MAG NAIL DRIVEN IN THE SOUTH EDGE OF PALMETTO LANE LOCATED APPROXIMATELY 363 FEET SOUTH OF THE SOUTH EDGE OF LEWIS LANE, APPROXIMATELY 115 FEET SOUTHWESTERLY FROM THE NORTHWEST CORNER OF THE SUBJECT TRACT AND APPROXIMATELY 166 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF THE SUBJECT TRACT.

ELEV: 52.42' NAVD 88 (GEOID-18)

ABBREVIATIONS

B.C.M.R.	BRAZORIA COUNTY MAP RECORDS	SQ. FT.	SQUARE FEET
B.C.D.R.	BRAZORIA COUNTY DEED RECORDS	I.R.	IRON ROD
B.C.P.R.	BRAZORIA COUNTY PLAT RECORDS	I.P.	IRON PIPE
B.C.C.O.	BRAZORIA COUNTY CLERK'S OFFICE	B.L.	BUILDING LINE
NO.	NUMBER	U.F.T.	UTILITY EASEMENT
PG.	PAGE		
VOL.	VOLUME		
R.O.W.	RIGHT OF WAY		

THIS IS TO CERTIFY THAT I, SCOTT R. SHERIDAN, A REGISTERED PROFESSIONAL LAND SURVEYOR FOR THE STATE OF TEXAS, REGISTRATION #6171, HAVE PLATTED THE ABOVE AND FOREGOING SUBDIVISION FROM AN ACTUAL SURVEY MADE ON THE GROUND AND UNDER MY DIRECTION; THAT THIS PLAT ACCURATELY REPRESENTS THE FACTS AS FOUND BY THAT SURVEY MADE BY ME, AND; THAT PERMANENT CONTROL POINTS WILL BE SET AT THE TIME OF PLAT RECORDEATION, THAT THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000 AND THAT THIS PLAT CORRECTLY REPRESENTS THAT SURVEY MADE BY ME.

PRELIMINARY

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

SCOTT R. SHERIDAN
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 6171

AUGUST 17, 2026

THE STATE OF TEXAS

COUNTY OF BRAZORIA

I, CHARYL EPPS-NORN00, AUTHORIZED SIGNER FOR LACHELLE HOLDINGS, INC., OWNER OF THE PROPERTY BEING SUBDIVIDED IN THIS MINOR PLAT OF THE SHARON LEGACY AT PALMETTO, DO HEREBY MAKE SUBDIVISION OF SAID PROPERTY ACCORDING TO THE LINES, LOTS, BUILDING LINES, STREETS, ALLEYS, PARKS AND EASEMENTS AS SHOWN HEREON AND DEDICATE FOR PUBLIC USE, THE STREETS, ALLEYS, PARKS AND EASEMENTS SHOWN HEREON FOREVER, AND DO HEREBY WAIVE ALL CLAIMS FOR DAMAGES OCCASIONED BY THE ESTABLISHMENT OF GRADES AS APPROVED FOR THE STREETS AND DRAINAGE EASEMENTS DEDICATED, OR OCCASIONED BY THE ALTERATION OF THE SURFACE, OR ANY PORTION OF THE STREETS OR DRAINAGE EASEMENTS TO CONFORM TO SUCH GRADES, AND DO HEREBY BIND OURSELVES, OUR HEIRS, SUCCESSORS AND ASSIGNED TO WARRANT AND DEFEND THE TITLE TO THE LAND SO DEDICATED.

IN TESTIMONY, HERETO, CITY OF MANVEL, HAS CAUSED THESE PRESENTS TO BE SIGNED BY CHARYL EPPS-NORN00, AUTHORIZED SIGNER FOR LACHELLE HOLDINGS, INC. OWNER OF THE PROPERTY BEING SUBDIVIDED IN THIS MINOR PLAT OF THE SHARON LEGACY AT PALMETTO, THEREUNTO AUTHORIZED, AND ITS COMMON SEAL HEREUNTO AFFIXED, THIS ____ DAY OF _____, 20__.

CHARYL EPPS-NORN00, OWNER
LACHELLE HOLDINGS, INC.

THE STATE OF TEXAS

COUNTY OF BRAZORIA

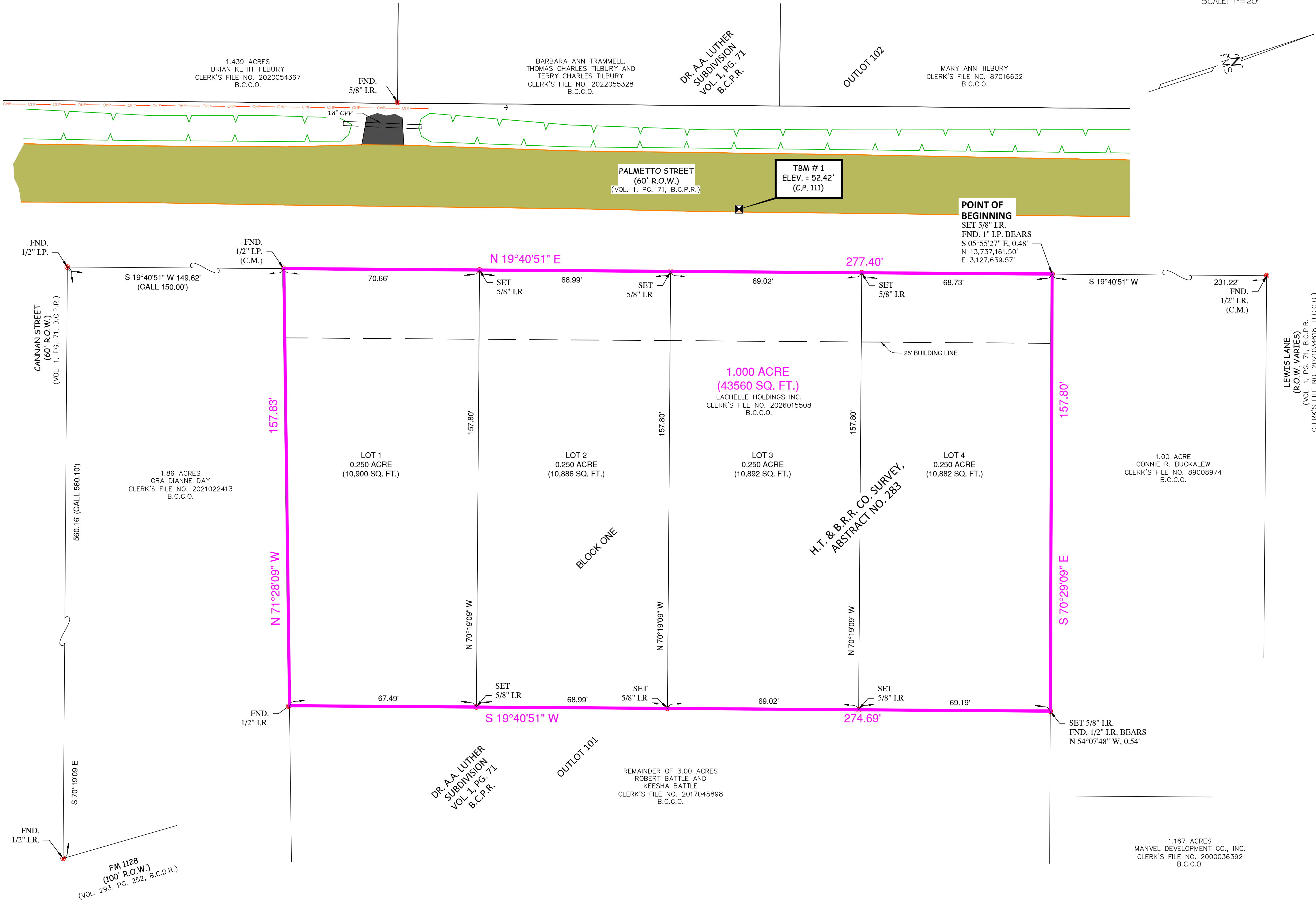
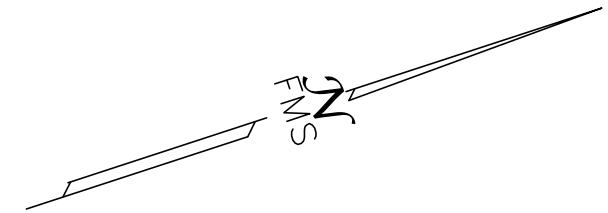
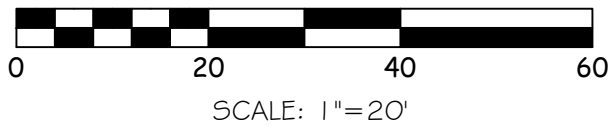
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARYL EPPS-NORN00, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN AND HEREIN SET FORTH.

WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20__.

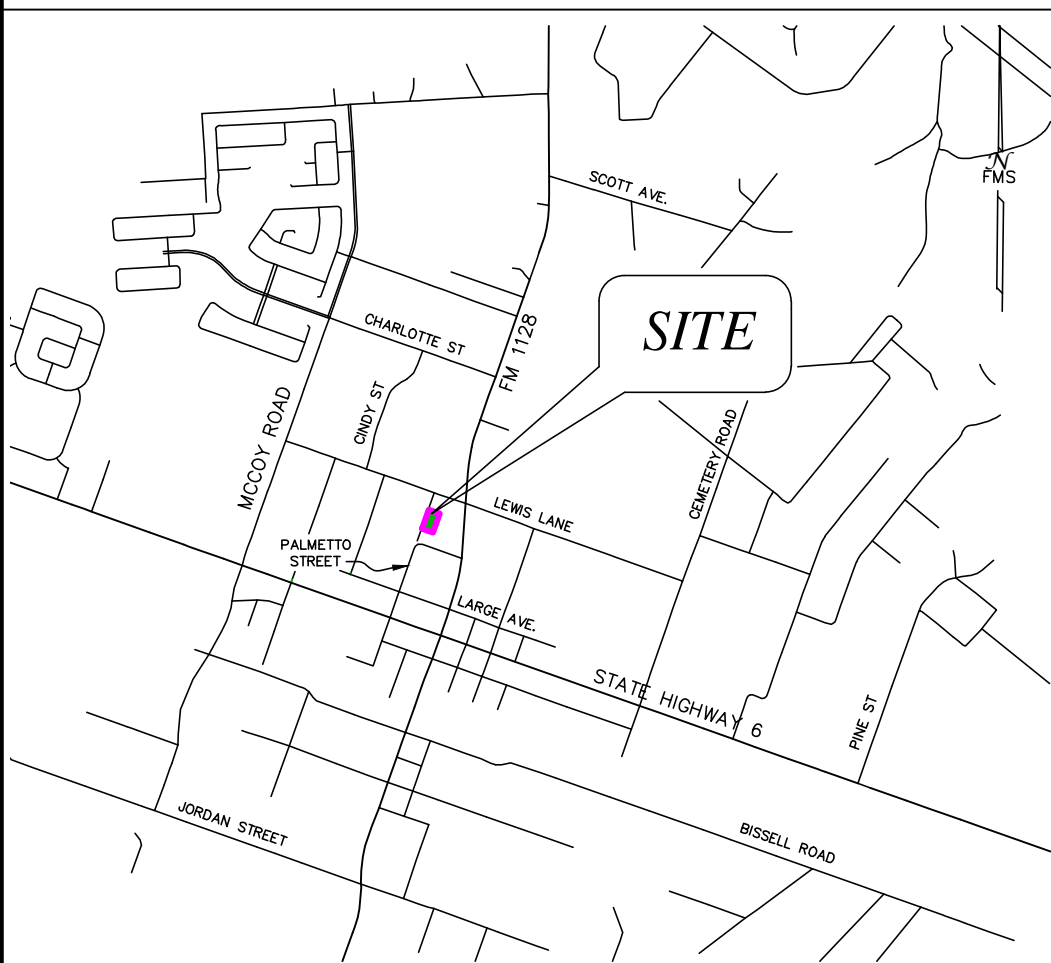
NOTARY PUBLIC FOR THE
STATE OF TEXAS
MY COMMISSION EXPIRES: ____

DANIEL S. JOHNSON, CITY MANAGER
CITY OF MANVEL, TEXAS

THIS IS TO CERTIFY THAT THIS IS A MINOR PLAT UNDER PROVISIONS OF THE TEXAS LOCAL GOVERNMENT CODE SECTION 212.0065 AND MEETS ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCES OF THE CITY OF MANVEL. THE CITY OF MANVEL HAS APPROVED THIS MINOR PLAT OF THE SHARON LEGACY AT PALMETTO AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS ____ DAY OF _____, 20__.



