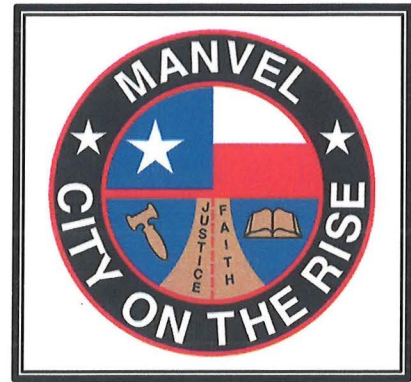


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
July 28, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

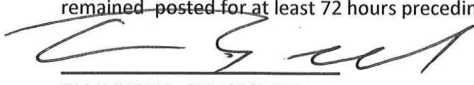
- A. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana GDP Amendment No. 24. (*Postponed at the 7/14/2025 PD&Z Meeting*)
- B. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat; BEING A SUBDIVISION OF 29.60 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. ALSO BEING A PARTIAL REPLAT OF CUMULUS DRIVE PHASE 2 AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2022027318 AND CUMULUS DRIVE PHASE 3 AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2022052111. (*Postponed at the 7/14/2025 PD&Z Meeting*)
- C. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat; BEING A SUBDIVISION OF 9.25 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, TEXAS. (*Postponed at the 7/14/2025 PD&Z Meeting*)
- D. Consideration and possible action to approve Meridiana Detention Reserve Z Phase 2 Preliminary Plat; BEING A SUBDIVISION OF 9.26 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-6, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve Minor Plat of City Hall Park (now formally named Heritage Park);
BEING A SUBDIVISION OF A 2.01 ACRES TRACT OF LAND, COMPROMISED OF A 1.004 ACRE (43,725 SQUARE FEET) TRACT OF LAND, SITUATED IN MANVEL OUT LOT NUMBER 92, ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND 1.004 ACRE (CALLED 1.00 ACRE) OF LAND, SITUATED IN MANVEL OUTLOT NO. 92, ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- F. Presentation of Meridiana PUD Annual Progress Report.
- G. Presentation of Manvel Town Center PUD Annual Progress Report.
- H. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08- ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)". (Proposed Ordinance No. 2025-0-24)
- I. Development Services Staff Update.
- 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, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 07/25/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice ~~remained posted for~~ at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 28, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, AUGUST 04, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

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



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

MINUTES 7/14/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:14 p.m. Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Delores Martin
William Richardson
MaryAnn Atkinson
Absent: Kenneth Haynes
Christy Kennard
Also Present: Jose Abraham, Director of Development Services
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Senior Planner

Pledge

Public Comments: "Comment Card" Required

Dr. Dadisha Rab - had questions regarding status development for the section of Kirby Drive between Palm Desert and County Road 58.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Senior Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE

SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Ryan Miller opened the Public Hearing at 6:20 p.m. 1st
call for comments - None
2nd call for comments - None 3rd
call for comments - None
Ryan Miller closed the Public Hearing at 6:21 p.m.

Consent PDZ

- A. Approve Brazoria County MUD No. 57 Water Plant No. 2 Preliminary Plat;
BEING A SUBDIVISION OF 1.06 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Meridiana Greenbelt Park Preliminary Plat;
BEING A SUBDIVISION OF 3.88 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a 6-month extension for Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 12.92 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13
BLOCK 1, OF THE LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21,
PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.
- D. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

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

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana GDP Amendment No. 24.
- B. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 9.25 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1
OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234,
BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat; BEING A SUBDIVISION OF 29.60 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231- 234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Regular Agenda Items A, B, and C were combined.

Elaheh Roohbakhsh shares that the applicant requested a deferral of these items for two weeks.

PDZ Member Ryan Miller made the motion to table Regular Agenda items A, B, and C for two weeks. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

- D. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; (Proposed Ordinance No. 2025-0-23)

This is a request for a Specific Use Permit (SUP) for a proposed family medical clinic along the Highway 6 corridor. The applicant presented plans for a comprehensive healthcare facility offering diagnostics, primary care, lab work, and physicals, with the intent to operate seven days a week.

The primary concern from staff and commissioners was unresolved site drainage. The initial proposal involved discharging runoff into a nearby RV park lake, but no documentation or agreement had been submitted confirming capacity or consent. The applicant indicated they are now exploring connection to the TxDOT drainage system instead and are actively coordinating with their engineer, the RV park, and TxDOT.

Staff clarified that approval would be contingent on resolving the drainage issue through either on-site detention or formal agreements proving sufficient external capacity. Commissioners also expressed concern about future developments relying on the same external drainage system without sufficient planning.

Staff recommends approval with the following conditions:

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

4. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed Manvel Medical Clinic;
5. A recorded copy of a document or agreement confirming that the RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site, shall be provided prior to plat approval and referenced on the plat. If such documentation is not provided, submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process;
6. The site development shall follow the attached site plan. However, a revised site plan, subsequent plat, and drainage plans—reflecting any necessary changes related to the Public Access Easement (PAE) and drainage to comply with all applicable City of Manvel codes and ordinances—shall be submitted as part of the construction plan and building permit review process.
7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with one (1) evergreen tree planted every 30 feet along the property line abutting the RV Park;
Staff Report to Planning, Development, and Zoning Commission Specific Use Permit
8. If there is no existing fence along the rear property line, a minimum 6-foot-tall wooden fence shall be installed in accordance with Section 77-43, Fences, of the City of Manvel Code of Ordinances;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
11. No Outdoor lighting shall be greater than 25-feet in height;
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy;
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

- E. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.P.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP. (Proposed Ordinance No. 2025-0-22) *(Tabled at the 6/23/2025 PD&Z Meeting)*

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

The motion carried with a vote: 5/0

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

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

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

The motion carried with a vote: 5/0

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

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:53 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐
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Date of Request: April 28, 2025 (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: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana General Development Plan:

Amendment #24

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.

SIGNATURE

03/31/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana General Development Plan Amendment No. 24
Applicant:	Michael Turzillo – EHRA Engineering
PD&Z Meeting Date:	July 14, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *The applicant is proposing an amendment to the Meridiana General Development Plan (GDP). This is the 24th Amendment to the GDP for Meridiana master-planned development which was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The previously approved Meridiana GDP No. 23 and the proposed Meridiana GDP No. 24 has been attached to this report.*
- *The proposed amendment adds a 35-acre tract located north of Masters Road, increasing the total Meridiana development area within the City of Manvel to 1,770 acres. Also, the southeast portion of the proposed site is also being rezoned from Single-Family to Garden Homes through the approval of the proposed GDP Amendment.*
- *The area added to the proposed GDP Amendment was rezoned to the Meridiana PUD and designated as Garden Home by City Council approval on July 7, 2025 and is required to be reflected on the GDP Per the most recently approved PUD.*
- *Approximately 29 acres of the newly added tract will be designated as Garden Homes, while the remaining acreage will be designated as Parks and Open Space.*
- *As stated in the most recently approved PUD, the density within the City of Manvel shall not exceed 2.329 units per gross acre.*

STAFF RECOMMENDATION

City staff recommends approval of the Meridiana General Development Plan Amendment No. 24 with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

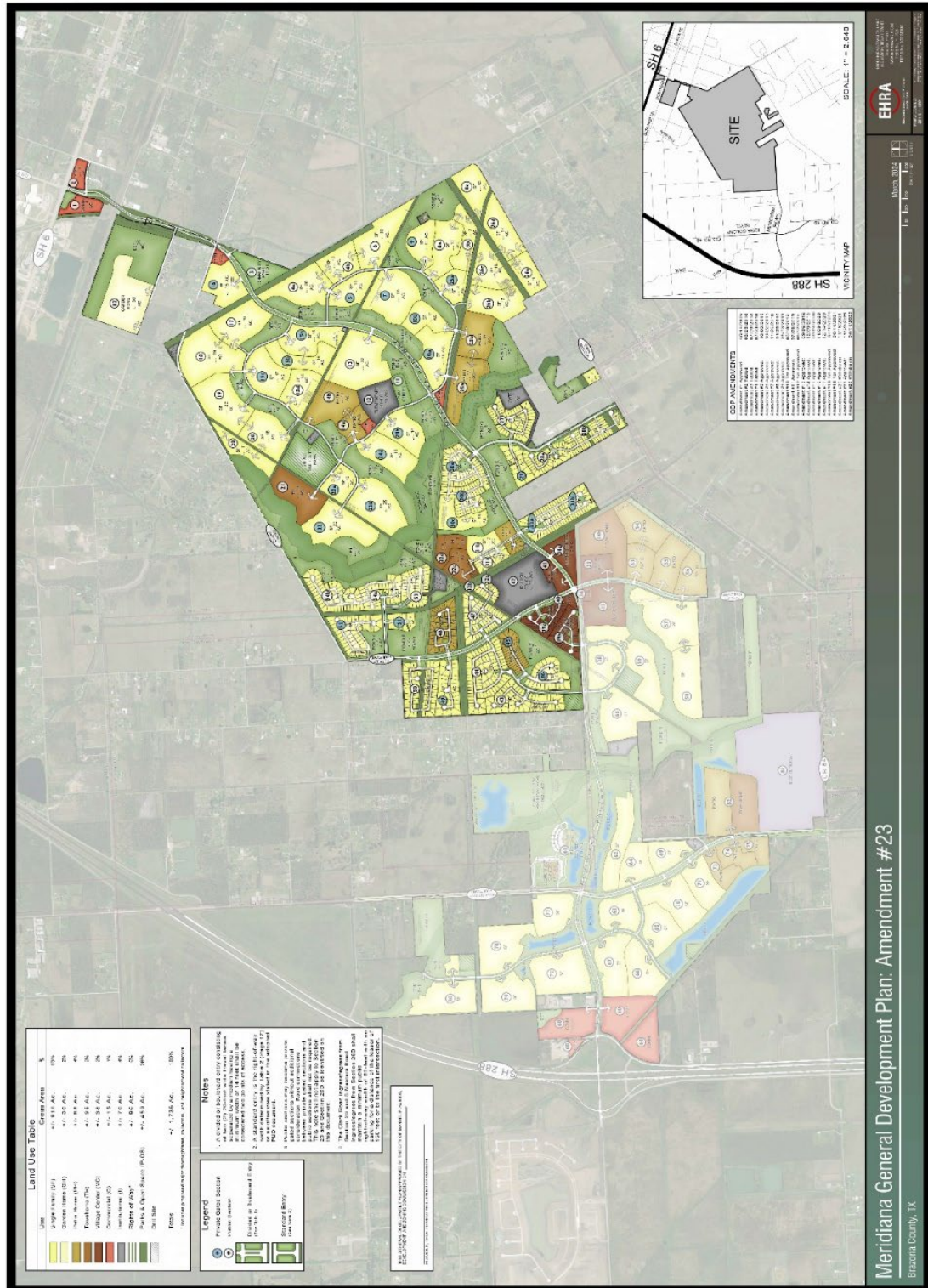
1. Municipal Utility District (MUD) annexation process shall be completed. (Section 62-38 (a) (14)).



DEVELOPMENT SERVICES DEPARTMENT

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

(Current) Meridiana General Development Plan Amendment No. 23 (dated March 25, 2024)





DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

TABLE 1		
Land Use		
Land Use	Gross Acres	%
Single Family (SF)	913.7	53%
Garden Home (GH)	30.0	4%
Patio Home (PH)	87.7	5%
Townhome (TH)	35.0	2%
Village Center (VC)	37.7	2%
Commercial (C)	15.0	1%
Institutional (I)	70.0	4%
Rights-of-Way *	96.1	6%
Parks & Open Space (P-OS)	450.2	23%
Totals	1,735.4	100%

*Includes proposed major thoroughfares, collectors, and neighborhood collectors

Land uses may be relocated within the boundaries of the PUD, provided they are in compliance with the acreage restrictions referred to in this section. However, the location of patio home, townhome, and village center categories shall be located internally to the Project and not along the perimeter of the Overall Project area. If additional tracts of land are added to the PUD through the rezoning process, these tracts shall be considered as Garden Home land use, and a new preliminary land use plan shall be submitted to the City showing the change. In addition, all lots that front County Road 67 (Masters Road) shall be a minimum of one acre in size. The city will be notified of any changes to the Preliminary Land Use Plan.

Land use categories shall be regulated on a total gross acreage basis. The gross acreage of individual land uses may increase or decrease by up to ten (10) percent without further approval of the Planning, Development and Zoning Commission or City Council. This shall not apply to land within the Parks and Open Space category which may increase by any amount without further approval. However, the Parks and Open Space category may not decrease more than ten (10) percent without approval of the Planning and Zoning Commission and City Council. Table 1 shall be the basis for calculating any and all land use changes by future administrative approvals as described in the administrative section of this PUD.

There shall be no restrictions on the number of units within any category; however, the density within the City of Manvel shall not exceed 2.329 units per gross acre. At a gross acreage of 1,735.4, this would result in a maximum of 4,042 allowed units. If



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

additional tracts of land are added to the PUD, the overall density of Meridiana may not exceed 2.329 units per gross acre.

D. Benefits to the City of Manvel

Meridiana will help meet the demand for quality residential and commercial development as the City of Manvel continues to grow and will enable the City to achieve its vision for the future and implement significant components of its Comprehensive Plan. Meridiana will also assist the city in achieving the goals established in the Comprehensive Plan. The village center and community recreation centers within Meridiana will enable Manvel to enhance its small town quality of life by promoting community activities and involvement. The rural character of the area will be preserved by protecting Chocolate Bayou and creating an extensive system of "created" bayous reflective of the natural environment and providing extensive open view corridors. By creating an environment that encourages people to form bonds and share experiences, Meridiana will establish a cohesive community of people that blends with and preserves Manvel's small town values.

Master planned communities, in general, provide tremendous benefits for cities over traditional piece meal development. Historically, property values in master planned communities are greater and more stable than property values outside of master planned communities, providing cities with a greater ability to plan and fund services. Additionally, residents of master planned communities typically call upon public services, including public safety, at a lower rate than in other areas that are not master planned, deed restricted, and managed by strong homeowner's associations. Master planned communities bring stability and predictability that facilitate a city's long range planning and financial objectives.

The Tax Increment Reinvestment Zone (TIRZ) provides a financing mechanism for the economic feasibility of the overall system of capital improvements required to serve the tract and a large portion of the city south of SH 6. The TIRZ allows the public improvements for this region of the city to be constructed as a cohesive system rather than as a disjointed series of smaller improvements. Implementation of a cohesive system of roadways, utilities, recreation facilities, and drainage is more efficient and better serves the residents of the City, which is a key component of the City's Comprehensive Plan.

This specific PUD amendment will provide additional benefits to the City of Manvel as Meridiana continues to develop. As a part of the PUD amendment negotiations, right-of-



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana
Planned Unit Development District

City of Manvel

- Relocation or modification of school or park sites.
- The creation of gated neighborhoods, private residential streets, or other modifications in common area assets to be maintained by a group of residential homeowners, provided the overall circulation of the project is maintained.
- The determination that a use may be allowed which is not specifically listed as a permitted use, but may be determined to be analogous and/or accessory to a permitted use as determined by the City's Designated Official.

The City's Designated Official shall have the authority to make a determination whether an administrative approval is appropriate regarding any situations or circumstances that are not specifically listed here.

G. Substantial Change

The PUD may be substantially amended by the procedure outlined in the City of Manvel Zoning Ordinance, Section 7 of the City of Manvel Zoning Ordinance. If additional tracts of land are added to the PUD through a rezoning process with the intention to be designated as Garden Home, this specific document shall not be required to be updated and re-approved by City Council.

H. Fees

All fees associated with the entitlement process shall be assessed as indicated by the City's adopted fee schedule that is in place at the time of Council approval. All fees shall be fair and reasonable.