VICINITY MAP
SCALE: 1" = 1/2 MILE



METES & BOUNDS DESCRIPTION

STATE OF TEXAS \$
COUNTY OF BRAZORIA \$

METES AND BOUNDS DESCRIPTION of a 1.000-acre tract in the H.T. & B.R.R. Co. Survey, Abstract No. 283 in the City of Manvel, Brazoria County, Texas. Said 1.000-acre tract is in Outlot 101 of the Dr. A.A. Luther Subdivision as recorded in Volume 1, Page 71 in the Brazoria County Plat Records and is that same tract of land described in a deed to Lachelle Holdings, Inc. as recorded in Clerk's File No. 2026015508 in the Brazoria County Clerk's Office. Said 1.000-acre tract is more particularly described by metes and bounds as follows:

COMMENCING at a 1/2-inch iron rod found for the point of intersection of the south right-of-way line of Lewis Lane (width varies), with the east right-of-way line of Palmetto Street (based on a width of 60 feet). Said point is the northwesterly corner of a 1.000-acre tract of land described in a deed to Connie R. Buckalew as recorded in Clerk's File No. 89008974 in the Brazoria County Clerk's Office and being in the westerly line of said Outlot 101;

THENCE, South 19°40'51" West, along and with the east line of said Palmetto Street, same being the east line of said Outlot 101 for a distance of 231.22 feet to a 5/8-inch iron rod set for the POINT OF BEGINNING and northwesterly corner of the herein described tract. From which a found 1-inch iron pipe bears South 05°55'27" East, a distance of 0.48 feet. Said point has a Texas State Plane grid coordinate of North 13,737,161.50'; East 3,127,639.57'.

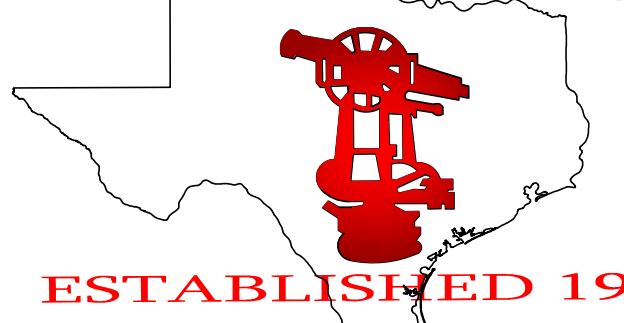
THENCE, South 70°29'09" East, along and with the north line of the aforementioned 1.000-acre tract, same being the south line of said 1.000-acre tract for a distance of 157.80 feet to a 5/8-inch iron rod set for the northeasterly corner of the herein described tract, from which a found 1/2-inch iron rod bears North 54°07'48" West, 0.54 feet;

THENCE, South 19°40'51" West, along and with the east line of said 1.000-acre tract for a distance of 274.69 feet to a 1/2-inch iron rod found for the southeast corner of the herein described tract. Said point is in the north line of a 1.86-acre tract of land described in a deed to Ora Dianne Day as recorded in Clerk's File No. 2021022413 in the Brazoria County Clerk's Office;

THENCE, North 71°28'09" West, along and with the south line of said 1.000-acre tract, same being the north line of said 1.86-acre tract for a distance of 157.83 feet to a 1/2-inch iron pipe found for the southwesterly corner of the herein described tract and northwesterly corner of said 1.86-acre tract. Said point is in the east line of the aforementioned Palmetto Street;

THENCE, North 19°40'51" East, along and with the west line of said 1.000-acre tract, same being the east line of said Palmetto Street for a distance of 277.40 feet to the POINT OF BEGINNING, containing a computed area of 1.000-acres (43,560 square feet).

FMS
SURVEYING, INC



ESTABLISHED 1978

SURVEYOR: F.M.S. SURVEYING
7523 RUSSELL STREET,
MANVEL, TEXAS 77575
PHONE: (281) 519-8530
CONTACT: CHRIS L. HENDRICK
EMAIL: chendrick@fmsurveying.com

OWNER: LACHELLE HOLDINGS, INC.
1333 OLD SPANISH TRAIL
HOUSTON, TEXAS 77054
PHONE: 832-598-5669
CONTACT: CHARYL EPPS-NORN00
EMAIL: lachelleholdings@gmail.com

TBPELS FIRM # 10040400
FMS JOB No. 73252
DRAFTING: CLH
www.fmsurveying.com

MINOR PLAT
OF
THE SHARON LEGACY
AT PALMETTO

1.000 ACRES (43,560 SQUARE FEET)
OF LAND SITUATED IN THE H.T. &
B.R.R. CO. SURVEY, ABSTRACT NO.
283, BRAZORIA COUNTY, TEXAS
BEING OUT OF OUTLOT 101, DR. A.A.
LUTHER SUBDIVISION, RECORDED IN
VOLUME 1, PAGE 71, BRAZORIA
COUNTY PLAT RECORDS.

1 BLOCK, 4 LOT
43,560 SQ. FT.
1.000 ACRES
AUGUST 17, 2026



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: 08/17/2026 (09/14/2026 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 Final Plat for Meridiana Section 23A
Being a subdivision of 12.08 acres out of the Oliver Hall Survey, Abstract 203,
City of Manvel, Brazoria County, Texas

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

08/17/2026
DATE



DEVELOPMENT SERVICES DEPARTMENT

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

FSTAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION **PLAT APPLICATION**

Plat Name:	Meridiana Section 23A - Final Plat
Applicant:	Kaitlin Gile, EHRA
PD&Z Meeting Date:	9/14/2026
Submitted By:	Jesica Portie, Associate Planner
Report Approved by:	Dan Johnson, City Manager Andrea Broughton, City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional approval

PROJECT DETAILS				
Project Location:	☒ City Limit ☐ ETJ	Zoning District: <i>Meridiana PUD</i>		
Other Jurisdictions:	☐ BCDD4 ☒ BCDD5 ☐ C&R3 ☐ BCMUD: 57 ☐ Other:			
Plat Details:	Total Acreage: 12.08	Lots: 35	Blocks: 3	Reserves: 4
Proposed Land Use:	<i>Single family homes lots with a minimum lot width of 55 feet.</i>			
Conforms to approved Master Plan and/or Preliminary Plat		☒ Yes ☐ No ☐ NA		
REVIEW NOTES				
The subject site is located at the southwest intersection of North Inspiration Way and Cadence Drive.				

STAFF RECOMMENDATION

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

- Please provide a signed certificate of the Registered Professional Land Surveyor, who has surveyed, mapped, and monumented the land, shall be placed on the face of the plat (Section 62-41 (b)(4)).
- Please review the CPL for all listed easements and encumbrances. Any easements or encumbrances affecting the subject property shall be shown on the plat or referenced in the plat notes. If any listed items do not affect or fall within the plat boundary, please revise the CPL accordingly (Sections 62-41(b)(5) & (b)(13) & (b)(21)).
- Please provide the property owner's signature and all required notary acknowledgements on the face of the plat, including both the Mylar and electronic copies (Section 62-41(b)(6)).
- Please review and revise the floodplain information on the plat to:
 - Revise Note 2 to state that the entire property lies within an unshaded Zone X;
 - Revise the project benchmark to read "Manvel"; and



DEVELOPMENT SERVICES DEPARTMENT

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

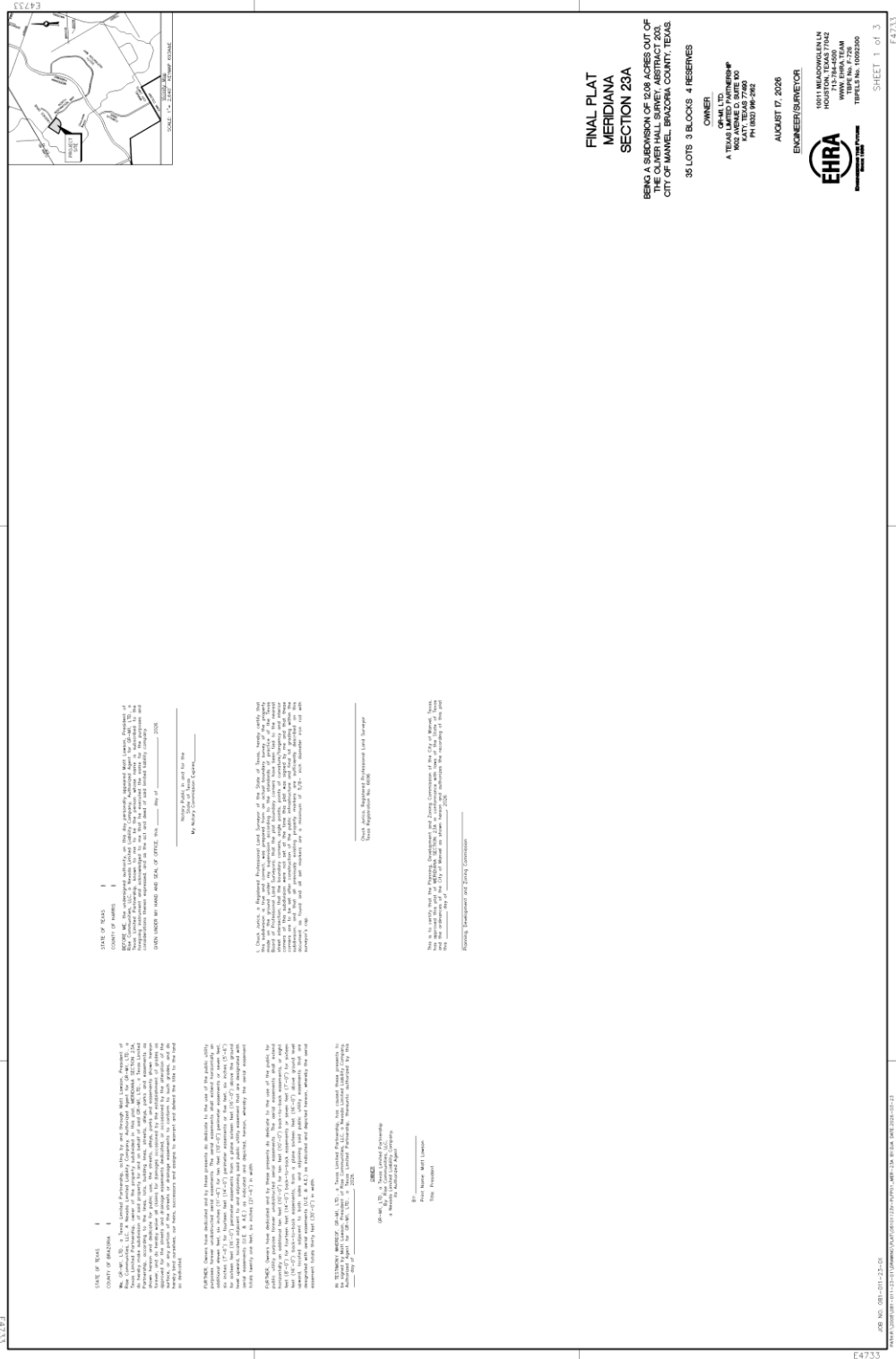
- c. Show all applicable floodplain boundaries, including the boundary between the shaded Zone X and Zone AE (Section 62-41(b)(12))
5. Please review the lot size table and revise the acreage shown for Lot 13, Block 2 (Section 62-41(b)(13)).
6. Please add a notation about the boundary closure calculations, the minimum of which shall be 1:15,000 (Section 62-41 (b)(14)).
7. Please add a note regarding maintenance bond (Section 62-41 (b)(18)).
8. Please add a notation that building permits will not be issued until all storm drainage improvements, which may include detention ponds, have been constructed (Section 62-41 (b)(23)).
9. Please provide a notation that the development regulations and City permits are required on all property (Section 62-41 (b)(29)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit





GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, a portion of the property lies within Unshaded Zone "X" (area determined to be outside the 0.2% chance annual floodplain).