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.

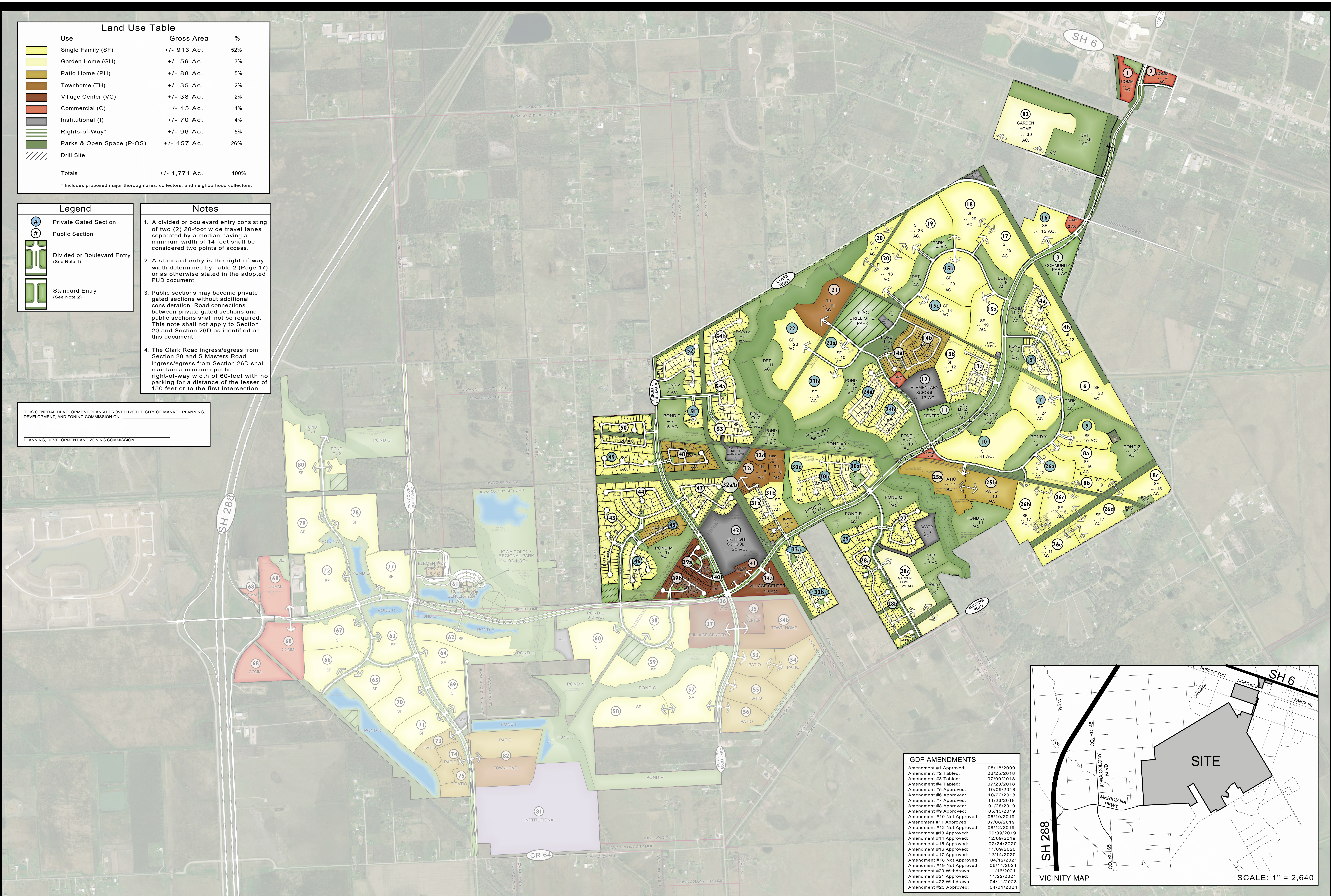
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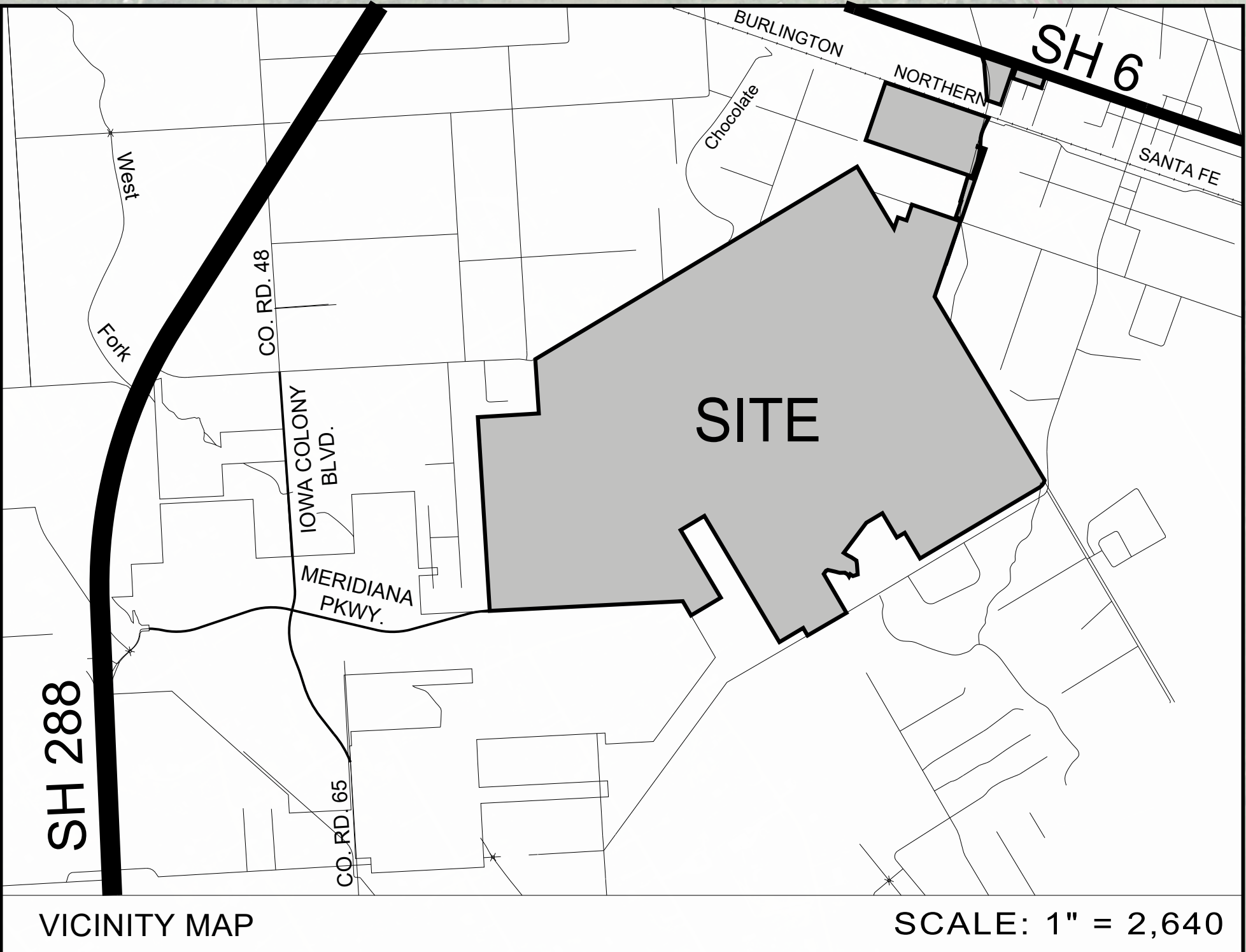
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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
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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



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025
SCALE: 1"=600'



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TYPE No. F-726
TGPLS No. 10092300

EHRA JOB NO.
081-011-150

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: June 23, 2025 (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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 28C Preliminary Plat, being a subdivision of 29.60 acres,

being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234,

Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Also being a partial replat of Cumulus Drive Phase 2 as recorded at Brazoria County Clerk's File No. 2022027318 and

Cumulus Drive Phase 3 as recorded at Brazoria County Clerk's File No. 2022052111.

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.

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 28C - Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	July 28, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new residential section within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The subject site is located west of Chocolate Bayou and at the northeast corner of intersection of Cumulus Drive and Masters Road.*
- *The proposed plat subdivides a 29.60-acre tract into 104 residential lots, 3 blocks, and 8 reserves designated for landscaping, open space, recreation, and utility purposes.*
- *The subject site was rezoned to the Meridiana PUD and designated as Garden Home by City Council approval on July 7, 2025. The proposed plat conforms to the proposed GDP Amendment No. 24, which is also being considered at July 28, 2025 meeting.*
- *The proposed section includes 104 garden home lots with a minimum lot width of 50 feet.*

STAFF RECOMMENDATION

City staff recommends approval of the Meridiana Section 28C - Preliminary Plat with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

1. Amendment to the General Development Plan (GDP) shall be approved (Section 62-38 (a) (15)).
2. Municipal Utility District (MUD) annexation shall be completed prior to any further action (Section 62-38 (a) (14)).
3. The west boundary is inconsistent with the recorded plat of Cumulus Drive, specifically the dimension C1 in the Reserve Table. (Section 62-38 (a)(4) & (6)).
4. Verify the location of the existing MUD boundary— it should extend south to Masters Road along the East side of Pond U Ph 1 (Section 62-38 (a)(11)).



DEVELOPMENT SERVICES DEPARTMENT

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

5. Extend to show the floodplain limits line to the eastern boundary of the Plat (Section 62-38 (a)(12)).
6. Provide a tree survey to show trees within the plat boundary to ensure that creation of new lots will not impact preservation of protected trees. (Section 77-44 - *Tree Preservation, Landscaping, and Screening*)
7. Additional clarification/ discussion is needed on the Water Capacity provided on the submitted spreadsheet. Specifically, the ESFC for the Pressure Tanks. (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

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: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K & 48039C0120K, dated December 30, 2020, the property lies partially within Unshaded Zone X, partially within Shaded Zone X, and partially within Zone AE.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.C. 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.
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.
5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and will be in Brazoria County MUD No. 56 Prior to Final Plat Submittal.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. 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.
9. 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.
10. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
11. The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE is 44.6.

LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	7,048.87	51.16
	2	6,525.57	50.66
	3	6,591.90	50.04
	4	6,680.13	50.03
	5	7,617.38	50.12
	6	8,874.86	56.17
	7	8,084.86	51.17
	8	8,084.86	51.17
	9	8,084.86	51.17
	10	8,084.86	51.17
	11	8,084.86	51.17
	12	8,084.86	51.17
	13	8,084.86	51.17
	14	7,174.34	51.17
	15	6,400.00	51.17
	16	6,400.00	51.17
2	17	6,400.00	51.17
	18	6,457.34	50.77
	19	6,457.67	50.76
	20	6,400.00	50.00
	21	6,400.00	50.00
	22	6,400.00	50.00
	23	6,400.00	50.00
	24	6,400.00	50.00
	25	6,400.00	50.00
	26	10,969.72	81.45
	27	11,742.11	79.44
	28	14,151.10	50.00
	29	16,494.81	50.00
	30	8,195.31	51.79
	31	9,594.59	50.10
3	32	10,266.15	50.00
	33	10,109.33	50.00
	34	9,952.52	50.00
	35	9,795.71	50.00
	36	9,638.90	50.00
	37	9,482.08	50.00
	38	8,934.39	51.10
	39	6,339.53	53.22
	40	8,870.45	50.00
	41	13,398.46	50.00
	42	13,739.06	87.78
	43	8,408.53	72.06
	44	7,612.75	56.12
	45	7,410.49	50.09
	46	7,579.12	50.07
	47	7,593.78	50.45
	48	8,824.06	59.42

2	1	6,514.77	52.32
	2	6,644.64	52.32
	3	6,644.64	52.32
	4	6,644.64	52.32
	5	6,644.64	52.32
	6	6,644.64	52.32
	7	6,644.64	52.32
	8	6,644.64	52.32
	9	6,644.64	52.32
	10	6,644.64	52.32
	11	6,644.64	52.32
	12	6,644.64	52.32
	13	6,644.64	52.32
	14	6,644.64	52.32
	15	7,336.43	57.32
	16	7,041.79	55.14
3	17	6,350.00	50.00
	18	6,350.00	50.00
	19	6,350.00	50.00
	20	6,350.00	50.00
	1	7,180.30	50.14
	2	6,480.00	54.00
	3	6,480.00	54.00
	4	6,480.00	54.00
	5	6,510.00	54.25
	6	6,510.00	54.25
	7	6,510.00	54.25
	8	6,510.00	54.25
	9	6,510.00	54.25
	10	6,510.00	54.25
	11	6,510.00	54.25
	12	6,510.00	54.25
	13	6,510.00	54.25
3	14	6,510.00	54.25
	15	6,633.70	55.00
	16	7,351.80	61.55
	17	7,200.00	60.00
	18	7,200.00	60.00
	19	8,626.70	67.23
	20	7,660.52	53.79
	21	7,200.00	60.00
	22	7,200.00	60.00
	23	7,200.00	60.00
	24	7,250.11	55.77
	25	6,300.00	52.50
	26	6,300.00	52.50
	27	6,300.00	52.50
	28	6,300.00	52.50
	29	6,300.00	52.50
	30	6,300.00	52.50
	31	6,300.00	52.50
	32	6,300.00	52.50
	33	6,300.00	52.50
	34	6,300.00	52.50
	35	6,300.00	52.50
	36	6,300.00	52.50

*LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK LINE.

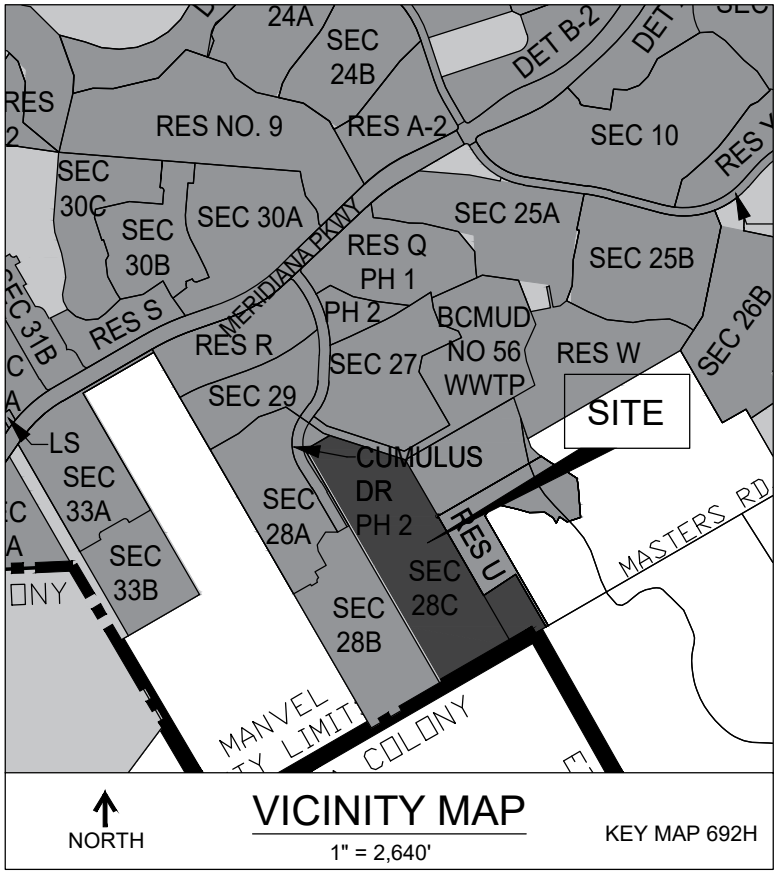
CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	40.24'	N 73°55'00" W	36.04'
C2	460.00'	22.42'	N 26°25'27" W	22.42'
C3	500.00'	43.80'	N 27°32'14" W	43.78'
C4	2040.00'	84.98'	N 31°14'24" W	84.98'
C5	260.00'	91.18'	N 22°23'11" W	90.72'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°57'12" E	30.00'
L2	S 05°42'51" W	51.33'
L3	N 30°02'48" W	20.00'
L4	N 25°01'41" W	75.99'

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

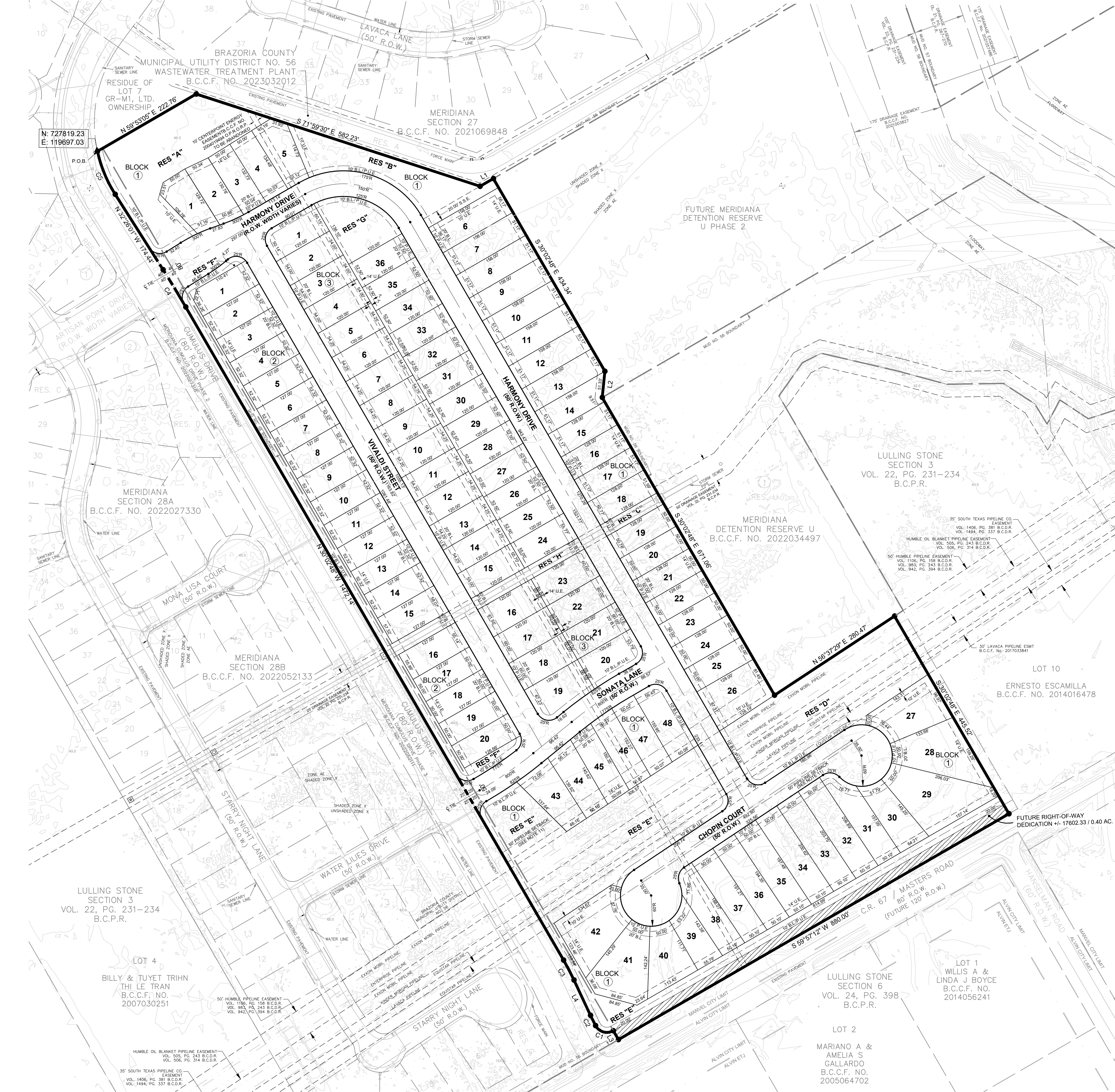
RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	43,139.91	0.99	B.C.M.U.D. NO. 56
B	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	24,597.30	0.56	B.C.M.U.D. NO. 56
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	3200.08	0.07	B.C.M.U.D. NO. 56
D	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	54,102.40	1.24	B.C.M.U.D. NO. 56
E	LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	116804.75	2.68	B.C.M.U.D. NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	30094.20	0.69	B.C.M.U.D. NO. 56
G	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	12,992.37	0.30	B.C.M.U.D. NO. 56
H	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	6000.15	0.14	B.C.M.U.D. NO. 56
	TOTAL	288,931.16	6.67	



OWNER CONTACT INFORMATION
RALPH WAYNE EUBANK
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

DOROTHY WYNNE
9825 MASTERS ROAD
MANVEL, TX 77578
713-784-4500

GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162



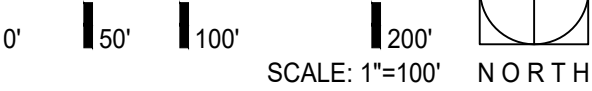
Meridiana Section 28C Preliminary Plat

A Subdivision of 29.60 acres, being a partial replat of Lots 7, 8, and 9 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas. Also being a partial replat of Cumulus Drive Phase 2 as recorded at Brazoria County Clerk's File No. 2022027318 and Cumulus Drive Phase 3 as recorded at Brazoria County Clerk's File No. 2022052111.

July 18, 2025

104 Lots, 3 Blocks and 8 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership,
Dorothy Wynne & Ralph Wayne Eubank

Reason for replat: To create 104 single family lots and 8 restricted reserves



10011 MEADOWGLEN LAKE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-28-03

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.

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Drill Site		
Totals	+/- 1,736 Ac.	100%
* Includes proposed major thoroughfares, collectors, and neighborhood collectors.		

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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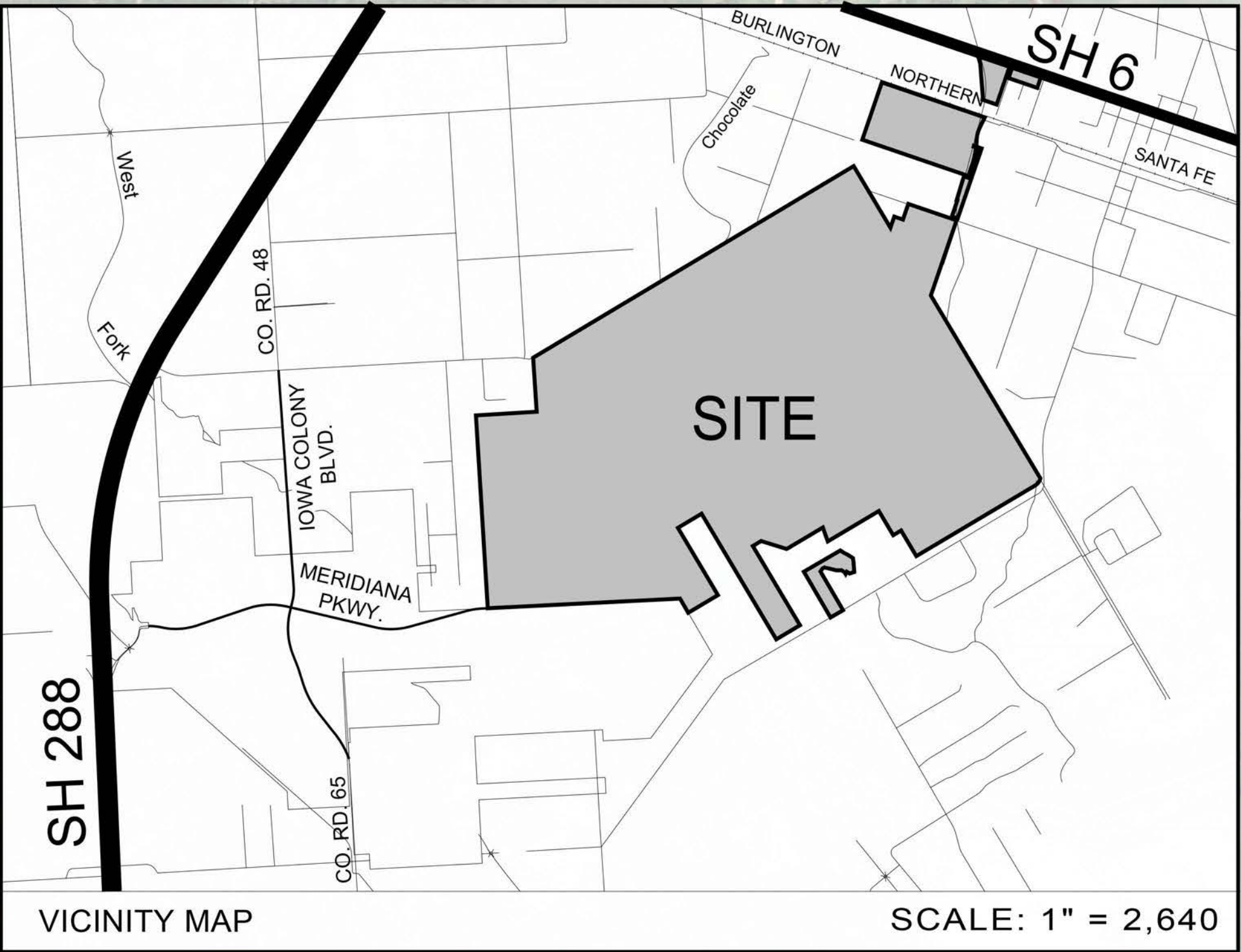
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THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



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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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: June 9, 2025 (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: Brad Sweitzer

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

E-mail Address: bsweitzer@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat, being a
subdivision of 9.25 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22,
Pages 231-234, Brazoria County Plat Records, City of Manvel, 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.

Brad Sweitzer

SIGNATURE

05/12/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve U Phase 2- Preliminary Plat
Applicant:	Brad Sweitzer – EHRA Engineering
PD&Z Meeting Date:	July 28, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the third O-PUD amendment on April 1, 2024.*
- *The 23rd amendment to the Meridiana General Development Plan (GDP) was approved by the Planning, Development, and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and falls under the jurisdiction of Brazoria County Drainage District No. 5.*
- *The acreage within this proposed plat includes part of the Chocolate Bayou on its east side and is located along the western side of Chocolate Bayou, abutting the recorded BC MUD 56 WWTP on the north.*
- *The subject site was rezoned to the Meridiana PUD by City Council approval on July 7, 2025. The proposed plat conforms to the proposed GDP Amendment No. 24, which is also being considered at July 28, 2025 meeting.*
- *The proposed plat subdivides a 9.25-acre tract into 1 block and 2 reserves for drainage, detention landscaping, open space, recreation, and utility purposes.*

STAFF RECOMMENDATION

City staff recommends approval of the Meridiana Detention Reserve U Phase 2- Preliminary Plat with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

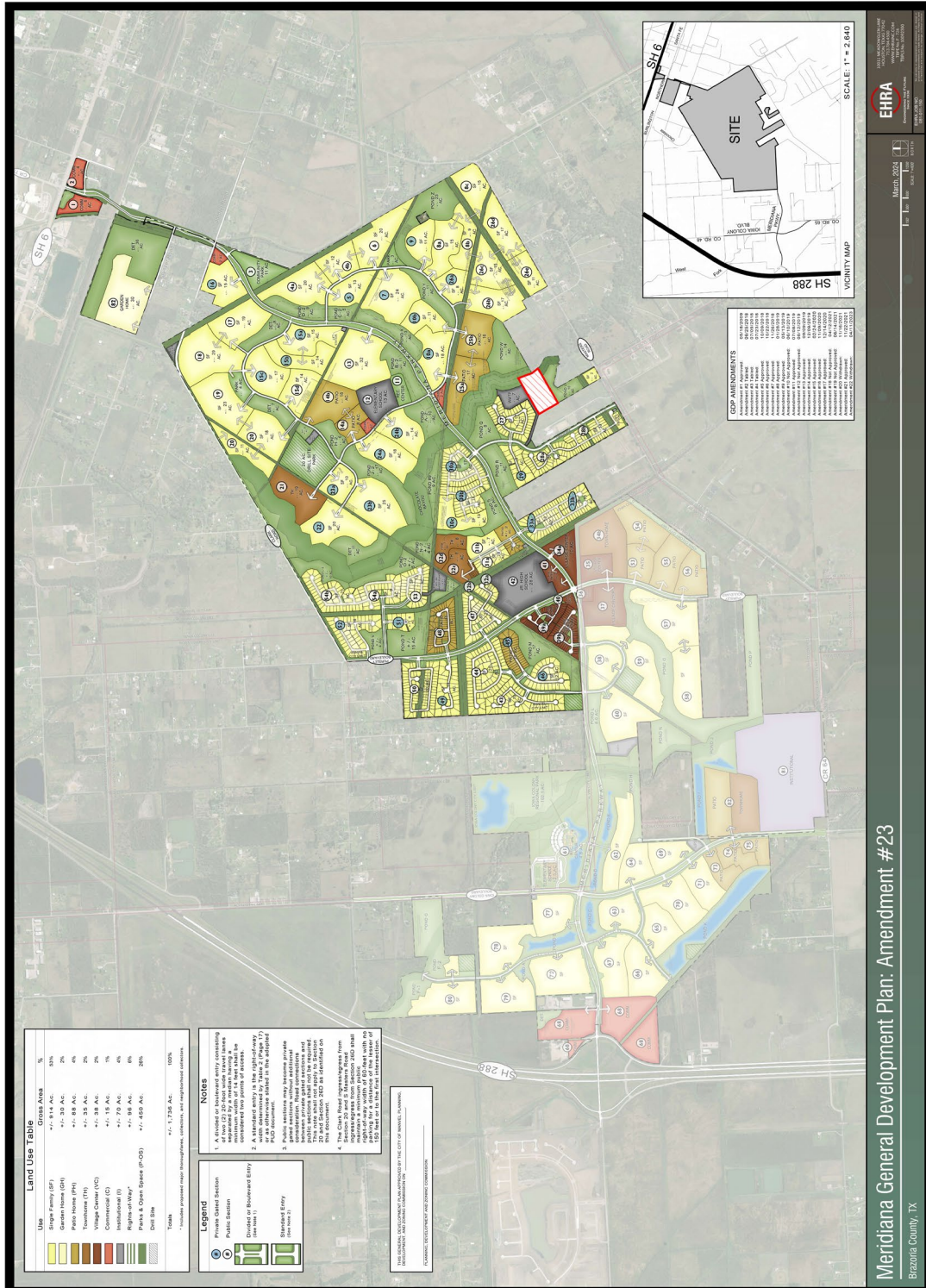
1. Amendment to the General Development Plan (GDP) shall be approved (Section 62-38 (a) (15)).
2. Municipal Utility District (MUD) annexation shall be completed. (Section 62-38 (a) (14)).
3. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserve will not impact preservation of protected trees. (Section 77-44 - *Tree Preservation, Landscaping, and Screening*).