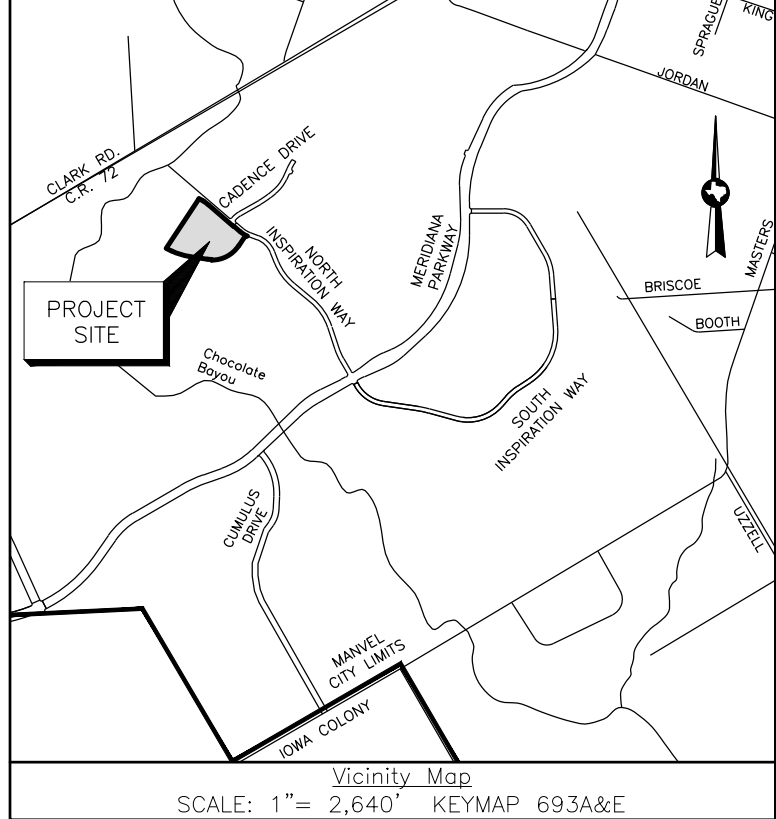
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA 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.
- B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
B.C.D.R. indicates Brazoria County Deed Records.
B.C. M.U.D. NO. 57 indicates Brazoria County Municipal District Number 57
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500".
NO. indicates Number.
P.A.E. indicates Permanent Access Easement.
PG. indicates Page.
P.O.B. indicates Point Of Beginning.
P.O.C. indicates Point Of Commencing.
P.U.E. indicates Public Utility Easement.
P.V.I. indicates Private
R.O.W. indicates Right-Of-Way.
R. indicates Radius.
RES. indicates Reserve.
SQ. FT. Square Feet.
S.S.E. indicates Sanitary Control Easement
STM.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↗ indicates change in street name.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
- The terms and conditions of Ordinance numbers 2026-0-13 of the City of Manvel, Texas dated May 18, 2026 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.
- This final plat will expire two (2) years after final approval by the Planning, Development and Zoning Commission, if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
- One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns or successors
- All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
- Percentage of lots 60' wide or less: 80%
- Percentage of lots 70' wide or greater: 11.43%

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 23A
BEING 12.08 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 12.08 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT AND CONVEYED TO GR-M1, RECORDED UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 12.08 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the southwest corner of North Inspiration Way (60 feet wide based on the plat North Inspiration Way Phase One as recorded under B.C.P.R. No. 2021007546), common to the north corner of the herein described tract;

- THENCE, South 49°15'36" East, continuing along a south line of said North Inspiration Way for a distance of 121.16 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the beginning of a tangent curve;
- THENCE, continuing along a south line of said North Inspiration Way, in a easterly direction along the arc of a curve to the left having a radius of 380.00 feet, an arc length of 113.11 feet, an angle of 17°03'15", and a chord bearing South 57°47'14" East, for a distance of 112.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve, common to the north corner of Meridiana Detention Reserve J-2 recorded under B.C.P.R. No. 2025009879;
- THENCE, South 74°48'16" West, with a north line of said Meridiana Detention Reserve J-2, for a distance of 35.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Meridiana Detention Reserve J-2;
- THENCE, South 33°18'33" West, continuing with a north line of said Meridiana Detention Reserve J-2 for a distance of 148.69 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Meridiana Detention Reserve J-2, they beginning of a tangent curve;
- THENCE, continuing with a north line of said Meridiana Detention Reserve J-2, in a westerly direction along the arc of a curve to the right having a radius of 440.00 feet, an arc length of 442.35 feet, an angle of 57°36'08", and a chord bearing South 62°06'37" West, for a distance of 423.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an angle corner of said Meridiana Detention Reserve J-2, and the end of curve;
- THENCE, North 00°54'41" East, for a distance of 10.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the begging of a non-tangent curve;
- THENCE, in a westerly direction along the arc of a curve to the right having a radius of 430.00 feet, an arc length of 54.76 feet, an angle of 07°17'49", and a chord bearing North 85°26'24" West, for a distance of 54.73 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, North 81°47'30" West, for a distance of 252.06 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a westerly direction along the arc of a curve to the right having a radius of 830.00 feet, an arc length of 255.72 feet, an angle of 17°39'11", and a chord bearing North 72°57'55" West, for a distance of 254.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of a curve;
- THENCE, North 64°08'20" West, for a distance of 85.55 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract;
- THENCE, North 33°23'17" East, for a distance of 819.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the northwest corner of the herein described tract and the beginning of a non-tangent curve;
- THENCE, in an easterly direction along the arc of a curve to the left having a radius of 205.00 feet, an arc length of 1.96 feet, an angle of 00°32'57", and a chord bearing South 64°17'02" East, for a distance of 1.96 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, South 64°33'30" East, for a distance of 43.64 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;
- THENCE, in a southerly direction along the arc of a curve to the right having a radius of 195.00 feet, an arc length of 31.40 feet, an angle of 09°13'32", and a chord bearing South 59°56'44" East, for a distance of 31.36 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for beginning of a compound curve;
- THENCE, continuing in a southerly direction along the arc of a curve to the right having a radius of 765.00 feet, an arc length of 81.08 feet, an angle of 06°04'22", and a chord bearing South 52°17'47" East, for a distance of 81.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;
- THENCE, South 49°15'36" East, for a distance of 450.60 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set;
- THENCE, North 40°44'24" East, for a distance of 5.00 feet to the POINT OF BEGINNING and containing 12.08 acres of land.



FINAL PLAT
MERIDIANA
SECTION 23A

BEING A SUBDIVISION OF 12.08 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

35 LOTS 3 BLOCKS 4 RESERVES

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

AUGUST 17, 2026

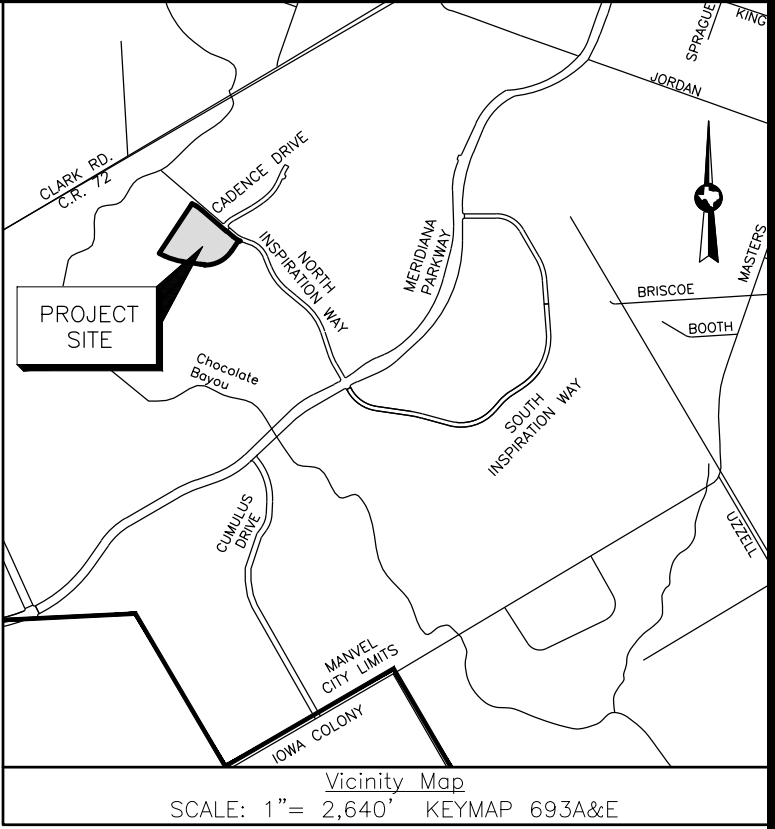
ENGINEER/SURVEYOR



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

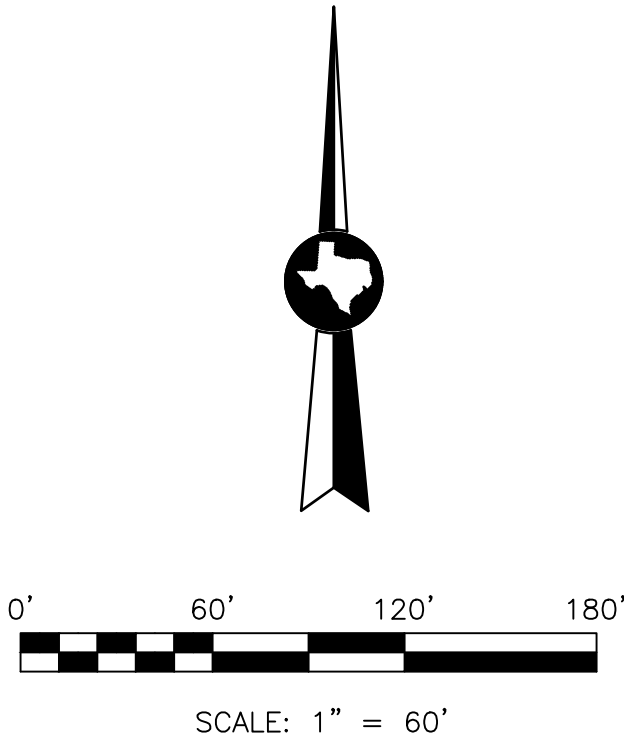
LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
2	1	7,088.16	55.00'
	2	7,095.00	55.00'
	3	7,074.91	55.14'
	4	10,459.97	55.00'
	5	16,879.45	55.00'
	6	12,099.55	55.00'
	7	7,527.11	55.08'
	8	7,535.00	55.00'
	9	7,535.00	55.00'
	10	7,535.00	55.00'
	11	7,535.00	55.00'
	12	7,455.70	55.00'
	13	589.73	55.00'
	14	14,427.26	55.00'
	15	6,884.22	55.21'
	16	6,985.00	55.00'
	17	6,985.00	55.00'
	18	6,985.00	55.00'
	19	6,985.00	55.00'
	20	6,985.00	55.00'
	21	6,890.07	55.22'
	22	12,194.93	55.00'
	23	10,287.57	55.00'
	24	8,625.09	55.00'
	25	8,483.59	55.00'
	26	8,472.83	55.00'
	27	8,465.49	55.00'
	28	8,883.40	59.55'
3	1	11, 845.05	96.88'
	2	8,329.50	61.70'
	3	8,329.50	61.70'
	4	10,320.77	72.20'
	5	9,104.19	73.57'
	6	8,451.00	62.60'
	7	11,076.79	81.97'