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 23 (dated March 25,2024)



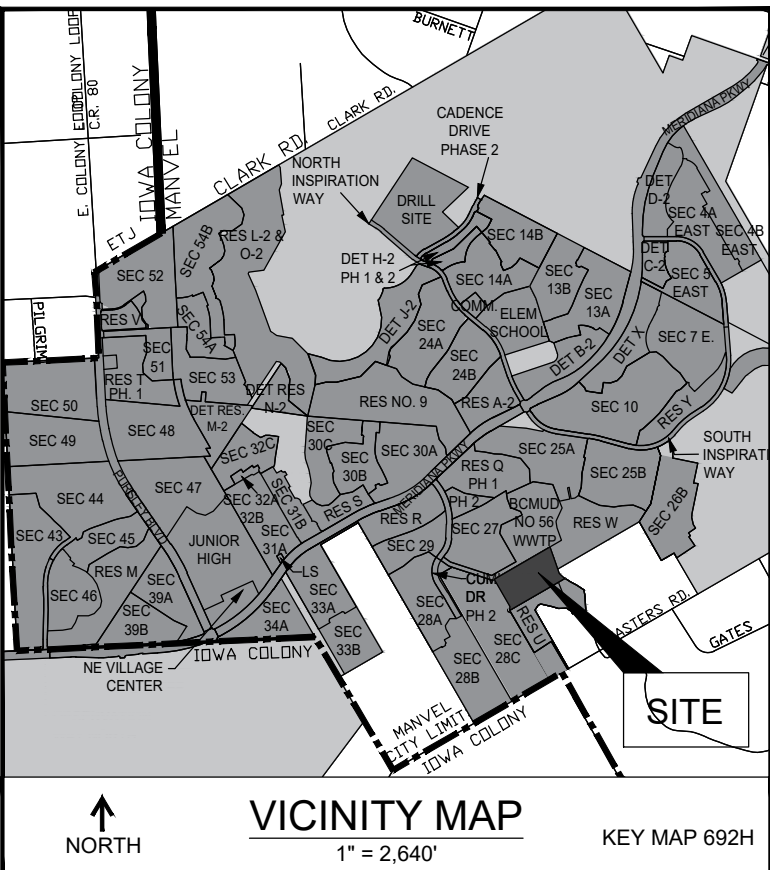
GENERAL NOTES:

- 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: 0.99986742185.
- 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 partially within Unshaded Zone X, partially within Shaded Zone X, partially within Zone AE and partially within the Floodway.

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 Plat Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
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.
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.
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and will be in Brazoria County MUD NO. 56 Prior to Final Plat Submittal.
- 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.
- 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.
- 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.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
- The 1% annual Base Flood Elevation (BFE) for this site is 44.1. The 0.2% annual BFE for this site is 44.6.

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	85,372.35	1.96	B.C.D.D. NO. 5
U2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	317,422.01	7.29	B.C.M.U.D. NO. 56
TOTAL		402,794.36	9.25	B.C.M.U.D. NO. 56

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 47°24'30" W	74.25'
L2	S 56°42'47" E	26.36'
L3	N 05°42'51" E	51.33'



OWNER CONTACT INFORMATION
RALPH WAYNE EUBANK
9825 MASTERS ROAD
MANVEL, TX 77578
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, 53 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



Meridiana Detention Reserve U Phase 2 Preliminary Plat

A Subdivision of 9.25 acres, being a partial replat of Lot 9, Block 1 of Lulling Stone Section 3 as recorded at Volume 22, Pages 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: Ralph Wayne Eubank

Reason for Replat: To Create 2 Restricted Reserves

July 18, 2025



10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-211

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

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

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.

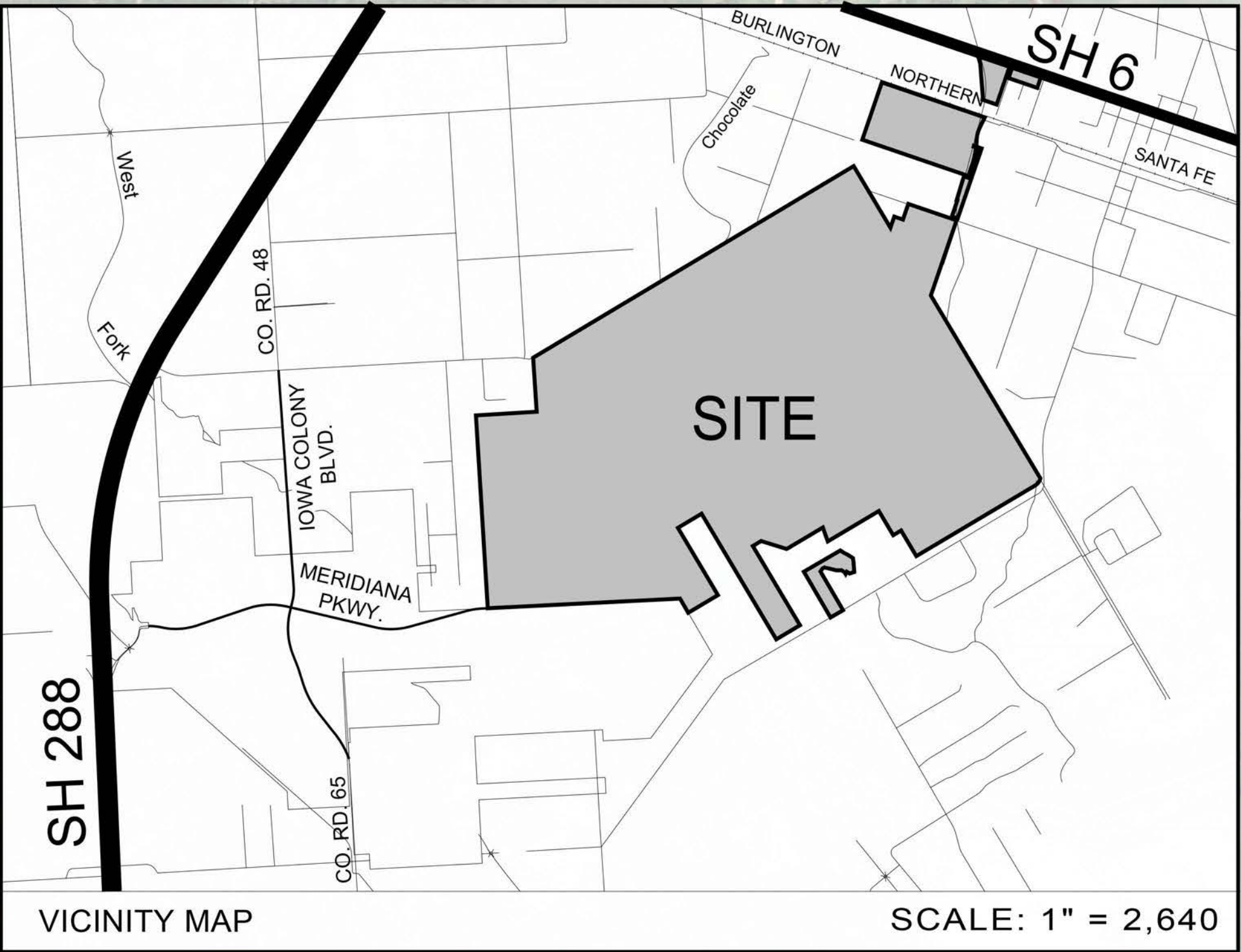
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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
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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





City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

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

Date of Request: July 28, 2025 (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: Michael Turzillo

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

E-mail Address: mturzillo@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Detention Reserve Z Phase 2

A subdivision of 9.26 acres being a partial replat of Lots 1-6, Block 1 of Lulling Stone Section 1

as recorded at Vol. 21, Pg. 267-270, Brazoria County Plat Records, City of Manvel, 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.

SIGNATURE

06/30/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Detention Reserve Z Phase 2 - Preliminary Plat
Applicant:	Michael Turzillo, EHRA Engineering
PD&Z Meeting Date:	July 28, 2025
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>Conditional Approval</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a detention facility within Meridiana Master planned development. The development was established as an Open-Planned Unit Development (O-PUD) in 2009.*
- *The third amendment to Meridiana Open-Planned Unit Development was approved by the City Council on April 1, 2024.*
- *The 23rd amendment to Meridiana Master Plan was approved by the Planning Development and Zoning Commission on March 25, 2024.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57.*
- *The proposed plat includes 9.26 acres tract into 1 block and 3 reserves for landscaping, open space, drainage, detention, recreation, and utility purposes.*
- *The subject site abuts the eastern boundary of Meridiana and is located west of Masters Road and east of South Inspiration Way. It currently gains access from Masters Road via an existing access easement that crosses the subject site to the northwest, providing access to the property located north of the subject site.*
- *The applicant proposes to provide temporary access along the maintenance berm of the proposed detention pond and to abandon the existing access easement.*
- *Permanent access to the property north of the subject site will be provided through the future development of Meridiana Section 8A.*

STAFF RECOMMENDATION

City staff recommends approval of the Meridiana Detention Reserve Z Phase 2 - Preliminary Plat with the following conditions (based on the provisions of the current Meridiana PUD and other applicable Ordinances):

1. The proposed temporary access to abutting residential property shall be recorded prior to Final Plat Submittal and referenced on the plat. Additionally, submit written authorization from the



DEVELOPMENT SERVICES DEPARTMENT

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

property owner indicating consent to the abandonment of the existing access easement and future access arrangement. (Section 62-38(a)(8)).

2. Please confirm accuracy of the detention ledger shown on the drainage plan. A park was shown in the previous ledger of the approved plans for Ph1 Z. Please clarify (Section 62-38 (a)(12)).

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 herein are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0130K, dated December 30, 2020, the property lies within Unshaded Zone X.

- 4. B.C.C.F. indicates Brazoria County Clerk's File.
- B.C.P.R. indicates Brazoria County Plat Records.
- B.L. indicates Building Line.
- D.E. indicates Drainage Easement.
- 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.
- 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.
- P.P. indicates power pole.

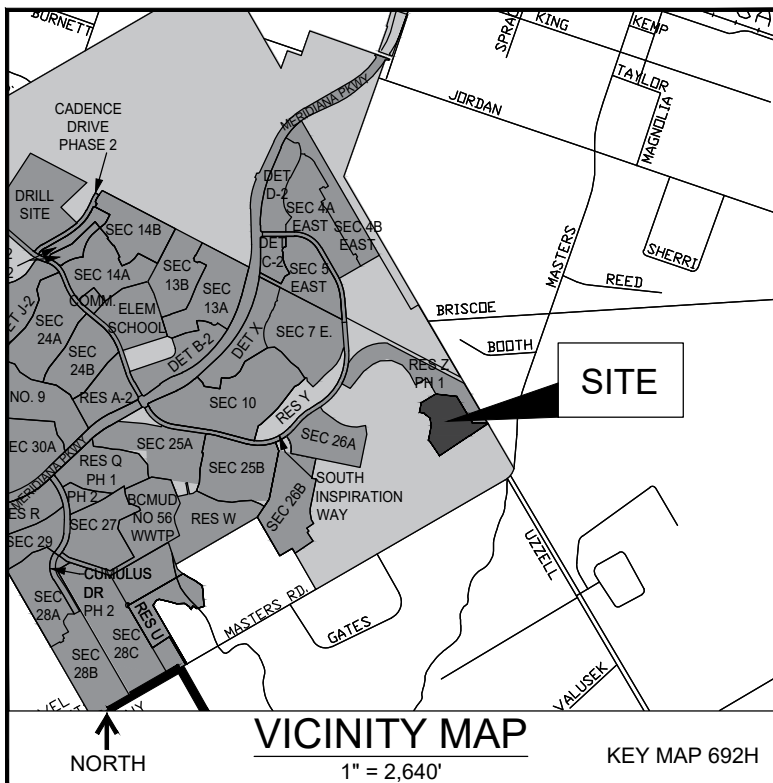
5. The property subdivided in the foregoing plat is located in Brazoria County, Alvin Independent School District, Brazoria County Drainage District NO. 5, City of Manvel, and Brazoria County MUD NO. 57.
6. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
7. Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
8. 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 pipelines as defined in section 62-2, as per Manvel Ordinance SEC-62-116a.
9. 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.
10. Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after commission approval, unless the final plat has been submitted to commission for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the commission, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.
11. The 1% annual Base Flood Elevation (BFE) for this site is 44.6. The 0.2% annual BFE for this site is 45.5.
12. The access easement recorded in C.C.F No. 2008032628 will be abandoned prior to final plat submittal.
13. The temporary access easement will be replaced by permanent access provided through Future Meridiana Section 8A.

LINE	ANGLE	DISTANCE
L1	N 46°38'38" W	34.31'
L2	N 09°54'55" W	104.49'
L3	N 50°51'48" W	107.73'
L4	N 78°27'29" W	64.71'
L5	N 89°55'51" W	15.58'
L6	S 30°16'05" E	66.79'

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	276.11	0.01	B.C.M.U.D. NO. 57
B	DRAINAGE	301.45	0.01	B.C.C. & R.D. NO. 3
ZZ	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	402,717.12	9.24	B.C.M.U.D. NO. 57
	TOTAL	403,294.68	9.26	

GR-M1, LTD., A TEXAS LIMITED
PARTNERSHIP
1602 AVENUE D, STE. 100
KATY, TX 77493
832-916-2162

NGS MONUMENT # 3306 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



Meridiana Detention Reserve "Z" Phase 2 Preliminary Plat

A Subdivision of 9.26 acres, being a partial replat of Lots 1-6, Block 1 of Lulling Stone Section 1, as recorded at Volume 21, Pages 267-270, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Reason for Replat: To Create 3 Restricted Reserves

Owner: GR-M1, LTD., a Texas Limited Partnership

July 24, 2025



110011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042

713.784.4500
WWW.EHRA.ITE

TBPE No. F-726
TBPLS No. 10092300

ENGINEERING THE FUTURE
SINCE 1936

EHRA JOB NO.
081-011-212

EHRA JOB NO. 081-011-212

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

Legend

Private Gated Section

Public Section

Divided or Boulevard Entry
(See Note 1)

Standard Entry
(See Note 2)

- Notes**

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

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

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

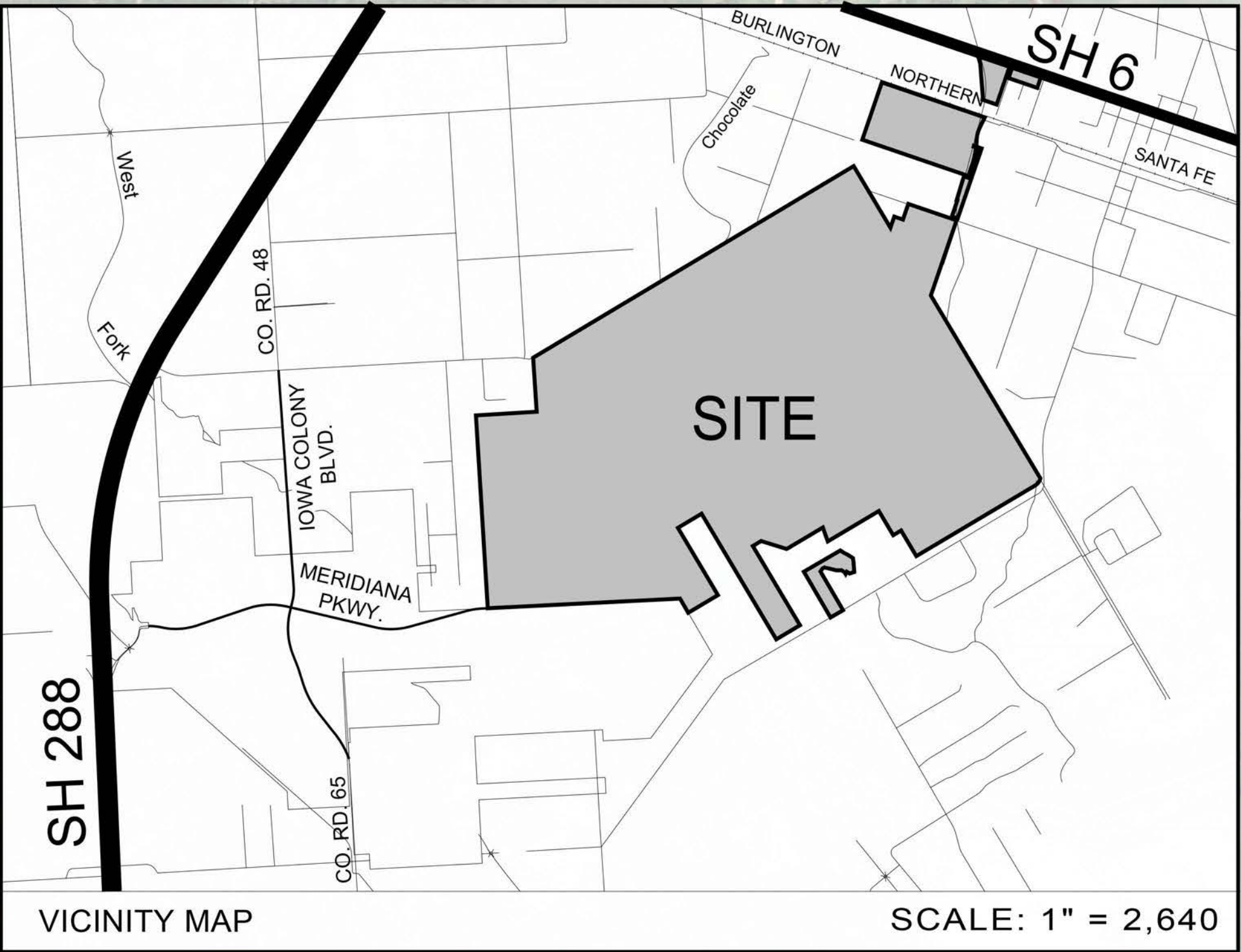
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS	
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
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Amendment #17 Approved:	12/14/2020
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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





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 7 CALENDAR DAYS PRIOR TO MEETING

Meeting Requested: (Please check applicable meeting)

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

Date of Request: July 17, 2025

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE FIRST AND THIRD MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND SECOND AND FOURTH 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: Amity Jeffers or Scott Sheridan

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

E-mail Address: Amity@fmssurveying.com

Description of Request and Physical Address:

7235 Palmetto & 7246 N Masters

Consideration and possible action to approve Minor Plat of City Hall Park being a subdivision of a 2.01 ACRE TRACT OF LAND, COMPRISED OF A 1.004 ACRE (43,725 SQUARE FEET) TRACT OF LAND, SITUATED IN MANVEL OUT LOT NUMBER 92, ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND 1.004 ACRE (CALLED 1.00 ACRE) OF LAND, SITUATED IN MANVEL OUTLOT NO. 92, ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME 1. PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Preliminary _____
Final _____

ALL DOCUMENTATION AND FEES ASSOCIATED WITH THIS AGENDA REQUEST MUST BE TURNED IN 7 CALENDAR DAYS PRIOR TO THE MEETING. (PER OUR SUBDIVISION ORDINANCE **ALL** PLATS MUST BE RECEIVED 15 DAYS PRIOR TO THE MEETING **NO EXCEPTIONS**)

BY SIGNING THIS AGENDA REQUEST FORM I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THIS AGENDA REQUEST FORM.

Scott M. Sheridan 07/17/25
SIGNATURE DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	City Hall Park (formally named Heritage Park) - Minor Plat
Applicant:	Scott R. Sheridan PE, RPLS, CFM - FMS Surveying
PD&Z Meeting Date:	July 28, 2025
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

- *The subject site is located on the north side of Large Avenue, west of Masters Road and east of Palmetto Street, behind the existing City Hall. The property is zoned Light Commercial (LC) and is within the State Highway 6 Overlay District.*
- *The proposed plat subdivides a 2.01-acre tract into one block and one reserve, intended for use as a City park.*
- *The plat dedicates approximately 0.0601 acres to the public for right-of-way (R.O.W.) purposes.*
- *This plat was previously submitted in December 2024 and April 2025; however, both applications were withdrawn since construction plans and drainage plans were under review.*

STAFF RECOMMENDATION

The City staff recommends approval of the Manvel City Hall Park Minor Plat with the following conditions:

1. Please revise the plat name to "Heritage Park" (Section 62-41(b)(1)).
2. Please accurately depict the City/ETJ Limits on the East Side of the Vicinity Map, specifically in the area where Wolfe Airpark was de-annexed. Please correct the spelling of Kreuzer Road and Loudon St on the Vicinity Map. Please update the date on the plat (Section 62-41(b)(2)).
3. Please provide approved construction plans for the property (Section 62-41(b)(25) & (b)(26) & (b)(28)).
4. Note: Please revise sheet numbers on plat (Typographic Error).

NOTES:

1. ALL BEARINGS ARE LAMBERT GRID BEARINGS AND ALL COORDINATES REFER TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS DEFINED BY ARTICLE 2.1.071 OF THE NATURAL RESOURCES CODE OF THE STATE OF TEXAS, 1983 DATUM (2011 ADJUSTMENT) EPOCH 2010.00. ALL DISTANCES ARE GROUND DISTANCES. SCALE FACTOR = 0.999865975.

2. THE SURVEYOR HAS NOT PERFORMED AN ABSTRACT OF TITLE, THERE MAY BE OTHER MATTERS WHICH APPLY NOT REFLECTED UPON THIS SURVEY.

3. THE SURVEYOR HAS NOT ABSTRACTED THIS PROPERTY. THIS PLAT WAS PREPARED ALONG WITH A CITY PLANNING LETTER PREPARED BY TEXAS AMERICAN TITLE COMPANY WITH A GF NUMBER OF 2791024-06794, DATED APRIL 9, 2025.

4. THE SUBJECT PROPERTY LIES WITHIN ZONE "AC" (DEPTH 2), AS SCALED ON FIRM No. 46039C0130K, MAP DATED DECEMBER 30, 2020. THIS INFORMATION IS FOR FLOOD INSURANCE PURPOSES ONLY AND WILL NOT IDENTIFY ANY SPECIFIC POSSIBLE FLOODING HAZARDS.

5. THE WEST LINE OF THE SUBJECT TRACT WAS HELD FOR HORIZONTAL DIRECTIONAL CONTROL.

6. FUTURE DEVELOPMENT OF THIS TRACT IS SUBJECT TO THE DEVELOPMENTAL REQUIREMENTS OF THE CITY OF MANVEL, TEXAS.

7. SURFACE OF SUBSURFACE FAULTING HAZARDOUS WASTE, WETLAND DESIGNATIONS OR OTHER ENVIRONMENTAL ISSUES HAVE NOT BEEN ADDRESSED WITHIN THE SCOPE OF THIS PLAT.

8. ALL SIDEWALKS SHALL BE CONSTRUCTED AS PART OF THE ISSUANCE OF A BUILDING PERMIT FOR EACH TRACT.

9. BUILDING PERMITS SHALL NOT BE ISSUED UNTIL ALL STORM DRAINAGE IMPROVEMENTS, WHICH MAY INCLUDE DETENTION PONDS, HAVE BEEN CONSTRUCTED.

10. THERE ARE NO VISIBLE, APPARENT SIGNS OF PIPELINES WITHIN THE AREA BEING PLATTED.

11. THIS PROPERTY BEING PLATTED LIES WITHIN THE CITY OF MANVEL, ALVIN INDEPENDENT SCHOOL DISTRICT, BCK3, AND BRAZORIA COUNTY.

12. THE BOUNDARY ERROR OF CLOSURE IS LESS THAN 1:15,000.

13. THE MINOR PLAT WILL EXPIRE IN TWO (2) YEARS AFTER FINAL APPROVAL, IF CONSTRUCTION OF THE IMPROVEMENTS HAS NOT COMMENCED WITHIN THE TWO-YEAR INITIAL PERIOD OR THE ONE-YEAR EXTENSION PERIOD GRANTED BY PLANNING DEVELOPMENT AND ZONING COMMISSION.

14. ALL LANDSCAPING AND STRUCTURES, INCLUDING FENCES AS INTERSECTION SHALL CONFIRM TO THE CITY OF MANVEL AND AASHTO SITE DISTANCE REQUIREMENTS FOR MOTORIST.

15. DEVELOPMENT REGULATIONS AND CITY PERMITS ARE REQUIRED ON ALL PROPERTIES.

THE STATE OF TEXAS

COUNTY OF BRAZORIA

KNOW ALL MEN BY THESE PRESENTS

I, Daniel S. Johnson, City Manager, City of Manvel, owner of the property being subdivided, in this plat of MINOR PLAT OF CITY HALL PARK, do hereby make subdivision of said property for and on behalf of said MINOR PLAT OF CITY HALL PARK, according to the lines, lots, building lines, streets, alleys, parks and easements as shown hereon and dedicate for public use, the streets, alleys, parks and easements shown hereon forever, and do hereby waive all claims for damages occasioned by the establishment of grades as approved for the streets and drainage easements dedicated, or occasioned by the alteration of the surface, or any portion of the streets or drainage easements to conform to such grades, and do hereby bind ourselves, our heirs, successors and assigned to warrant and defend the title to the land so dedicated.

Further, Owner has dedicated and by these presents do dedicate to the use of the public for utility purposes forever unrestricted ariel easements. The ariel easements shall extend horizontally an additional eleven feet, six inches (11' 6") for ten foot (10' 0") perimeter ground easements or five feet, six inches (5' 6") for sixteen foot (16' 0") ground easements from a plane surface feet (16' 0") above ground level upward, located adjacent to and adjoining said public utility easements that are designed with ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easements total twenty one feet, six inches (21' 6").

Further, Owner has dedicated and by these presents do dedicate to the use of the public for public utility purposes forever unrestricted ariel easements. The ariel easements shall extend horizontally an additional ten feet (10' 0") for ten foot (10' 0") back-to-back ground easements or seven feet (7' 0") for sixteen foot (16' 0") back-to-back ground easements, from a plane surface feet (16' 0") above ground level upward, located adjacent to both sides adjoining said public utility easements that are designated with ariel easements (U.E. and A.E.) as indicated and depicted hereon, whereby the ariel easement total thirty feet (30' 0") in width.

In Testimony, hereto, City of Manvel, has caused these presents to be signed by Dan Johnson, City Manager of the City of Manvel, thereunto authorized, and its common seal hereunto affixed, this ____ day of ____, 2025.

Daniel S. Johnson, City Manager
City of Manvel/City Engineer

THE STATE OF TEXAS

COUNTY OF BRAZORIA

Before me, the undersigned authority, on this day personally appeared

_____, known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein and herein set forth.

WITNESS MY HAND AND SEAL OF OFFICE this ____ day of ____, 2025.

Notary Public for the
State of Texas
My Commission Expires: ____

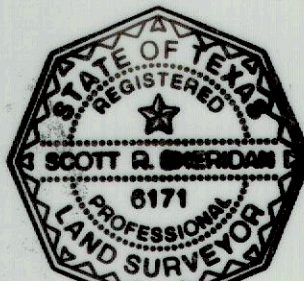
Planning, Development and Zoning (PD&Z)

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas has approved this plat of MINOR PLAT OF CITY HALL PARK 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 ____, 20__.

PLANNING, DEVELOPMENT, AND ZONING COMMISSION

This is to certify that I, Scott R. Sheridan, a Registered Professional Land Surveyor for the State of Texas, Registration #8171, have platted the above and foregoing subdivision from an actual survey made on the ground and under my direction; that this plat accurately represents the facts as found by that survey made by me, and; that permanent control points will be set at the time of plat recordation, that the boundary error of closure is less than 1:15,000 and that this plat correctly represents that survey made by me.

Scott R. Sheridan
Registered Professional
Land Surveyor No. 6171



3/17/25

CAROLYN S. WOHLSCHEID AND JAMES
L. WOHLSCHEID
CALLED 121 ACRES
DATE: NOVEMBER 02, 1992
B.C.C.F. No. 1992035426
B.C.D.R.

TRI THIEN TRAN
AND HUYNH THAI NGOC NGUYEN
CALLED 1.161 ACRES
DATE: SEPTEMBER 23, 2024
B.C.C.F. No. 2024040716
O.P.R.B.C.T.x

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2805.28'	119.12'	119.11'	N 19°32'49" E	2°25'58"

LINE	BEARING	DISTANCE
L1	N 19°32'48" E	13.39'
L2	S 70°36'12" E	20.00'
L3	N 70°36'12" W	20.00'

ARACELI ALTAMIRANO, AND SPOUSE,
ALONSO ALTAMIRANO
CALLED 2.00 ACRES
DATE: FEBRUARY 16, 2018
B.C.C.F. No. 2018007715
O.P.R.B.C.T.x

N: 13736205.16
E: 3127297.82
5/8" IR, "TRUE MERIDIAN"
NORTHWEST CORNER, AS DESCRIBED
IN UNDER B.C.C.F. No. 2022039670,
RECORDED IN JULY 05, 2022
O.P.R.B.C.T.x

S 70°36'12" E 660.00'

10' BUILDING LINE
(BY THIS PLAT)

640.00'

UNRESTRICTED
RESERVE "A"

84,450 Sq. Feet
OR
2.01 Acres

25' BUILDING LINE
(BY THIS PLAT)10' C.U.E.
(BY THIS PLAT)

330.00'

N 19°32'48" E 132.50'

30.0'±

N: 13736080.39
E: 3127253.33

TBM "B"

S 70°27'04" E 300.00'

61.0'±

N 70°36'12" W 660.00'

LARGE AVENUE (60' R.O.W.)
VOL. 1, PG. 69 B.C.M.R.

61.0'±

RESTRICTED RESERVE "C"
B.C.C.F. No. 20160915110' CITY U.E.
B.C.C.F. No. 2019007731 D.C.M.R.10' CITY U.E.
B.C.C.F. No. 2019007731 D.C.M.R.25' B.L. FOR BUILDINGS FACING LARGE AVENUE
B.C.C.F. No. 2019007731 D.C.M.R.25' B.L. FOR BUILDINGS FACING LARGE AVENUE
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B.C.C.F. No. 2019007731 D.C.M.R.



MANVEL PD&Z DATA SHEET

MEETING DATE: July 28, 2025

TOPIC: Meridiana PUD Annual Progress Report

This is not an action item. Presentation only.

BACKGROUND: The PUD manual adopted by Council requires submitting an annual progress report to the City until the PUD is completely developed. The report is required to include the following information:

- Percentage of completion
- Location of areas completed, under construction, and future development.
- Expected completion dates.

Rice Communities have provided regular updates to staff since the approval of the PUD. With all the ongoing progress on the development, the developer has submitted the attached progress report to be presented to the Planning, Development, and Zoning Commission and the City Council.