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	6,259	0.1437	B.C.M.U.D. NO. 57
B	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	13,119	0.3012	B.C.M.U.D. NO. 57
C	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	23,651	0.5430	B.C.M.U.D. NO. 57
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	10,790	0.2477	B.C.M.U.D. NO. 57
TOTAL		53,819	1.236	



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 49°15'36" E	121.16'
L2	S 74°48'16" W	35.51'
L3	S 33°18'33" W	148.60'
L4	N 00°54'41" E	10.00'
L5	N 64°08'20" W	85.55'
L6	S 64°33'30" E	43.64'
L7	N 40°44'24" E	5.00'
L8	S 33°18'33" W	169.94'
L9	N 65°47'53" E	5.97'
L10	N 07°56'10" W	4.57'
L11	N 83°04'32" E	9.42'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	380.00'	17°03'15"	113.11'	S 57°47'14" E	112.69'
C2	440.00'	57°36'08"	442.35'	S 82°06'37" W	423.96'
C3	430.00'	71°17'49"	54.76'	N 85°26'24" W	54.73'
C4	830.00'	17°39'11"	255.72'	N 72°57'55" W	254.71'
C5	205.00'	0°32'57"	1.96'	S 64°17'02" E	1.96'
C6	195.00'	9°13'52"	31.40'	S 59°56'44" E	31.36'
C7	765.00'	6°04'22"	81.08'	S 52°17'47" E	81.04'
C8	400.00'	64°53'57"	453.08'	S 65°45'32" W	429.25'
C9	800.00'	18°33'07"	259.04'	N 72°50'57" W	257.91'
C10	330.00'	11°54'06"	68.55'	N 57°17'20" W	68.43'
C11	50.00'	115°10'47"	100.51'	N 24°12'07" W	84.42'
C12	50.00'	97°21'07"	84.96'	N 82°03'50" E	75.10'
C13	50.00'	89°39'33"	78.24'	S 04°25'49" E	70.50'
C14	200.00'	57°48'33"	201.79'	S 69°18'14" W	193.34'
C15	380.00'	1°49'06"	12.06'	N 65°24'18" W	12.06'
C16	25.00'	82°11'42"	35.86'	S 74°24'24" W	32.87'
C17	430.00'	57°36'08"	432.30'	S 82°06'37" W	414.32'
C18	25.00'	82°34'09"	36.03'	S 07°58'31" E	32.99'
C19	370.00'	64°58'35"	419.60'	S 65°47'51" W	397.47'
C20	25.00'	89°55'21"	39.24'	N 36°45'11" W	35.33'
C21	25.00'	90°06'25"	39.31'	N 53°15'42" E	35.39'
C22	225.00'	60°10'48"	236.34'	N 68°13'31" E	225.61'
C23	25.00'	17°41'56"	7.72'	N 46°59'05" E	7.69'
C24	50.00'	126°08'01"	110.07'	N 07°13'57" W	89.15'
C25	25.00'	21°02'22"	9.18'	N 59°46'47" W	9.13'
C26	25.00'	21°02'22"	9.18'	N 38°44'25" W	9.13'
C27	50.00'	139°25'51"	121.68'	S 82°03'50" W	93.60'
C28	25.00'	21°02'22"	9.18'	S 22°52'06" W	9.13'
C29	25.00'	21°02'22"	9.18'	S 43°54'28" W	9.13'
C30	50.00'	157°15'31"	137.23'	S 24°12'07" E	98.04'
C31	25.00'	82°11'42"	9.18'	N 87°41'19" E	9.13'
C32	25.00'	90°00'00"	39.27'	S 36°47'30" E	35.36'
C33	25.00'	90°00'00"	39.27'	S 53°12'30" W	35.36'
C34	770.00'	18°33'07"	249.32'	N 72°50'57" W	248.23'
C35	300.00'	12°25'51"	65.05'	N 57°01'27" W	64.96'
C36	25.00'	89°39'33"	39.12'	S 04°25'49" E	35.25'
C37	175.00'	57°48'33"	176.57'	S 69°18'14" W	169.17'
C38	25.00'	115°10'47"	50.26'	N 24°12'07" W	42.21'
C39	25.00'	97°21'07"	42.48'	N 82°03'50" E	37.55'



GR-M1
CALLED 884.331 ACRES
B.C.C.F. NO. 2006035182

50-FOOT WIDE
COUNTY DRIVE EASEMENT
B.C.C.F. NO. 202035341

CADDISSE DRIVE
(60' R.O.W.)
FILE NO. 202043462 B.C.P.R.

20' SANITARY
SEWER EASEMENT
B.C.C.F. NO. 2026035171

FINAL PLAT MERIDIANA SECTION 23A

BEING A SUBDIVISION OF 12.08 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

35 LOTS 3 BLOCKS 4 RESERVES

OWNER

GR-M1, LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 916-2162

AUGUST 17, 2026

ENGINEER/SURVEYOR



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

BENCHMARK:
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MERIDIANA, 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, S-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

FUTURE
MERIDIANA
SECTION 23B
CALLED 884.331 AC
B.C.C.F. NO. 2006035182

BLOCK ①
RESERVE J-2
MERIDIANA DETENTION
RESERVE J-2
B.C.C.F. NO.2025009879

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-3	50.0
EXISTING ELEVATION INFORMATION	
NATURAL GROUND	ELEVATION
1% ANNUAL CHANCE FLOOD	48.0
0.2% ANNUAL CHANCE FLOOD	47.4
	47.7

Land Use Table		
Use	Gross Area	%
Single Family (SF)	+/- 913 Ac.	52%
Garden Home (GH)	+/- 59 Ac.	3%
Patio Home (PH)	+/- 88 Ac.	5%
Townhome (TH)	+/- 35 Ac.	2%
Village Center (VC)	+/- 38 Ac.	2%
Commercial (C)	+/- 15 Ac.	1%
Institutional (I)	+/- 70 Ac.	4%
Rights-of-Way*	+/- 96 Ac.	5%
Parks & Open Space (P-OS)	+/- 457 Ac.	26%
Drill Site		
Totals	+/- 1,771 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

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

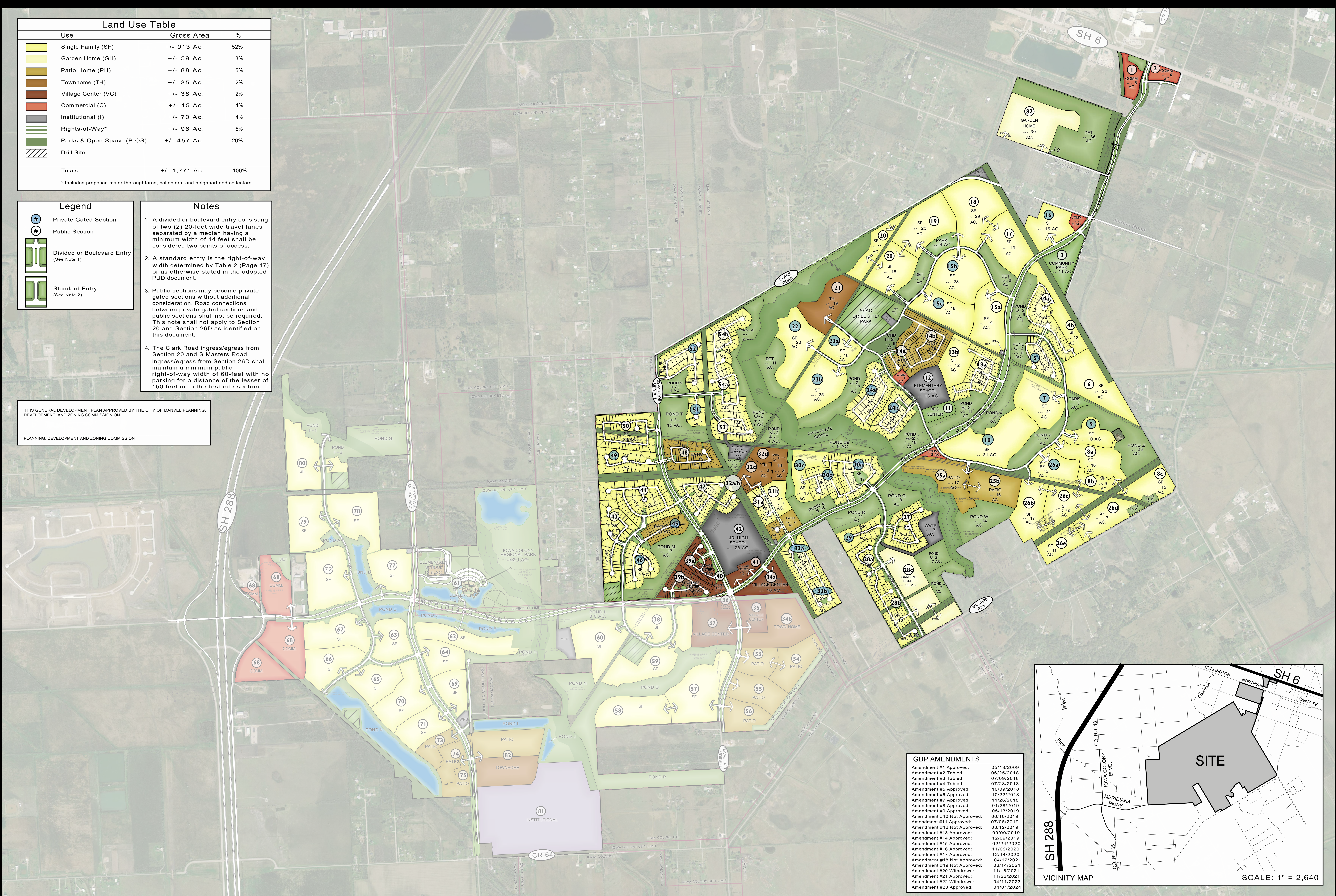
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