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
Jose Abraham
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

Meridiana Progress Report

7/24/25

Developer: Rise Communities

Engineer/Land Planner: EHRA Engineering

Landscape Architect: RVi

Original PUD Approved: 2007

PUD Amendment No. 3 Approved: April 2024

Meridiana Garden Home District No. 2 PUD Approved July 2025

Beginning of construction in Manvel: 2018

Ultimate Total Number of Lots in Manvel: 3,489 Lots

Current Total Number of Lots Platted in Manvel: 2,302

- Preliminary platted, awaiting construction plan approval and final plat submittal: 52
- Final platted, awaiting construction completion and recordation: 659
- Recorded: 1,591

Percentage of Lots Platted versus Total Planned Lots in Manvel: **66% Platted, 34% Planned**

Total Number of Homes Constructed in Manvel as-of May 2025: 1,215

Project Highlights:

- Completion of Meridiana Parkway between SH 6 and SH 288 providing critical mobility improvements for a rapidly growing area of northern Brazoria County 2021
- More than \$540,000,000 of taxable value created in the City of Manvel since 2018
- Three new Alvin ISD school sites (2 elementary schools, one junior high school)
 - Jackie Doucet Caffey Junior High School (Manvel)
 - Barbara Bennett Elementary School (Manvel)
 - Meridiana Elementary School (Iowa Colony)
- Two recreation centers complete and one future recreation center
- Dedication of key drainage easements along Chocolate Bayou & "C-12" ditch
- New commercial developments planned at SH 6/Meridiana Pkwy, Pursley Blvd/Meridiana Pkwy, and Meridiana Pkwy & Jordan Road. New businesses include:
 - Essential Vision Center
 - Next Level Urgent Care
 - Manvel Dental Care
 - The UPS Store
 - Firehouse Subs
 - Meridiana Golf Swing – *Coming soon*
- ±1,300 acre feet of stormwater detention constructed
- ±114,300 linear feet of roads constructed (over 21.5 miles)
- ±188,500 linear feet of sidewalk constructed (over 35.5 miles)

Manvel Annual Progress Report



July 28, 2025

Project Overview



Meridiana is a community developed by Rise Communities. It is one of the top 25 master planned communities in the country. The engineer and land planner for the project is EHRA Engineering, and the landscape architect is RVi.

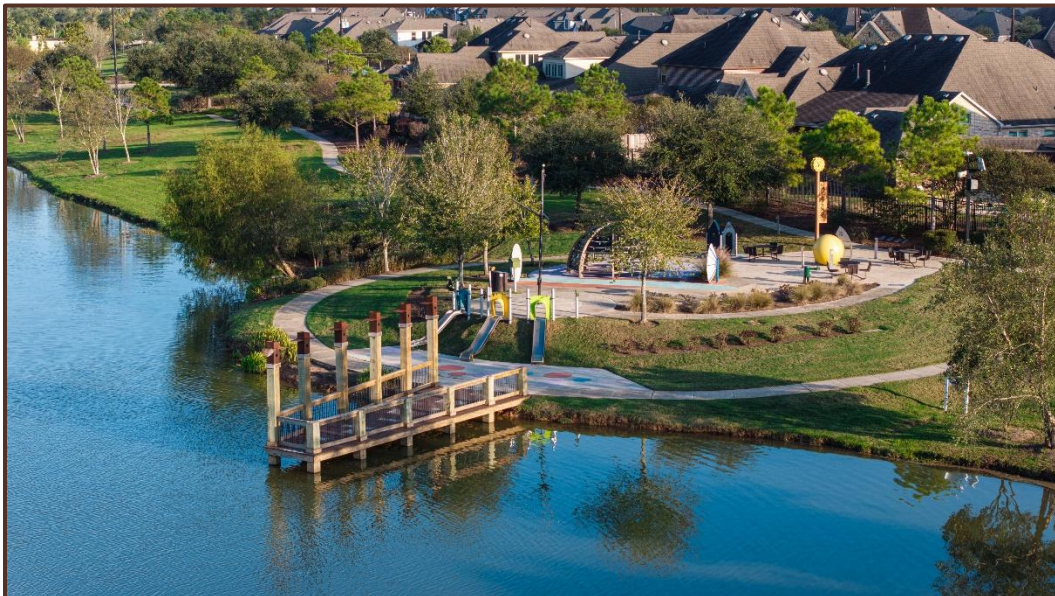
The original Meridiana Planned Unit Development Agreement was approved in 2007. The most recent amendment, PUD Amendment No. 3, was approved in April of 2024. A new PUD was approved on July 7, 2025 for Meridiana Garden Home District No. 2, which will be a part of Meridiana as a whole. Construction of the community began in Manvel in 2018. Since then, a total of **1,215** homes have been constructed (as of May 2025) bringing an estimated **3,300** new residents to the city. Over **\$540,000,000** of taxable value has been created for the City of Manvel as of January 2025.

Platting Status

Meridiana spans across both Manvel and Iowa Colony. The ultimate number of lots planned in the City of Manvel at completion is **3,489**. Currently, **2,302** of these lots have been platted, meaning that the Manvel portion of Meridiana is **66%** platted.

Platted Lots in Manvel	
Preliminary Platted	52
Final Platted	659
Recorded	1,591
Total	2,302

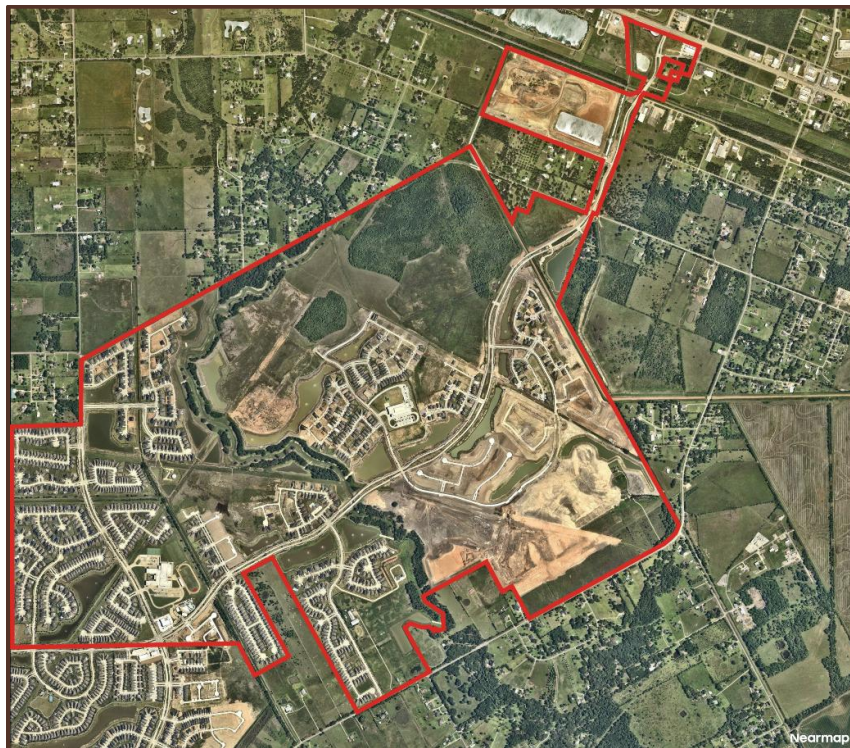
Illustrated in the table above, 52 lots are currently in the preliminary plat stage, awaiting construction plan approval and final plat submittal. 659 lots have reached the final plat stage and are awaiting construction completion and recordation. A total of 1,591 lots have been recorded, and the remaining 1,187 lots are planned for future plats.



Meridiana 2018



Meridiana 2025



Project Highlights



- ±1,300 acre feet of stormwater detention constructed
- ±114,300 linear feet of roads constructed (over 21.5 miles)
- Realignment of Clark/Jordan Road with new bridge



- Completion of a Meridiana Parkway in 2021 between SH6 and SH288, providing critical mobility improvements for northern Brazoria County
- Dedication of numerous key drainage easements along Chocolate Bayou that widened it and the C-12 ditch to respective drainage districts



- Three new Alvin ISD school sites:
- Jackie Doucet Caffey Junior High School
 - Barbara Bennett Elementary School
 - Meridiana Elementary School



- Two recreation centers completed & one future recreation center
- Challenger Park built/completed
- 20 acres of parkland dedicated to Buddy Williams Park
- ±188,500 linear feet of sidewalk constructed (over 35.5 miles)



- New commercial developments planned including:
- | | |
|---------------------------|---|
| - Next Level Urgent Care | - The UPS Store |
| - Manvel Dental Care | - Firehouse Subs |
| - Essention Vision Center | - Meridiana Golf Swing (<i>coming soon</i>) |

Alvin ISD Schools



Barbara Bennet Elementary School

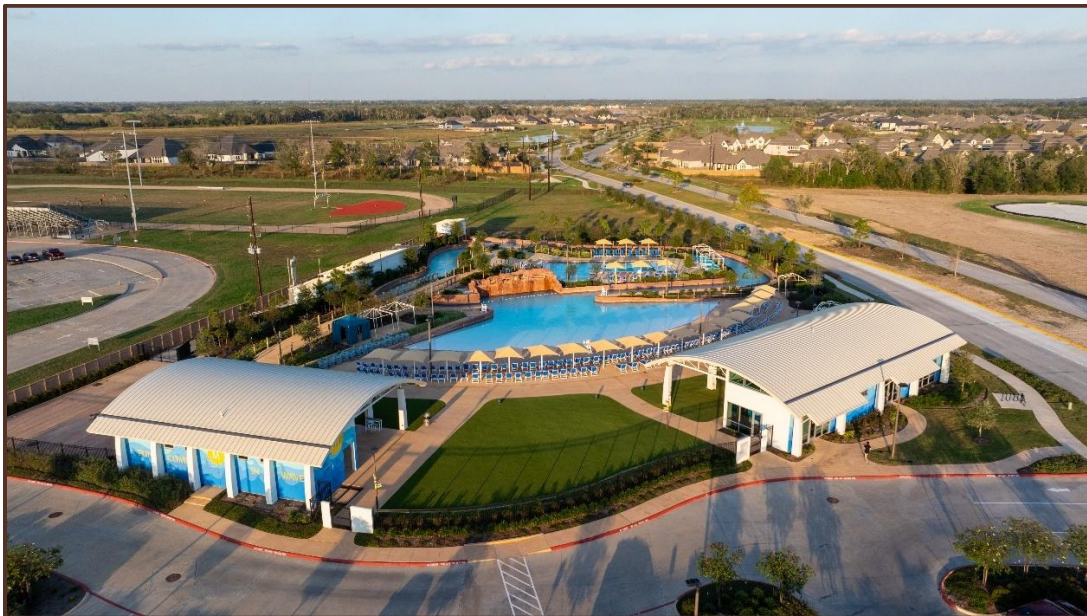


Jackie Doucet Caffey Junior High School

Recreation Centers



Oasis Village Amenity Center



Adventure Cove Amenity Center

Commercial Developments



Highway 6 & Wilson Road



Meridiana Parkway & Pursley Boulevard



LEGEND

Completed Sections

Meridiana: Active Manvel Projects

Brazoria County, TX

July 16, 2025
SCALE: 1"=500'
NORTH

EHRA

ENGINEERING THE FUTURE

10011 MEADOWS LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRAINC.COM
TPE No. F-726
TBPLS No. 10092300

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

EHRA JOB NO.
081-011-150



MANVEL PD&Z DATA SHEET

MEETING DATE: July 28, 2025

TOPIC: Meridiana PUD Annual Progress Report

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- 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.

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
Jose Abraham
Director of Development Services

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

Manvel Town Center



PUD Progress Report

2025

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2025

District Overview

Approximate Acres

Developed Acreage (a):	24
Acres Under Development (b):	13
Remaining Developable Acreage (c):	171
Undevelopable Acreage (d):	60
Total Approx Acres:	268

(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 Status of Development

The initial phase of Manvel Town Center has established a strong retail foundation with major anchors, including H-E-B and Lowe's, which is currently under construction. Complementing these anchors are two quick-service restaurants, and approximately 64,000 square feet of additional retail space. This phase is designed to drive significant economic activity, attract regional shoppers, and enhance daily conveniences for the Manvel community.

Overall, leasing activity at Manvel Town Center remains robust, and we're seeing meaningful traction from a diverse mix of quality tenants.



Flight Photos - June 22, 2025



*FROM
THE*



*GROUND
UP*

Construction Update Retail Buildings D & E

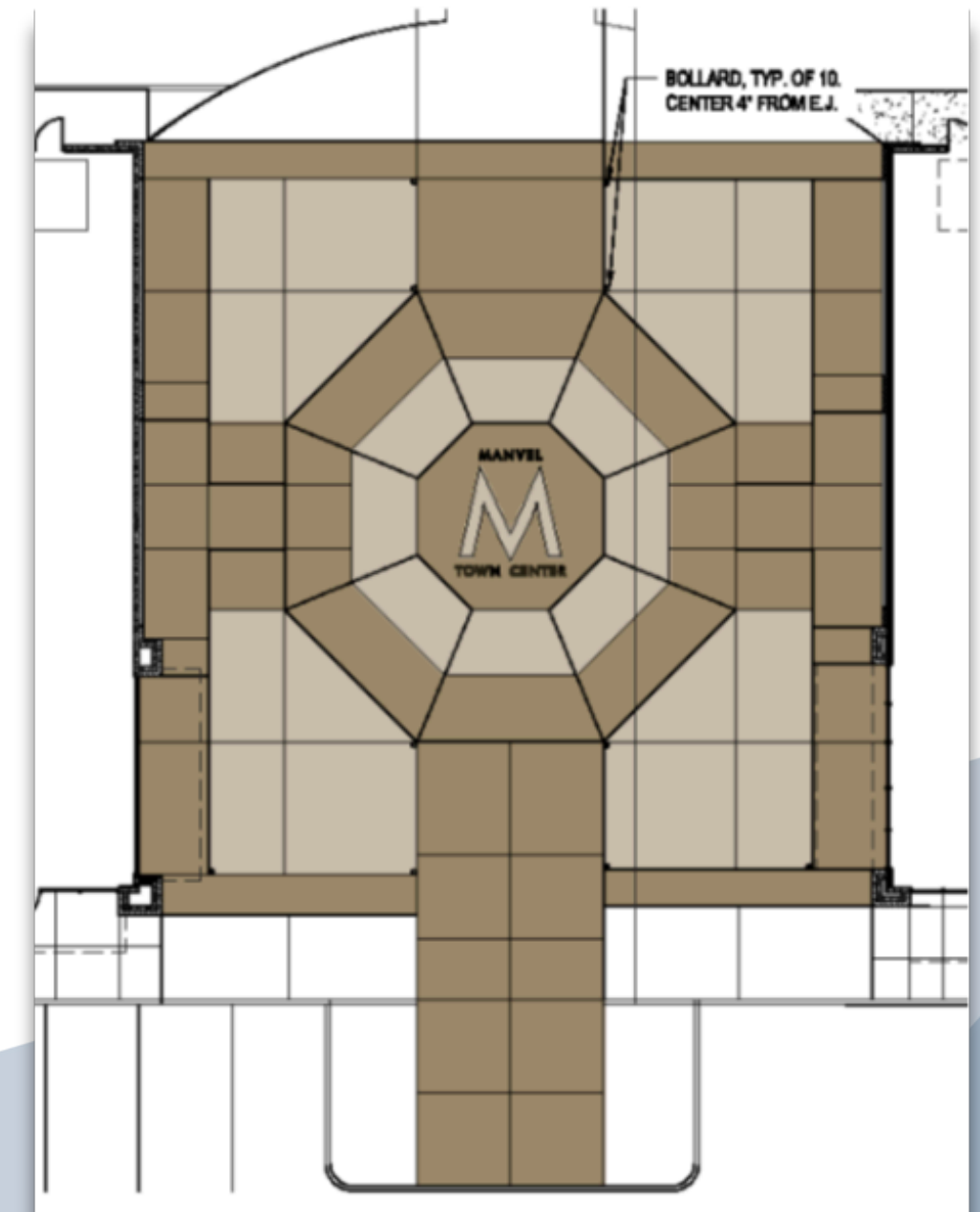


Construction Update Lowe's Building



Manvel Plaza Design

As part of our continued commitment to creating a high-quality destination for the City of Manvel, we are developing a new hardscape area between two of our retail buildings. Positioned at the heart of Manvel Town Center and designated as a central gathering point, this space will feature upgraded paving and thoughtful design elements that serve as a visual focal point for the center. The hardscape adds a polished, welcoming touch that reflects our pride in being part of the Manvel community and our dedication to elevating the overall shopping experience.





Present



Future



Decorative Light Poles

Enhanced Architectural Aesthetics

The decorative light poles are carefully selected to complement the development's architectural style, adding visual cohesion and elevating the overall streetscape design.

Welcoming & Inviting Atmosphere

Strategically placed lighting creates a warm, inviting ambiance that encourages visitors to linger, promoting longer visits and enhancing the overall customer experience both day and night.

Improved Safety & Nighttime Visibility

Beyond their aesthetic value, the upgraded lighting significantly improves visibility for both pedestrians and drivers, fostering a safer and more comfortable environment throughout the development.





**Decorative Light Pole
Locations**

Milestones



Lowe's broke ground early this year, with their goal to be opening in late 2025.



Retail tenants that opened for business in 2025, include Milano Nails and Marble Slab.



Completed construction of buildings D & E, adding an additional 26,800 SF of retail space.



New tenants signed in 2025 include Dunkin' Donuts and Five Guys Burgers & Fries.

A look into the Future





MANVEL PD&Z COMMISSION DATA SHEET

MEETING DATE: July 28, 2025

TOPIC: Public hearing followed by consideration of a request to change the zoning classification of an approximate 13.08-acre commercial reserve, located at 17315 Highway 6, Manvel Texas, from Manvel Town Center PUD/ Highway 6 Overlay District to Manvel Town Center PUD/ Highway 6 Overlay District/SUP; providing for the granting of a Specific Use Permit with conditions to authorize the use of the subject site for NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)".

BACKGROUND:

- The requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve "A" of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan included in the Staff Report). The entire Reserve "A" is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection.
- The applicant, Gerard Hillsman with Identity Architecture, is requesting approval of a Specific Use Permit (SUP) on behalf of the property owner, Steve Chandler with Manvel Town Center, LTD, to allow the operation of a family medicine clinic under the Memorial Hermann Medical Group Primary Care network. A SUP is required for this use, as it falls under NAICS Code 621111 – "Offices of Physicians (Except Mental Health Specialists)", which requires an SUP within the PUD and LC zoning district per the 2020 zoning ordinance amendment.
- The request includes the first-time interior buildout of an existing shell space. The clinic is proposed to operate Monday through Friday from 8:00 a.m. to 5:00 p.m. and will be staffed by approximately three to four personnel, including doctors, nurses, and an office manager. A previous PUD amendment was submitted to allow this use but was withdrawn, prompting this SUP application. Parking, drainage, and traffic-related requirements have been addressed through the approved plat and construction plans.
- The Notice of Public Hearing was published in the newspaper of general circulation and all property owners within 200 feet of the property were notified and staff is not aware of any opposition.
- Additional details and staff analysis are included in the attached staff report.

STAFF RECOMMENDATION: City staff recommends forwarding a Final Report to City Council indicating approval of the requested SUP with the conditions listed in the Staff Report. (Proposed Ordinance No. 2025-O-24)

ATTACHMENTS: Staff 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__

CITY MANAGER APPROVAL __YES__





STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	July 28, 2025	Initiated By:	Jose Abraham Director, Development Services
Subject:	Rezoning, PUD/ SH-6 to PUD/ SH-6-SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		
<u>SUMMARY</u>			
The subject site is located at 17315 Highway 6, within the Manvel Town Center Planned Unit Development (PUD)/State Highway 6 Overlay (SH6) District. The applicant, Gerard Hillsman of Identity Architecture, on behalf of property owner Steve Chandler (Manvel Town Center, LTD), is requesting an SUP to allow a family medicine facility under the Memorial Hermann Medical Group Primary Care network within a lease space at the subject site. The proposed use, classified as NAICS Code 621111 “Offices of Physicians (Except Mental Health Specialists),” is allowed in the Town Center PUD with the approval of a Specific Use Permit (SUP). The proposed primary care clinic is expected to operate Monday through Friday from 8:00 a.m. to 5:00 p.m., staffed by approximately three to four doctors, nurses, and an office manager.			
<i>Staff Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Map, Major Thoroughfare Plan Map, Manvel Town Center Site Plan, Application, Letter of Authorization, Letter of Request, Plat, Partial Enlarged Vicinity Map, Overall Landscape Plan, Site Plan, Floor Plan, Exterior Elevations, Public Hearing Notice, And Site Photos.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Nail Salons) South: Light Commercial District / State Highway 6 Overlay District (LC/SH6) East: Planned Unit Development District / Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Ambulatory Health Care Services) West: Planned Unit Development District / State Highway 6 Overlay District (PUD/SH6) & (PUD/SH6/SUP) – (Offices of Dentists)
Surrounding Land Use	North: H-E-B, Under Construction Lowe's, Milano Nail Spa, and retail stores South: Chevron gas station with convenience store, and vacant/undeveloped land East: Verizon, Memorial Hermann–GoHealth Urgent Care, Smoothie King, and retail stores West: Dental Office, McDonald's, Whataburger, and additional commercial uses within the Town Center

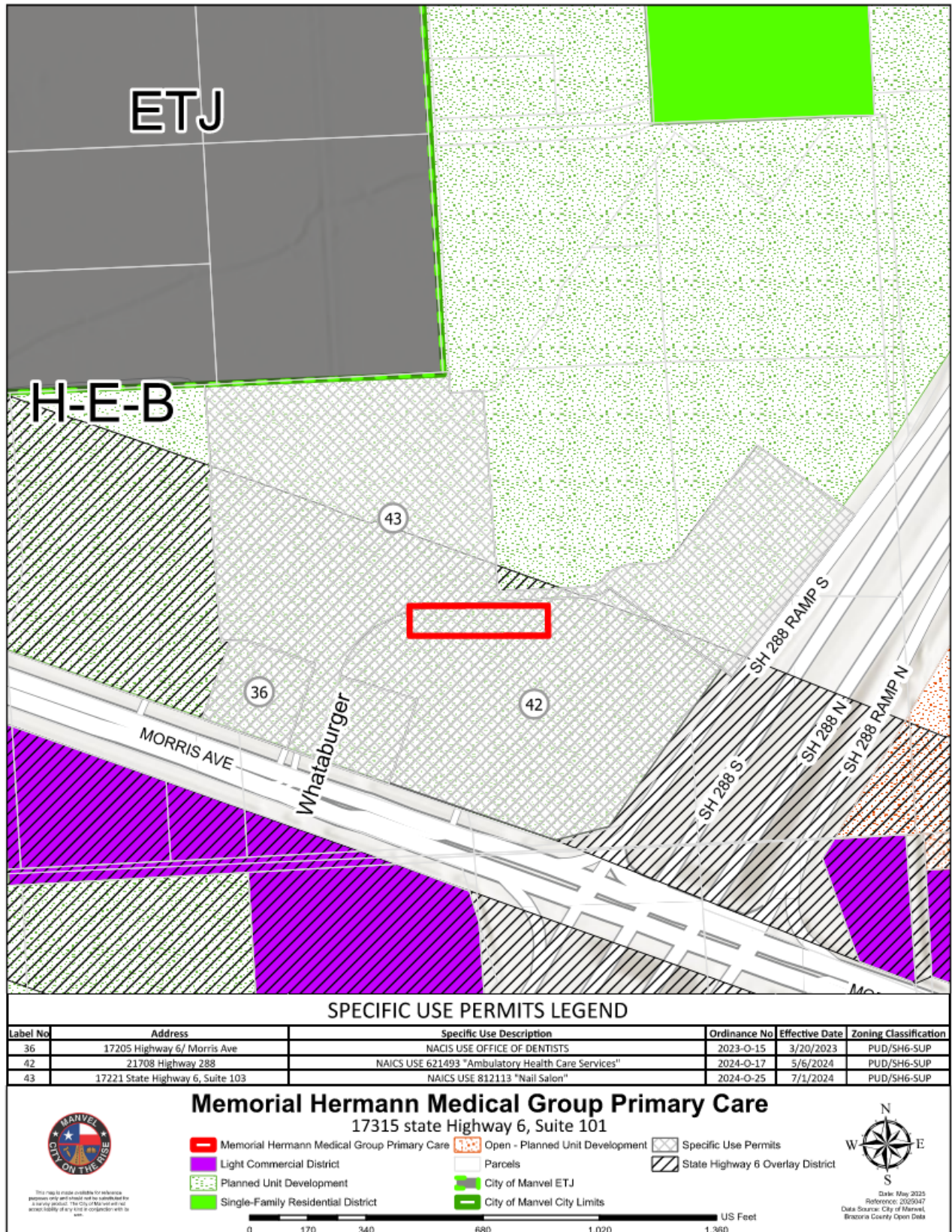


AERIAL VICINITY MAP





ZONING VICINITY MAP





ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The requested SUP pertains to the use of a lease space within a retail building located at 17315 Highway 6 / Morris Avenue, Manvel, Texas. This building is developed within Reserve “A” of Manvel Town Center Phase 1B plat (an approximate 13.08-acre tract of land), which includes other existing and proposed retail buildings, parking, and common areas (Site Plan attached). The entire Reserve “A” is part of the Manvel Town Center PUD which is located at the northwestern corner of the State Highway 6 and State Highway 288 intersection. The applicant plans to lease approximately 8,910 square feet of an existing 16,460-square-foot retail building to operate a primary care clinic, expected to run Monday through Friday, 8:00 a.m. to 5:00 p.m., with a staff of three to four doctors, nurses, and an office manager.

The Manvel Town Center PUD document (Ordinance No. 2017-O-33) allows all uses that are permitted within City’s LC district and certain other additional specific commercial uses. However, the PUD document also requires SUP approval for land uses allowed in the LC district with SUP. Therefore, the applicant is requesting a SUP to allow NAICS Use No. 621111 – “Offices of Physicians (Except Mental Health Specialists)” at the subject site.

Please note that a PUD amendment was previously submitted to allow this use, but the request was later withdrawn. Manvel Town Center is currently under construction and is intended to include a mix of retail, commercial, and office uses. Parking, drainage, and traffic impact analysis (TIA) requirements for the site have already been addressed through the existing plat and approved construction plans.

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

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



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

Please note that the proposed use meets the predetermined conditions applicable to Ambulatory health care services use.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. Conformance to Comprehensive Plan: The vision statement in the 2015 Comprehensive Plan seeks to maintain its rural character and small-town values while managing its growth by: "Benefiting from our strategic location by encouraging well planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life". The subject site, being located along a major thoroughfare, makes it an appropriate location for the proposed use and hence aligns with the Comprehensive plan goals.
2. Compatibility with the character of the neighborhood: The proposed primary care clinic will occupy an existing retail lease space and will not involve any new exterior development or building expansion. The proposed use is consistent with the overall character of the area, given that the Manvel Town Center PUD is planned and zoned to accommodate a mix of commercial, office, and retail uses. A primary care clinic aligns well with this vision and will contribute to the diverse range of services offered within the Manvel Town Center.
3. The suitability of the property for the uses permitted by right: The subject site is zoned Manvel Town Center PUD and lies within the SH6 Overlay District, surrounded by established commercial uses such as H-E-B, Lowe's, Verizon, Memorial Hermann – GoHealth Urgent Care, Teal Ridge Dental Care, McDonald's, and various retail shops. This context supports the suitability and compatibility of the proposed primary care clinic within the area.
4. Detrimental impact on nearby property: The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Manvel Town Center.
5. Traffic and Parking issues: The proposed primary care clinic will occupy an existing space within Manvel Town Center, built per approved plans. Adequate shared parking is already provided, and no additional parking is required. A TIA has been completed, and no significant traffic impacts are anticipated. The development meets the minimum parking requirement of 5 spaces per 1,000 sq ft, ensuring sufficient capacity for the proposed use and other uses.
6. Harm to the value of nearby properties: The surrounding properties are primarily zoned Manvel Town Center PUD and LC or consist of vacant land. Given the commercial nature of the area and the existing zone designations, the proposed use is not expected to negatively impact nearby property values. Additionally, the presence of the Town Center PUD and the Highway 6 Overlay District further reinforces the appropriateness of this type of medical office use at the subject location.
7. Impedance to orderly development surrounding vacant property: The surrounding properties are zoned Manvel Town Center PUD, LC, and SH6 District. These zoning designations support



a range of commercial and office uses. As such, the proposed primary care clinic is compatible with the intended development pattern and is not expected to impede the orderly development of adjacent or nearby vacant land.

8. Utility Provisions: The proposed use will not have any additional impact on utility services.
9. Safe site development and layout: The proposed primary care clinic will occupy an existing commercial lease space and will not include any exterior site improvements, and the existing complies with all applicable city regulations and development standards.
10. Lighting: Exterior lighting was installed per Manvel Town Center PUD standards. No changes are proposed, and no additional impacts are anticipated.
11. Landscaping and screening: Landscaping was completed in accordance with Manvel Town Center PUD standards. No additional landscaping or screening is required at this time.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed use will comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS use 621111 "Offices of Physicians (Except Mental Health Specialists)" with the following conditions:

1. This Specific Use Permit applies only for 17315 Highway 6 / Morris Avenue, Suite #101 with floor area not to exceed 8,910 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2025-O-24)

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. At the time of writing this report, staff has received one informational inquiry and is not aware of any opposition to the request. Please note that public hearing notices were sent out to property owners within 200 feet from the subject site, however, none of the properties across from Highway 6 and SH 288 were located within 200 feet.



MAJOR THOROUGHFARE PLAN MAP





MANVEL TOWN CENTER SITE PLAN

MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578

Current Tenants

1 H-E-B

Retail A

2 Great Clips

3 Milano Nails

4 Marble Slab

5 AT&T

Proposed Anchors

6 Burlington*

7 Ross*

8 Five Below*

9 Marshall's*

10 Ulta*

11 Petco*

12 Lowe's

Restaurant Space

Available Restaurant

Available Restaurant

Available Restaurant

Available Restaurant

*Proposed Tenants

13 Target

14 Chipotle

15 Available

16 Jersey Mike's

17 Available

18 Aki Steak & Sushi

Retail C

19 Verizon

20 Available

21 McDonald's

22 Dunkin'

Retail D

23 Smoothie King

24 Available

25 Five Guys Burgers & Fries

Retail E

26 Memorial Hermann

27 Available

28 Available

12,300 sf

2,550 sf

2,000 sf

1,400 sf

2,350 sf

4,000 sf

10,000 sf

2,400 sf

2,000 sf

2,000 sf

2,000 sf

2,000 sf

16,400 sf

9,000 sf

2,400 sf

4,000 sf

10,400 sf

3,150 sf

1,350 sf

1,900 sf

4,000 sf

Outparcels

11 Available

12 Available

13 Available

14 Available

0.94 ac

Outparcels

6 Chick Fil A*

7 Portillo's*

8 Chuy's*

9 In-N-Out Burger*

10 Olive Garden*

11 Available

12 Available

13 Available

14 Available

1.61 ac

0.98 ac

1.13 ac

0.98 ac

1.61 ac

1.24 ac

1.24 ac

1.30 ac



Available
Executed

weitzman

The information was obtained from sources deemed reliable, however, Weitzman has not verified it, and makes no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this material is subject to change without notice. Weitzman has not verified it, and makes no guarantee, warranty or representation as to the completeness or accuracy thereof. The presentation of this material is subject to change without notice. Weitzman has not verified it, and makes no guarantee, warranty or representation as to the completeness or accuracy thereof.