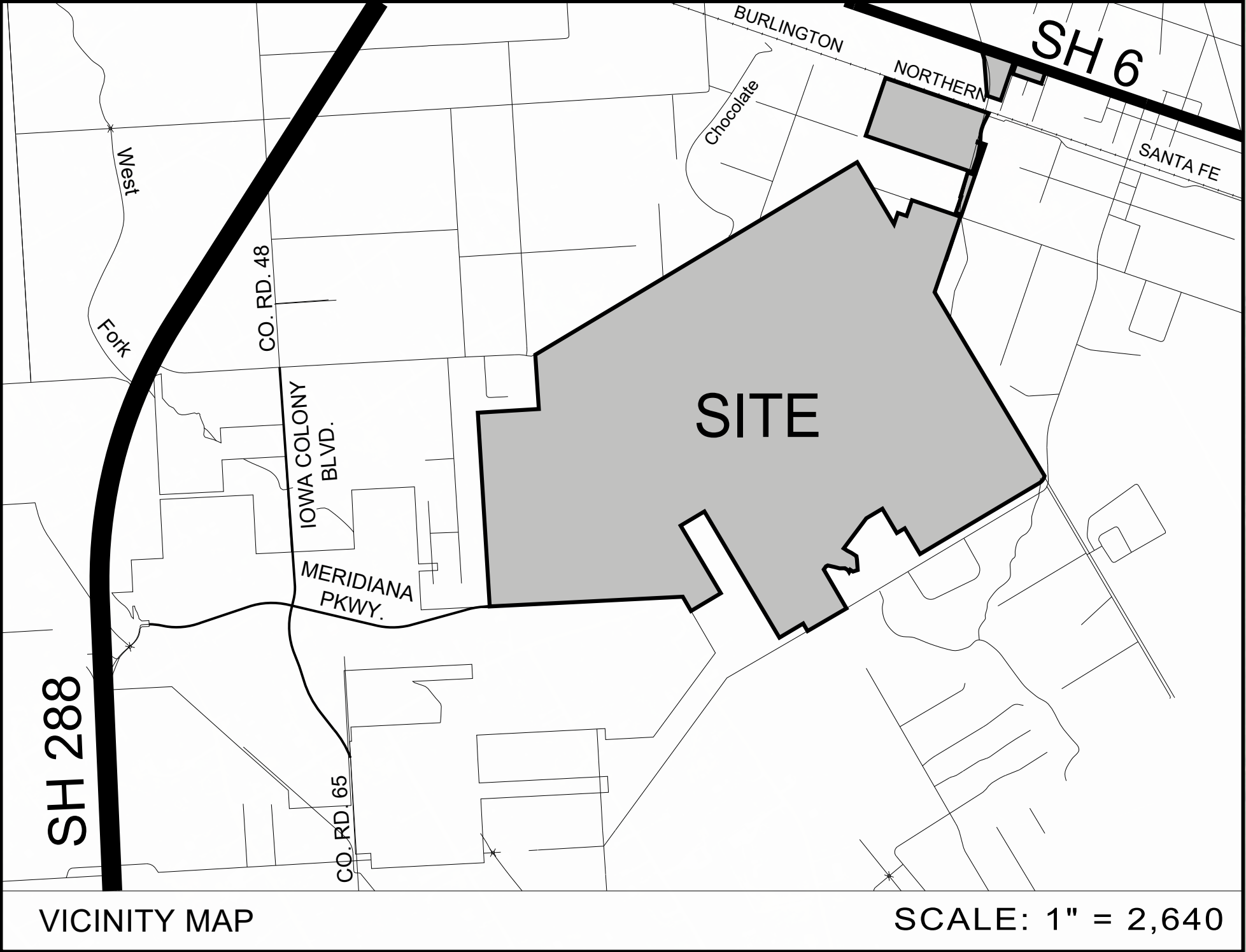
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment #10 Not Approved:	06/10/2019
Amendment #11 Approved:	07/08/2019
Amendment #12 Not Approved:	08/12/2019
Amendment #13 Approved:	09/09/2019
Amendment #14 Approved:	12/09/2019
Amendment #15 Approved:	02/24/2020
Amendment #16 Approved:	11/09/2020
Amendment #17 Approved:	12/14/2020
Amendment #18 Not Approved:	04/12/2021
Amendment #19 Not Approved:	06/14/2021
Amendment #20 Withdrawn:	11/16/2021
Amendment #21 Approved:	11/22/2021
Amendment #22 Withdrawn:	04/11/2023
Amendment #23 Approved:	04/01/2024





MANVEL

PD&Z / CITY COUNCIL

DATA SHEET

TOPIC:	Subdivision variance request for Primrose Development (an approximate 166.5-acre tract of land with an approved Master Plan), seeking to vary the following requirements of Chapter 62, Section 111 <i>Additional Street requirements (c)</i> , and Section 113 <i>Sidewalks</i> .
---------------	--

DATES:	☒ 9/14/2026 : PDZ recommendation to City Council. ☐ 9/21/2026 : City Council Action and approval of a Development Agreement.
---------------	--

BACKGROUND:

- Primrose is an approximate 166.5-acre master-planned development located within the City of Manvel's Extraterritorial Jurisdiction (ETJ). The Master Plan Amendment No. 2 for primrose was approved by City Council in July 2026.
- Primrose is generally located along the south side of Rodeo Palms Parkway, east of County Road 48, and adjacent to the Avellino Subdivision to the east and north.
- The development proposes residential lots with a minimum lot width of 60 feet and a minimum lot area of 6,300 square feet.
- The development includes detention areas, thoroughfare and collector Right-of-Way (ROW) dedications, parkland, pipeline easements, landscape buffers, and open space.
- The property is located within Brazoria County MUD No. 47.
- The Preliminary Plat for Primrose Detention Phase 2 has been submitted and is included on tonight's agenda for consideration.
- The proposed plat includes a portion of Rodeo Drive along the north side of the property.

PROJECT HISTORY

- The City's previously adopted Major Thoroughfare Plan identified Rodeo Drive as an 80-foot-wide collector ROW extending south from Rodeo Palms Parkway to SH 6, passing through Foxtail Palms and Manvel Town Center, and extending west to connect with Kirby Drive.
- Foxtail Palms has already constructed the portion of Rodeo Drive located within the Foxtail development. The portion of Rodeo Drive located within the Manvel Town Center has also been dedicated by plat.
- At the time of approval of the Primrose Master Plan Amendment No. 2, the Major Thoroughfare Plan had been updated. Rodeo Drive was subsequently reclassified as a local street with a 60-foot-wide ROW and is no longer identified as a major thoroughfare or collector on the City's Major Thoroughfare Plan.
- The portion of Rodeo Drive within the Manvel Crossing development is proposed to be platted and constructed by BCS Manvel LLC as part of Section 1.
- The portion of Rodeo Drive within the Primrose development is proposed to be platted as part of Primrose Detention Phase 2, which is included on tonight's agenda for consideration.
- The Primrose developer owns the full width of the proposed Rodeo Drive ROW along the portion immediately adjacent to the Primrose development and owns only the southern half of the ROW along the remaining portion. The variance request pertains to the portion of Rodeo Drive where the developer owns only the southern half of the proposed ROW.



MANVEL PD&Z / CITY COUNCIL DATA SHEET

APPLICANT'S JUSTIFICATION

The applicant states:

- The developer owns only the southern half of the future 60-foot ROW, limiting the developer's ability to construct the full roadway within the available ROW.
- Rodeo Drive is currently classified as a local street and is no longer identified as a major thoroughfare or collector on the City's Major Thoroughfare Plan. Constructing only approximately 14 feet of pavement would not provide a practical or functional local street and could create operational and safety concerns.
- Construction within the existing ROW would require coordination with the adjacent property owner to obtain a construction easement for access beyond the developer's property.
- Constructing the roadway to the property line could create grading and drainage challenges and may require clearing or improvements on the adjacent property.
- These circumstances make partial construction of the roadway impractical until the adjacent property is developed and the full ROW can be constructed.

CURRENT ORDINANCE REQUIREMENTS

Under Sections 62-111 and 62-113 of the City's current ordinance, developers are required to construct one-half of all abutting roads, including concrete pavement, curb, gutter, and sidewalk improvements, in accordance with City standards.

VARIANCE REQUEST

As part of the proposed development, the applicant, Ashley Waggoner of EHRA Engineering, representing KL LB BUY 5 LLC, has proposed the following:

- Dedicate, plat, and construct the approximately 660-foot segment of Rodeo Drive immediately east of the subject area where the developer owns the full width of the ROW.
- Dedicate and plat, but defer construction of, the approximately 660-foot segment of Rodeo Drive where the developer owns only the southern half of the ROW, including the associated sidewalk improvements, and allow the required funds to be placed in escrow in lieu of immediate construction.

Note: Approval of the requested variance is required for approval of the Preliminary Plat for Primrose Detention Phase 2. The approved Master Plan Amendment No. 2 and proposed Preliminary Plat are attached.

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

- Special Circumstances: While the applicant does not own the entire proposed 60-foot ROW along the approximately 660-foot segment of Rodeo Drive, this condition does not appear to be unique to the subject property. Each developer is responsible for the roadway improvements associated with its respective development. BCS Manvel LLC will construct the portion of Rodeo Drive within Manvel Crossing, and the Primrose developer is proposing to construct the portion where it owns the full width of the ROW. Based on these circumstances, staff does not find that the applicant has demonstrated a unique condition of the property that warrants deferring the required roadway and sidewalk improvements.



MANVEL PD&Z / CITY COUNCIL DATA SHEET

- Strict Enforcement: Strict application of the ordinance would not deprive the applicant of reasonable property rights. Strict application of Sections 62-111 and 62-113 would require the applicant to construct the required roadway and sidewalk improvements associated with its development. Although the applicant does not own the entire ROW along the approximately 660-foot segment, the applicant is proposing to dedicate and plat the ROW, and the roadway is anticipated to be constructed incrementally by the respective developers as development occurs. Requiring the applicant to construct the improvements at this time would be consistent with the City's current subdivision requirements and would ensure that the improvements are addressed as part of the current development rather than deferred to a later date.
- Impact on Public Welfare: Granting the variance would defer construction of the required roadway and associated sidewalk improvements. Requiring construction as part of the current development would support the City's objective of providing a continuous and functional roadway network and ensuring that required infrastructure is constructed in conjunction with development. Since the respective portions of Rodeo Drive are anticipated to be constructed by the surrounding developments as they proceed, requiring the applicant to construct its portion at this time would help advance the overall completion of the roadway. Staff therefore does not find sufficient justification to determine that granting the variance would be without a material impact on public welfare or property rights in the vicinity.

STAFF RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☒ Not Approval

Staff is not recommending approval of this variance request to Sections 62-111 and 62-113 of the City's current ordinance.

(Staff's recommendation is primarily based on the principle that adequate pedestrian infrastructure and pedestrian safety are critical for quality development).

If the Commission / Council considers approval, the following conditions are recommended:

1. Funds shall be escrowed in lieu of construction of street and sidewalk within proposed Rodeo Drive rights-of-way along the northern boundary. The escrow amount shall be **\$204,775.00**, based on 660 linear feet at \$200 per linear foot per lane, plus 5% simple interest over 10 years (as determined and approved by the City Engineer). The escrow shall be deposited prior to Final plat approval.
2. The plat for the proposed development shall include a plat note specifying waiver of ROW dedication and escrow arrangement;
3. Master plan shall not be amended in the future to include non-residential use along Rodeo Drive.



MANVEL PD&Z / CITY COUNCIL DATA SHEET

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.

ATTACHMENTS:

Application Forms, Approved Master Plan Amendment No. 2, Letters of Requests, Vicinity Aerial Map, Zoning Map, Major Thoroughfare Plan Map.

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 ENGINEER APPROVAL _YES_

ZONING OFFICIAL APPROVAL _YES_

CITY MANAGER APPROVAL _YES_

**DEVELOPMENT SERVICES DEPARTMENT**

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

SUBDIVISION VARIANCE APPLICATION**SITE INFORMATION**

Project Name: Primrose Rodeo Drive Perimeter Road & Sidewalk Variance
Site Address or Legal Description: East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6
Parcel/Tax ID# (s): N/A Property Platted: YES ☐ NO ☒ N/A
Current Zoning: N/A Total Acreage: 166.5 Total Lots: 391
Project Description: Request to not construct perimeter street to its ultimate required criteria
(with sidewalk) based on surrounding site conditions and instead pay fee in lieu.