APPLICATION



DEVELOPMENT SERVICES

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Memorial Hermann Medical Group Primary Care
Project Location/Address: 17315 Highway 6, Suite 101, Manvel, TX USA 77578
Legal Description: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES
13.08
Current Zoning: _____ Proposed Land Use: _____ NAICS No.: 621111
Parcel/Tax ID# (s): 713693 Total Acreage: 13.08 **First Time Buildout of an Existing Tenant Leased Space within Office Building for a Primary Care Clinic**

APPLICANT INFORMATION

Applicant Name: Gerard Hillsman
Company Name: Identity Architecture
Address: 111 Travis Street City: Houston State: TX Zip: 77002
Phone #: 346-772-4242 Email: ghillsman@identityarchitects.com

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

Gerard Hillsman

6/13/2025

Applicant Signature (REQUIRED)

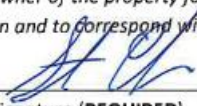
Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Manvel Town Center, LTD
Address: 1800 Bering, Suite 550 City: Houston State: TX Zip: 77057
Phone #: 713-781-7111 Email: schandler@weitzmangroup.com

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

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


Owner's Signature (REQUIRED)

6-13-25
Date



DEVELOPMENT SERVICES

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

SUBMITTAL CHECKLIST

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

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

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.

Gerard Hillsman

6/13/2025

Applicant Signature

Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

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

LETTER OF AUTHORIZATION

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

Manvel Town Center, LTD
Owner Name

1800 Bering, Suite 550
Owner Address

Houston, Texas 77057
Owner City, State Zip

6-13-25
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, Steve Chandler, certify that I am the owner of the project property located at 17315 Highway 6, Suite 101, Manvel, TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint Gerard Hillsman with the company Identity Architecture (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 713-781.7111 if you have any questions.

Sincerely,

Owner Name Manvel Town Center, LTD

Owner Signature 



REQUEST LETTER



July 7, 2025

City of Manvel
Planning Department
20025 Highway 6
Manvel, TX 77578
281-489-0630

Warmest Greeting Planning Department,

Please accept this Letter of Intent for a commercial construction project located

17315 Highway 6, Suite 101, Manvel, TX 77578 located in the Manvel Town Center.

The legal description of the space is: MANVEL TOWN CENTER PH 1B (A0291) (MANVEL) LOT RESERVE A (UNRESTRICTED) ACRES 13.08

We will be doing a first-time buildout of the interior existing tenant space within the shell building.

The space is going to be used as a Primary Care Clinic not an Urgent Care Clinic.

It is going to be used for Family Medicine, and they will provide general exams

There will be about 3 to 4 doctors, nurses and an office manager in attendance at the clinic.

The hours of operation will be Monday- Friday from 8am to 5pm.

Please see the enclosed Site Plan, Plat, Floor Plans for the Building and Suite, Equipment List, Exterior Elevations.

Thanks.

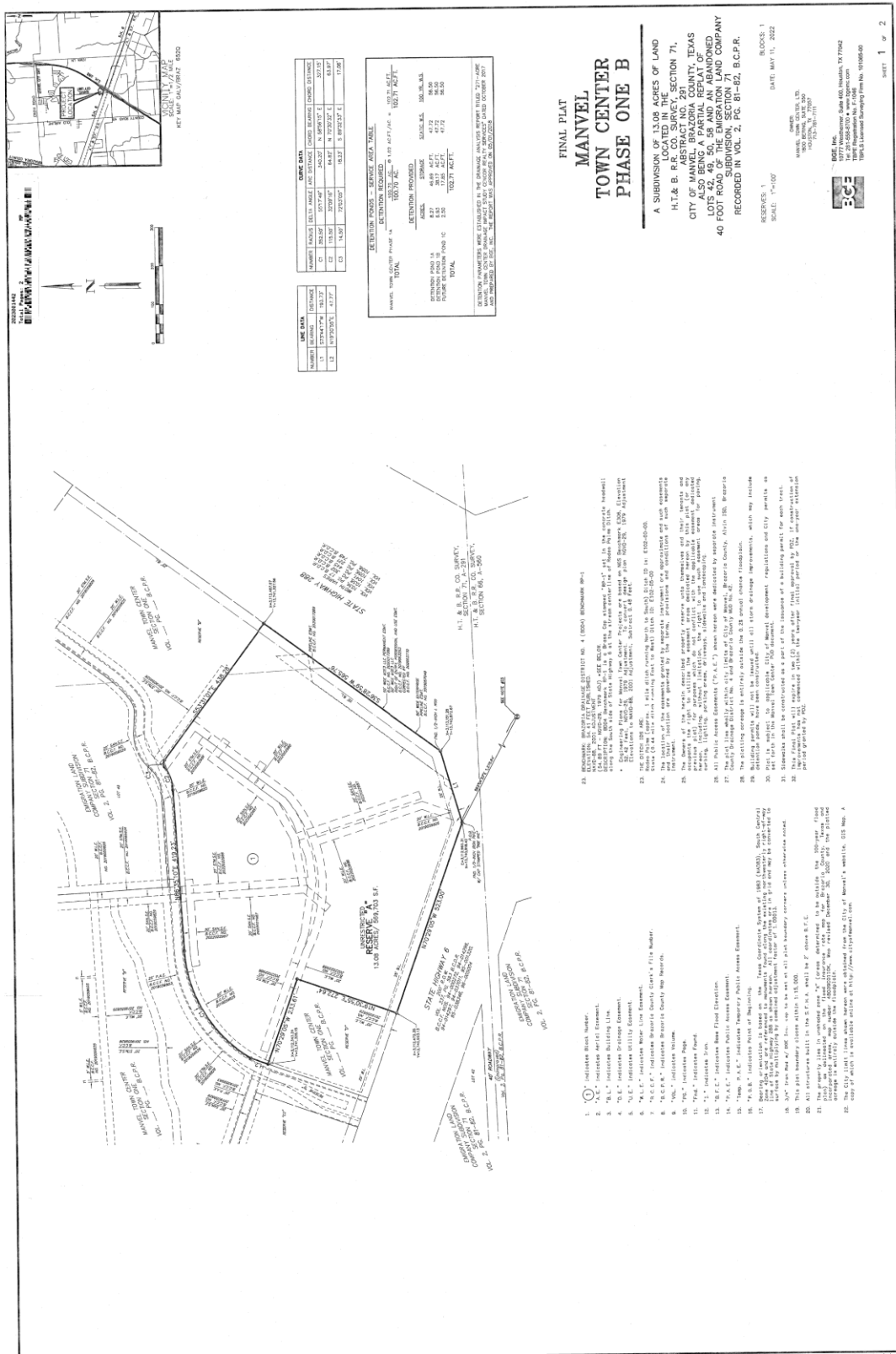
GERARD HILLSMAN
Construction Coordinator
713.595.2150 office
346.772.4242 direct
ghillsman@identityarchitects.com
www.identityarchitects.com
111 Travis Street, Houston, Texas 77002





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

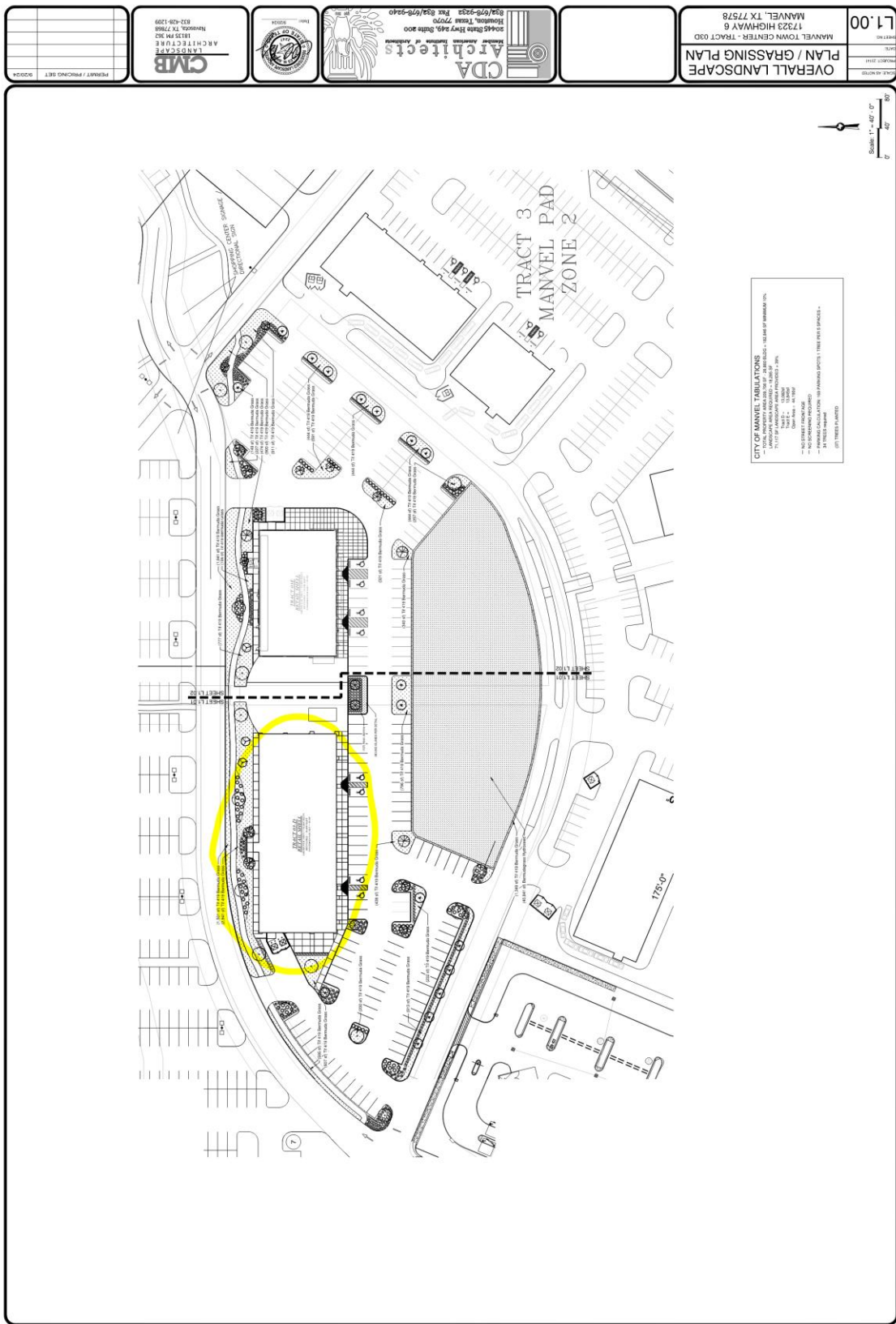
PLAT





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

OVERALL LANDSCAPE PLAN



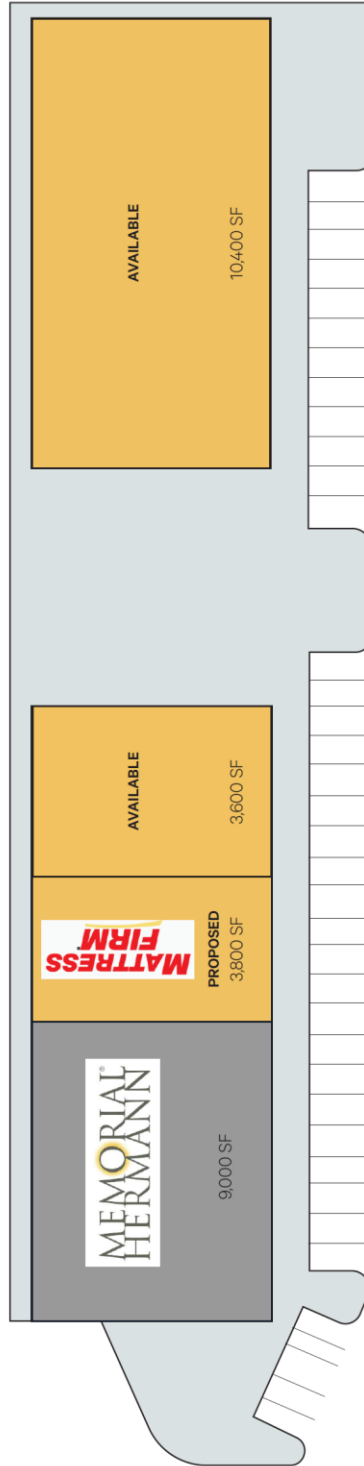


SITE PLAN

MANVEL TOWN CENTER | HWY 288 & SH-6, MANVEL, TX 77578

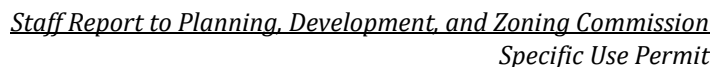
RETAIL E - 10,400 SF

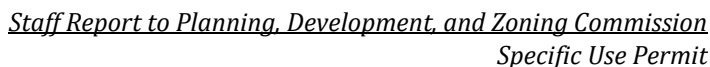
RETAIL D - 16,400 SF



weitzman®

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[illegible]

[illegible]



PUBLIC HEARING NOTICE PUBLISHED ON SUNDAY 07/13/2025

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 28, 2025, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, AUGUST 04, 2025, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE SPACE (SUITE 101) FOR NAICS USE 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.



SITE PICTURES



View of the property to the south from Morris Avenue/SH6 (Chevron Gas Station)



View of the subject site from within the Manvel Town Center parking lot, looking north.



Bird's-eye view of the updated overall Manvel Town Center site.



DEVELOPMENT SERVICES DEPARTMENT

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

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

June 18, 2025 – July 24, 2025

The following table provides an overview of Development Services Department activities from June 18, 2025, through July 24, 2025

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
19925 Morris Avenue (LC/ SH6 district)	Shopping Centers	Located at the intersection of Hwy 6 and Pine St. The Applicant is proposing 2 retail buildings (8,400SF. + 11,200 SF.) with one shared driveway.
Masters Road (PID: 228259) (HMU district)	Subdivide and Build	Located adjacent to Tiny Toonz Academy on the south side. Proposing expansion of Tiny Toonz Day care and creating residential lots on the remaining acreage.
18218 Highway 6 (LC/ SH6 district/ SUP)	Redeemer Church – New Building Addition	Expansion to include 7,000 sf of classroom and education space, 7,500 sf of gym, and a 13,000 sf 2nd floor shell space.
5045 Meridiana Parkway (Meridiana PUD)	Retail Center	Located at the intersection of Meridiana Parkway and Pursley Boulevard. Proposed construction of a 10,000 sq.ft. retail building.
FM 1128 & Belcher Road (O-SFR district)	738-Acre Development Subdivision (Belcher Tract)	Large mixed-use development with different types of residential options.
South Inspiration Way (Meridiana PUD)	Community Swimming Pool (Olympic Size used for events)	8 lane pool for community use.
Oilfield Road & Phillips Drive (O-SFR district)	Sudivision – 114 Acre Tract	Applicant would like to create 50', 60' and 70' lots. The applicant requested a workshop with City Council.

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
19931 Morris Avenue, Suite A	6/18/2025	Billy Dano's Donut
17221 Highway 6, Suite 106	6/27/2025	Great American Cookies/ Marble Slab Creamery
22303 Highway 6	7/14/2025	DD Automotive LLC (Previously Reliable Car Company)



DEVELOPMENT SERVICES DEPARTMENT

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

COMMERCIAL CONSTRUCTION APPROVALS

LOCATION	DATE ISSUED	DESCRIPTION
19706 Highway 6	7/2/2025	McDonald's • 3,815 Sq. Ft. Building • Civil & Building Plans Approved • Building Permit Approved • Ready to commence work
17110 Highway 6 (South of HEB)	7/21/2025	Retail Shell Building with future lease spaces • 5,100 Sq. Ft. Building • Civil Plans under review

OTHER UPDATES

- At July 21, 2025 City Council meeting Workshop, a proposed commercial development at the Northwest Corner of Kirby and Highway 6 was discussed. Presentation available at the following link: <https://manveltx.portal.civicclerk.com/event/540/files/attachment/6097>
- A Comprehensive Plan update workshop will be held on Aug 11, 2025.
- There have been some changes in the agenda posting requirements due to recent legislative updates. This will result in some changes to plat submittal dates and zoning application submittal dates.