OWNER & APPLICANT INFORMATION

Applicant Name: Ashley Waggoner Company Name: EHRA
Address: 10011 Meadowglen Lane City: Houston State: TX Zip: 77042
Phone #: 713-784-4500 Email: awaggoner@ehra.team
Owner Name: KL LB BUY 5, LLC Company Name: KL LB BUY 5, LLC
Address: 850 New Burton Road, Suite 201 City: Dover State: DE Zip: 19904
Phone #: 713-784-4500 Email: awaggoner@ehra.team

SUBDIVISION VARIANCE INFORMATION

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

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

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

Are there special circumstances or conditions affecting the property?

Yes - see variance request letter for complete details.

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

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



DEVELOPMENT SERVICES DEPARTMENT

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

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

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

See variance letter for complete details.

DISCLAIMER & SIGNATURE

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

Ashley Waggoner

August 17, 2026

Applicant Signature

Date



DEVELOPMENT SERVICES DEPARTMENT

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Ashley Waggoner

August 17, 2026

Applicant Signature

Date



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

KL LB BUY 5 LLC

Owner Name

6900 E. Camelback Rd., Suite 800

Owner Address

Scottsdale, AZ 85251

Owner City, State Zip

August 12th, 2026

Date

Development Services Department
20025 Highway 6
Manvel, TX 77578

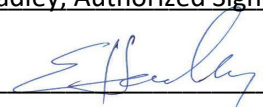
Dear City of Manvel Development Services,

I, KL LB BUY 5 LLC, certify that I am the owner of the project property located at East of C.R. 48, south of Rodeo Palms Parkway, and north of S.H. 6 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 Ashley Waggoner with the company EHRA Engineering (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at (480) 447-8044 cynthia.kingsbury@kllara.com if you have any questions.

Sincerely,

Owner Name Ed Hadley, Authorized Signatory

Owner Signature 

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
- 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.
- 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.
- 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.
- This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
- A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.

- 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.
- 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.
- 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

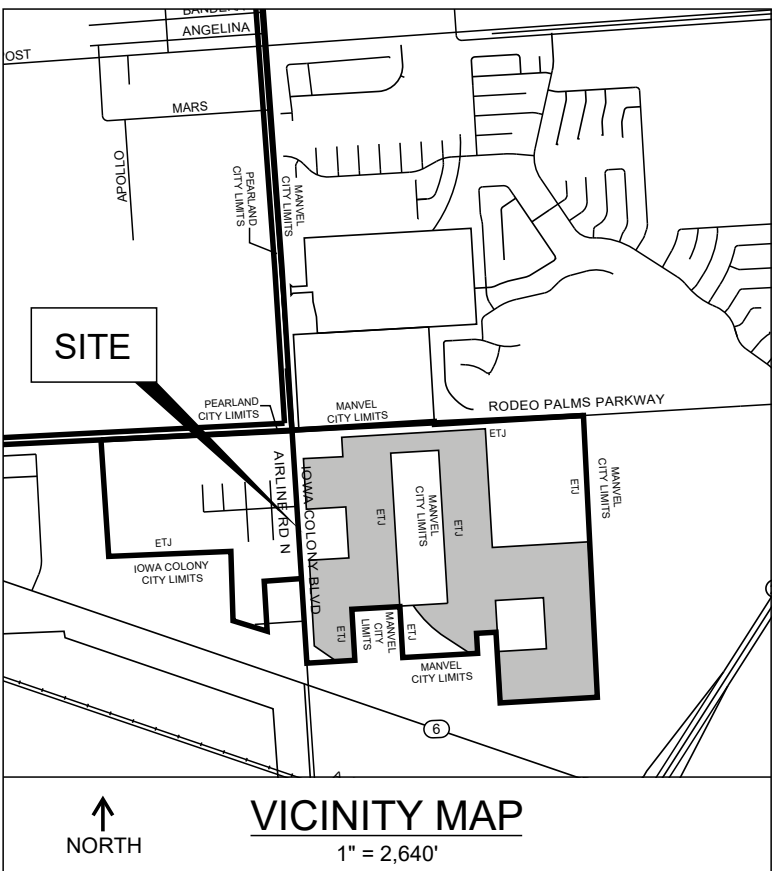
KL LB BUY 5, LLC
850 New Burton Road, Suite 201
Dover, Delaware 19904
Phone: 713-784-4500

BENCHMARK(S):

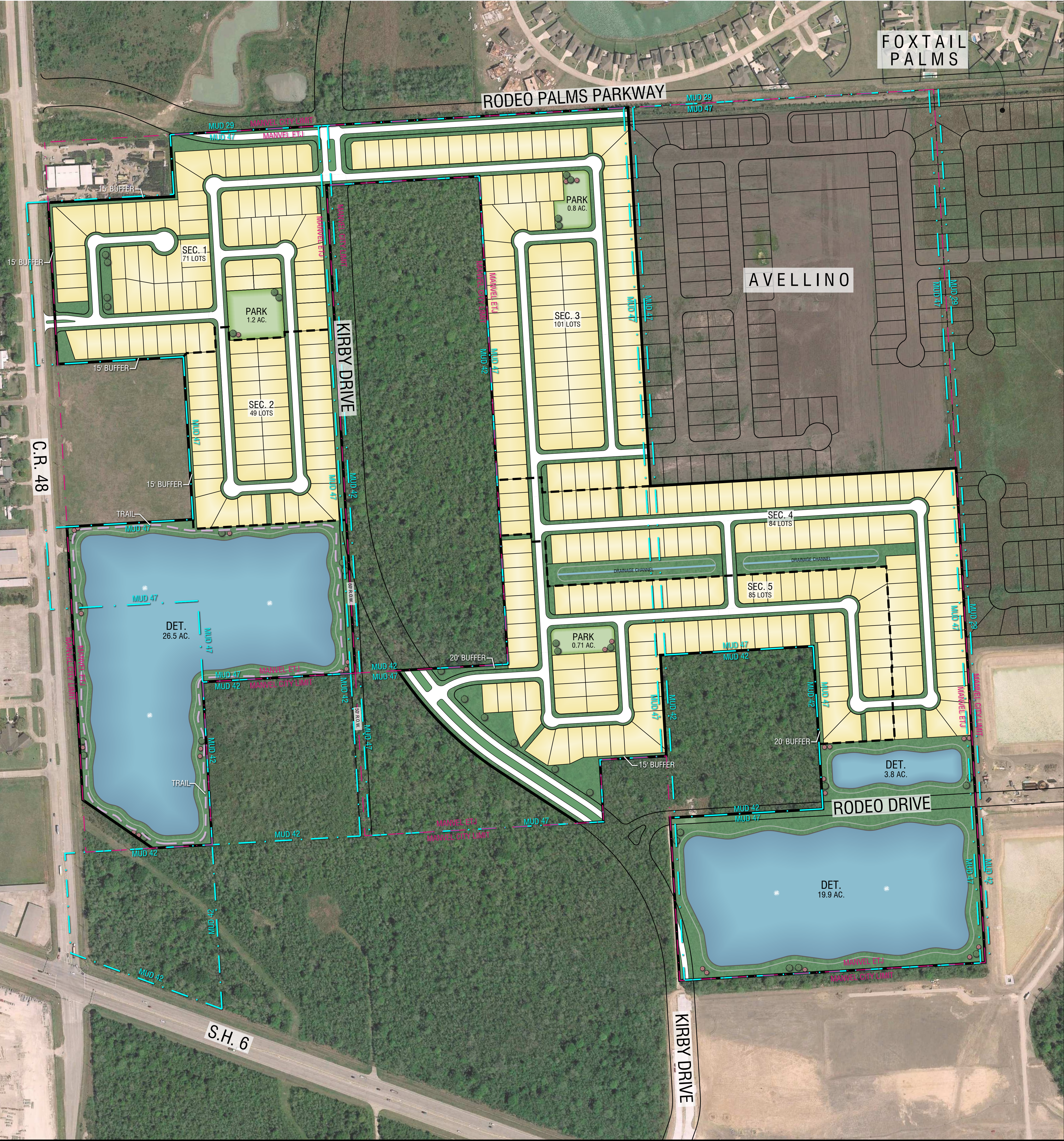
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

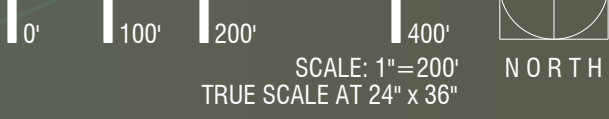


Primrose: Master Plan Amendment #2

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.

August 17, 2026

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

Re: **Primrose Subdivision Variance Request** - To allow monetary contribution to the City of Manvel for the future development of a sidewalk and local street in lieu of street and sidewalk development.

Mr. Abraham,

On behalf of KL LB Buy 5, and Beazer Homes (the owner and developer of Primrose), a variance is requested from the City of Manvel's subdivision ordinance, Sec. 62-111 and Sec. 62-113 to allow for monetary contribution in lieu of sidewalk and street pavement construction based on the standards established in Section 62.5(a) of Chapter 2 of the City of Manvel Code of Ordinances.

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

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

Primrose is a 167-acre single-family development located on Manvel's northwest side, outside the City limits. The City approved the Master Plan and associated variances in early 2025, followed by Master Plan Amendment No. 1 in February 2026 and Master Plan Amendment No. 2 in July 2026. This variance request addresses approximately 660 feet of future Rodeo Drive within the Primrose development.

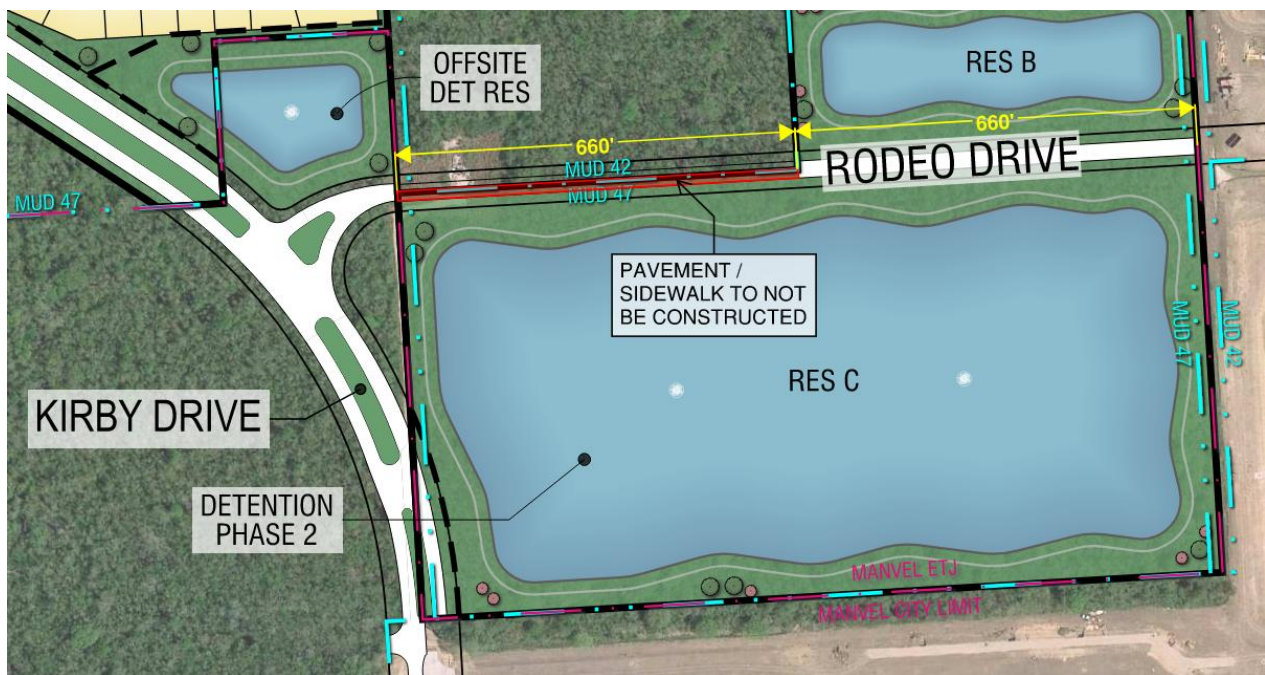
Along this portion of Rodeo Drive, the developer owns only the southern half of the future 60-foot right-of-way, limiting construction to approximately 14 feet of pavement. While partial roadway construction may be feasible for a major thoroughfare or collector due to their greater pavement widths, Rodeo Drive is currently classified as a local street and is no longer identified as a major thoroughfare or collector on the City's Major Thoroughfare Plan. Constructing only approximately 14

feet of pavement would not provide a practical or functional local street and could create operational and safety concerns.

Constructing the roadway within the existing right-of-way would also require coordination with the adjacent property owner to obtain a construction easement for access beyond the developer's property. In addition, constructing the roadway to the property line would create grading and drainage challenges and could require clearing or other improvements on the adjacent property. These circumstances make partial construction of the roadway impractical until the adjacent property is developed, and the full right-of-way can be constructed.

The developer will construct the approximately 660-foot segment of Rodeo Drive immediately east of the subject area, where the developer owns the full width of the right-of-way. Therefore, the requested variance is limited to the 660-foot segment where the developer does not own the entire right-of-way.

Extent of Variance Application



The developer requests to satisfy the roadway and associated sidewalk requirements for the 660-foot segment through payment of fee in lieu of construction. The fee would be based on the cost of constructing one-half of a local street and a 5-foot sidewalk along the south side of future Rodeo Drive. These funds could then be applied toward full roadway construction when the adjacent tract develops, and the remaining right-of-way becomes available.

Granting the variance will not adversely affect the public welfare or adjacent properties. Instead, the proposed fee-in-lieu approach will avoid construction of an impractical partial roadway, address the current right-of-way limitations, and preserve funding toward the eventual construction of the full roadway when the adjacent property develops.

The variance request from Sections 62-111 and 62-113 includes:

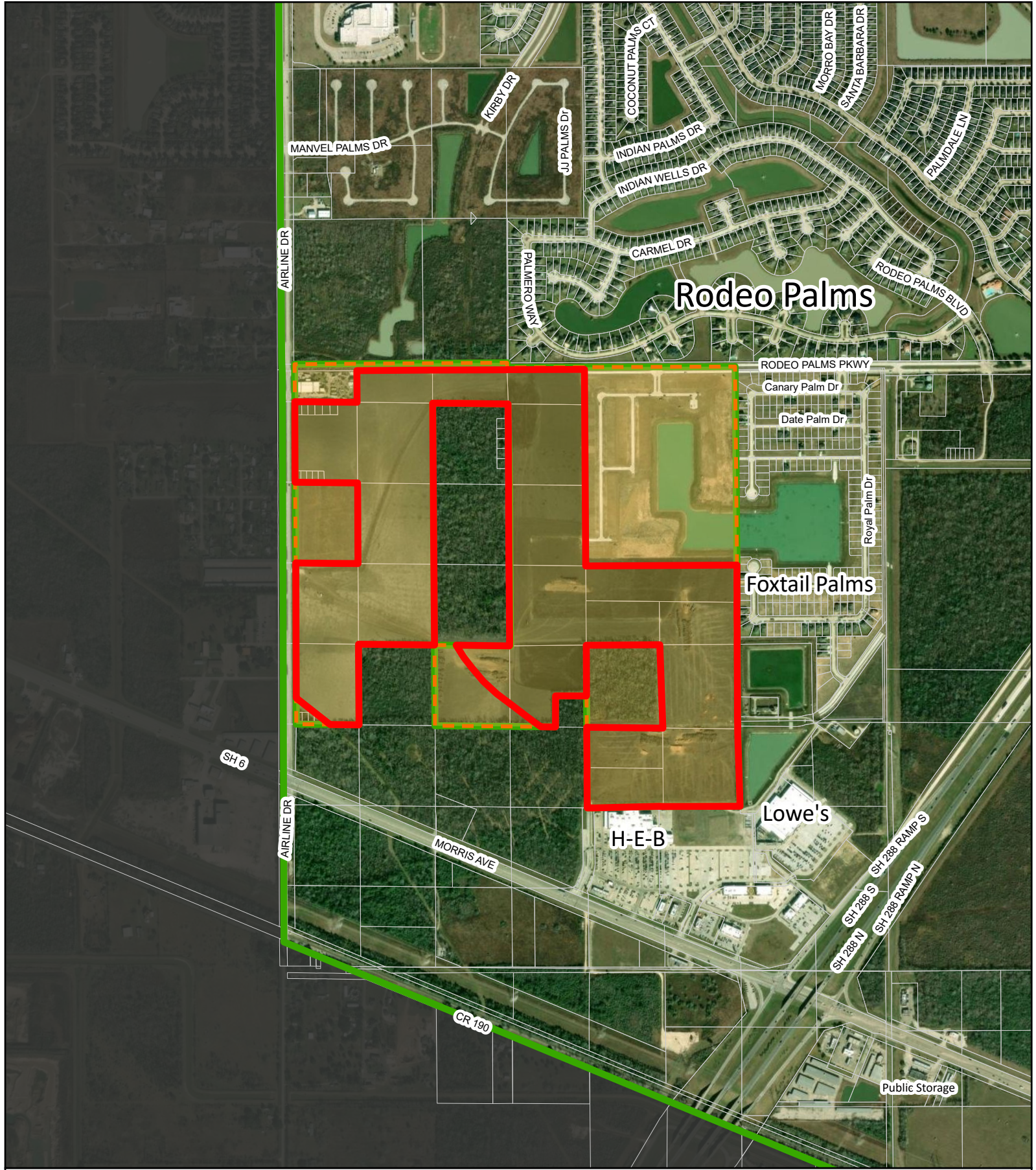
1. Funding ~660' of 5' sidewalk per City standards.
2. Funding ~660' of half a local street per City standards.

Please let me know if I can answer any questions or provide any additional information to support Staff's efforts to present this to the Planning, Development, and Zoning Commission or the City Council.

Thank you,



Ashley Waggoner, AICP
Assistant Project Manager | Planning & Visioning
EHRA

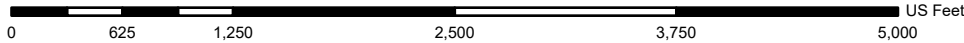


Primrose Subdivision

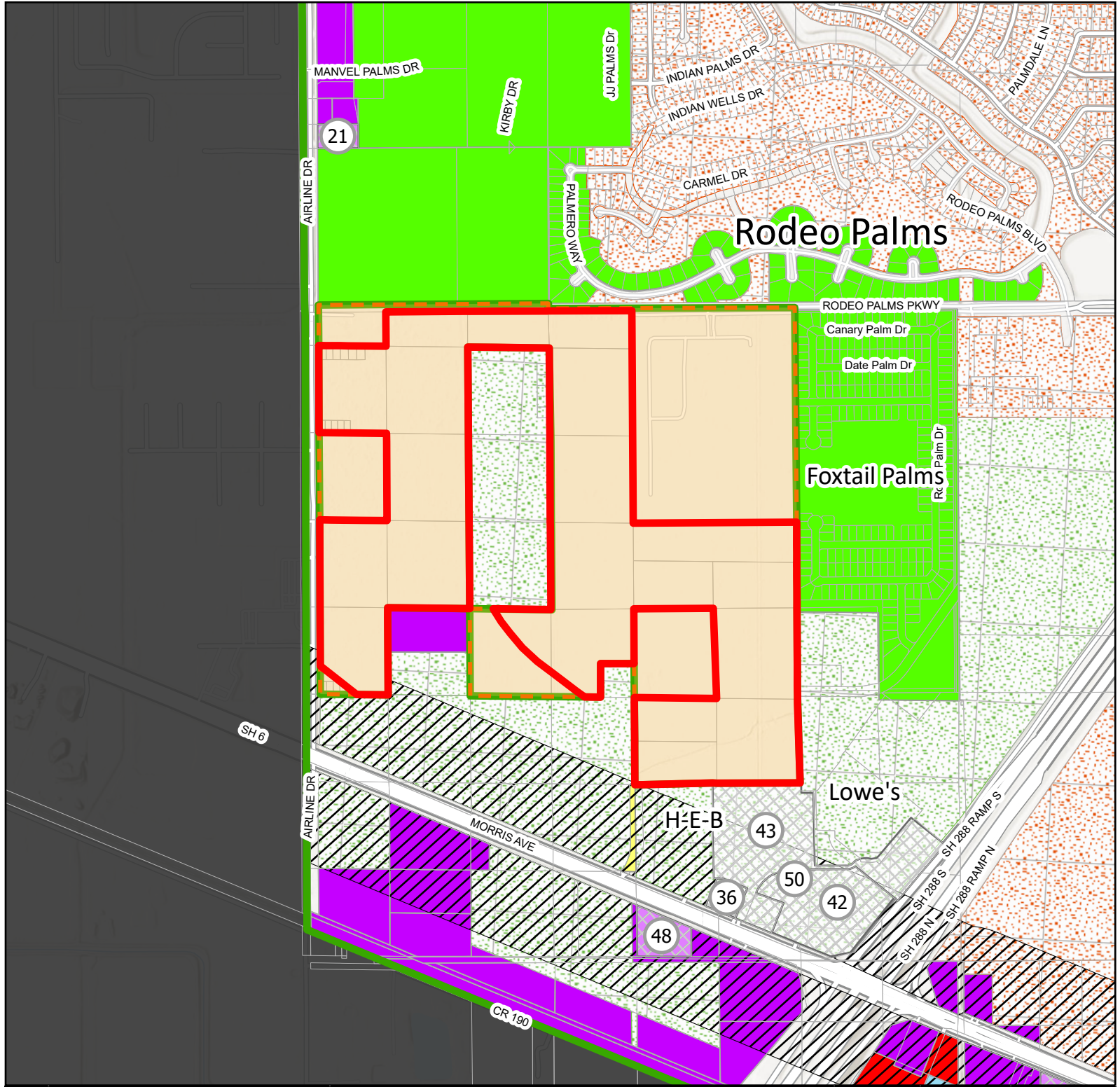
-  Target
-  Development Agreement Signed
-  Release From ETJ
-  ETJ
-  City of Manvel City Limits
-  Parcels



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



Date: August 2026
Reference: 2026057
Data Source: City of Manvel, Brazoria County Open Data



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
21	5725 COUNTY ROAD 48	NAICS USE 8111111 GENERAL AUTOMOTIVE REPAIR AND USE 811121 AUTOMOTIVE BODY PAINT AND INTERIO REPAIR AND MAINTENANCE	2018-O-27	8/6/2018	LC
36	17205 Highway 6/ Morris Ave	NACIS USE OFFICE OF DENTISTS	2023-O-15	3/20/2023	PUD/SH6-SUP
42	21708 Highway 288	NAICS USE 621493 "Ambulatory Health Care Services"	2024-O-17	5/6/2024	PUD/SH6-SUP
43	17221 State Highway 6, Suite 103	NAICS USE 812113 "Nail Salon"	2024-O-25	7/1/2024	PUD/SH6-SUP
48	Along the southern side of State Highway 6, the second parcel of land to the west of the Chevron Gas Station located at 17230 Highway 6	NAICS use 811192 "Car Washes"	2025-O-27	10/20/2025	LC/SH6-SUP
50	17315 Highway 6 Suite 101	NAICS use 621111 "Offices of physicians (except mental health specialists)"	2025-O-23(2)	9/15/2025	PUD/SH6-SUP

Primrose Subdivision



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

Legend:

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

Scale: 0 625 1,250 2,500 3,750 5,000 US Feet

North Arrow: N, S, E, W

Date: August 2026
Reference: 2026057
Data Source: City of Manvel, Brazoria County Open Data



MANVEL PD&Z / CITY COUNCIL DATA SHEET

TOPIC:	Valencia PUD Annual Progress Report <i><u>This is not an action item. Presentation only.</u></i>
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DATES:	☒ 9/14/2026 : PDZ. ☐ 9/21/2026 : 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. Hillwood 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
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PD&Z RECOMMENDATION: Presentation only

ATTACHMENTS: Progress report.

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL _NA_ ZONING OFFICIAL APPROVAL _NA_ CITY MANAGER APPROVAL _NA_
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Annual Progress Update



August 31, 2026

Community Overview:

[Valencia by Hillwood Communities](#) is a 457-acre master-planned community that will feature 977 homes at buildout. Since the community's PUD was originally approved in 2021, Hillwood and our builders have invested more than \$100 million in infrastructure, parks, amenities, and residential construction within Valencia. To date, the community includes 90 acres of lakes and open space, 6.5 miles of walking trails with more than 8 miles planned at buildout, and 3.3 miles of roadways included on the City's Major Thoroughfare Plan.

Valencia features four builders—Perry Homes, Pulte Homes, Coventry Homes, and Beazer Homes—across four lot programs: 45', 50', 60', and 70' lots. As of August 2026, Valencia's builders have achieved 336 home sales at an average sales price of approximately \$528,000. Homes within the community average approximately 2,859 square feet, and as of August 31, 2026, Valencia is home to 266 residents.

In 2026, Hillwood proudly opened Valencia's primary amenity center, Orchard House. Situated on a three-acre site overlooking the lake, Orchard House features an indoor resident lounge, two pickleball courts, an infinity-edge pool, turf event lawn, picnic areas, playground, a half-mile trail loop around the lake, and an office for Valencia's on-site HOA manager. Hillwood is also excited to add a slide to the Orchard House playground in early 2027.

Hillwood is currently constructing two additional neighborhood parks, The Peel and Citrus Circuit. The Peel is designed for Valencia's youngest residents and will feature low-to-the-ground climbing structures, a farmers market and straw maze for imaginative play, swings, shade structures, and picnic tables. Citrus Circuit will feature outdoor fitness equipment, a frisbee-inspired playground structure, swings, a dry creek bed for nature play, shade structures, hammocks, and an open lawn area. Both parks are expected to be completed in November 2026.

A majority of Hillwood's major infrastructure construction within Valencia is now complete. The remaining planned improvements include Section 12, consisting of 59-50' lots; Section 17, consisting of 29-50' lots; approximately 700 feet of remaining Charlotte Street construction; two additional lanes of Del Bello Boulevard; and Phase 2 of the regional lift station. These remaining infrastructure projects are anticipated to be completed by the third quarter of 2028.

Home Sales and Construction:

As of August 31, 2026, Valencia is home to 266 residents. The community achieved 177 home sales in 2025 at an average sales price of approximately \$525,000. Year-to-date in 2026, Valencia has achieved 95 home sales at an average sales price of approximately \$542,000, representing continued demand and increasing home values within the community.

Demographic data collected from Valencia homebuyers also provides insight into the families choosing to call the community home. Approximately 10% of buyers are under the age of 30, 47% are between 31 and 40 years old, and 24% are between 41 and 50 years old. Approximately 65% of Valencia buyers have children, while only 35% are first-time homebuyers.

Valencia has also attracted a significant number of buyers employed in the medical field, with approximately 30% of homebuyers identifying healthcare or medicine as their profession. This highlights Valencia's accessibility to the Texas Medical Center and the broader Houston employment market and reinforces Manvel's growing appeal as a residential destination for professionals and families.

<u>Section</u>	<u>Vacant Lots</u>	<u>Under Construction</u>	<u>Completed Home</u>	<u>Total Lots</u>
Valencia Section 1	0	0	38	38
Valencia Section 2	0	15	31	46
Valencia Section 3	22	8	45	75
Valencia Section 4	24	4	40	68
Valencia Section 5	37	1	52	90
Valencia Section 6	14	0	13	27
Valencia Section 7	1	0	48	49
Valencia Section 8	22	14	20	56
Valencia Section 9	32	4	26	62
Valencia Section 10	34	7	10	51
Valencia Section 11	53	0	0	53
Valencia Section 13	51	17	0	68
Valencia Section 14	85	5	0	90
Valencia Section 15	46	9	0	55
Valencia Section 16	33	9	19	61
Valencia Total	454	93	342	889

Infrastructure Status:

Please reference Exhibits for project locations.

As civil construction within Valencia nears completion, much of Hillwood's focus has shifted toward completing the community's parks, landscaping, and remaining amenity improvements. The primary infrastructure projects still remaining include Section 12, Section 17, the eastern extension of Charlotte Street, the Del Bello Boulevard expansion, and Phase 2 of the regional Valencia lift station. These final projects are expected to be completed by the third quarter of 2028.

The construction schedules for Sections 12 and 17 will be driven in part by sales velocity and the builders' existing supply of finished lots within the community.

Many of Valencia's completed infrastructure projects are also progressing through their two-year warranty periods. Contractors are addressing final punch-list items before those improvements receive final acceptance and are turned over to the City of Manvel.

Project	Manvel	Initial Acceptance Manvel	Status
Lake "A"	10/5/22	10/21/24	2-year warranty expires 10/21/26. LJA plans a warranty inspection in early September.
Lake "B"	9/13/23	10/7/24	2-year warranty expires 10/7/26. LJA plans a warranty inspection in early September.
Lake "C"	10/5/22	1/16/24	Initial acceptance complete.
Lake "D"	4/4/23	2/20/24	Initial acceptance complete.
Lake "G"	4/10/24	3/17/25	2-year warranty expires 3/17/27.
Lake "H"	7/3/24	5/5/25	2-year warranty expires 5/5/27.
Lake "I"	6/20/24	8/4/25	2-year warranty expires 8/4/27.
Comm Lake	11/15/23	10/7/24	2-year warranty expires 10/7/26. plans a warranty inspection in early September.
Channel Expansion	10/22/24	6/16/25	2-year warranty expires 6/16/27.
Lake "J" & Lake "B" Expansion – Ph 2	5/19/26		Plans are fully approved. Project will bid with Section 17 and Charlotte Segment E.
Pollard Seg. A & Del Bello Seg A	11/6/23	11/4/24	2-year warranty expires 11/4/26.
Dogwood Seg. A	1/25/24	2/3/25	2-year warranty expires 2/3/27.
Dogwood Seg. B	7/1/24	2/2/26	2-year warranty expires 2/2/28.
Charlotte Seg. B&C	6/5/24	7/7/25	2-year warranty expires 7/7/27.
Pollard Seg D.	4/2/25	4/6/26	2-year warranty expires 4/6/28.
Charlotte Seg D & Dogwood Seg C	9/8/25	8/17/26	2-year warranty expires 8/17/28.

Charlotte Seg E	5/19/26		Plans are fully approved. Project will bid with Section 17 and the lake projects.
Lift Station – Ph 1	5/15/23	9/15/25	2-year warranty expires 9/15/27.
Force Main – Ph 1	10/10/23	7/15/24	Initial acceptance complete.
Sec. 8	12/11/23	11/18/24	2-year warranty expires 11/18/26.
Sec. 9	12/11/23	11/18/24	2-year warranty expires 11/18/26.
Sec. 10	9/10/24	5/5/25	2-year warranty expires 5/5/27.
Sec. 11	7/25/24	6/1/26	2-year warranty expires 6/1/28.
Sec. 12	2/7/25		Manvel approval expires 2/7/27. Project will be re-bid later.
Sec. 13	1/15/25	2/2/26	2-year warranty expires 2/2/28.
Sec. 14	4/7/25	2/2/26	2-year warranty expires 2/2/28.
Sec. 15	1/15/25	2/2/26	2-year warranty expires 2/2/28.
Sec. 16	6/20/24	4/21/25	2-year warranty expires 4/21/27.
Sec. 17			Plans resubmitted to Manvel with comments addressed.

Valencia Highlights and Articles:

We will use this section as a project timeline and to recap any milestones

- May 17, 2022 - [Valencia Ground Breaking Ceremony](#)



- December 2023 – Valencia sells 15-acres to Alvin Independent School District for the construction of a future elementary school. [Alvin ISD's \\$380.1M bond passes in November 2024 election.](#)

- March 2024 – First Model Home Opens in Valencia



- August 23, 2024 – Hwy. 6 to SH-288 Connection Opened Through Pollard Boulevard and Del Bello Boulevard.



- October 26, 2024 – [Valencia in Manvel Celebrates Grand Opening with Family Event](#)





- January 7, 2025 - Construction on Orchard House begins.



- April 1, 2026 – Hillwood and Northern Brazoria County Chamber of Commerce welcome 100 area realtors to the grand opening of Orchard House

















MANVEL PD&Z / CITY COUNCIL DATA SHEET

TOPIC:	Manvel Town Center PUD Annual Progress Report <i><u>This is not an action item. Presentation only.</u></i>
---------------	---

DATES:	☒ 9/14/2026 : PDZ. ☐ 9/21/2026 : City Council
---------------	---

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. The Weitzman Group 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
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PD&Z RECOMMENDATION: Presentation only

ATTACHMENTS: Progress report.

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

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL _NA_ ZONING OFFICIAL APPROVAL _NA_ CITY MANAGER APPROVAL _NA_
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MANVEL TOWN CENTER

ANNUAL PUD PROGRESS REPORT



2026

weitzman®

DISTRICT OVERVIEW

	Approximate Acres
Developed Acreage (a):	53
Acres Under Development (b):	13
Remaining Developable Acreage (c):	168
Undevelopable Acreage (d):	72
Total Approx Acres:	293

(a)	Represents land that is served with utilities and has commercial improvements constructed on site.
(b)	Represents commercial improvements currently under construction on land that is served with utilities
(c)	Represents land that will most likely be developed for mixed use commercial in the Future..
(d)	Includes street right-of-way, detention ponds, drainage easements, and District plant sites

CURRENT PUD MAP



WHAT'S CHANGED

Here are some quick updates on what's changed since last year...

01

RETAIL BUILDINGS

Retail building D & E located in the heart of the center are fully constructed and almost completely leased out.

02

NOW OPEN

Since our last update we have had 6 new tenants open for business, with 5 more expected to open by the end of the year.

03

PLAZA DESIGN

The Manvel Town Center Plaza has been completed and can be seen in the photo above.



Flight Photo - January 2025



Flight Photo - February 2026





RETAILED



FIRST WATCH
THE DAYTIME CAFE
COMING SOON





COMING SOON

RETAIL

RETAIL



COMING SOON



COMING SOON



TRIPLE PEPPER

川三椒

COMING SOON



2026 MILESTONES



Under Construction

- First Watch



Now Open

- Five Guys
- Memorial Hermann
- Dunkin Donuts
- Gyro Hut
- Einstein Bros Bagel



Coming Soon

- PotBelly
- Iza Ramen
- Triple Pepper
- Le Petite Pediatric Dentistry

MANVEL: WHAT'S NEXT

- ▶ Primary categories we're targeting include pets, beauty, apparel, home décor, boutique fitness, family entertainment, and casual dining.
- ▶ Junior boxes remain a key focus for 2026. These spaces are ideal for high-demand categories and we're actively trading LOIs with national brands that elevate the overall tenant mix and drive consistent traffic for the entire center.
- ▶ Actively targeting top-performing casual and fast-casual restaurants to create a true dining hub that reflects Manvel's strong demographics and enhances evening/weekend traffic.

THANK YOU!

SEE YOU NEXT YEAR



2026

weitzman®