

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



**NOTICE OF A MEETING  
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION  
July 29, 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**

\*\*\*CANCELLED\*\*\*

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*)

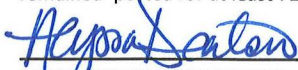


- D. Consideration and possible action to approve Meridiana Detention Reserve Z Phase 2 Preliminary Plat;  
BEING A SUBDIVISION OF 9.26 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-6, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, 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. Development Services Staff Update.
- I. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

**Adjourn**

**CERTIFICATION**

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 07/26/2025 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY  
CITY OF MANVEL, TEXAS

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



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

**MINUTES 7/14/2025**

**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,<br>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,<br>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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

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](http://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**

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

#### **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):

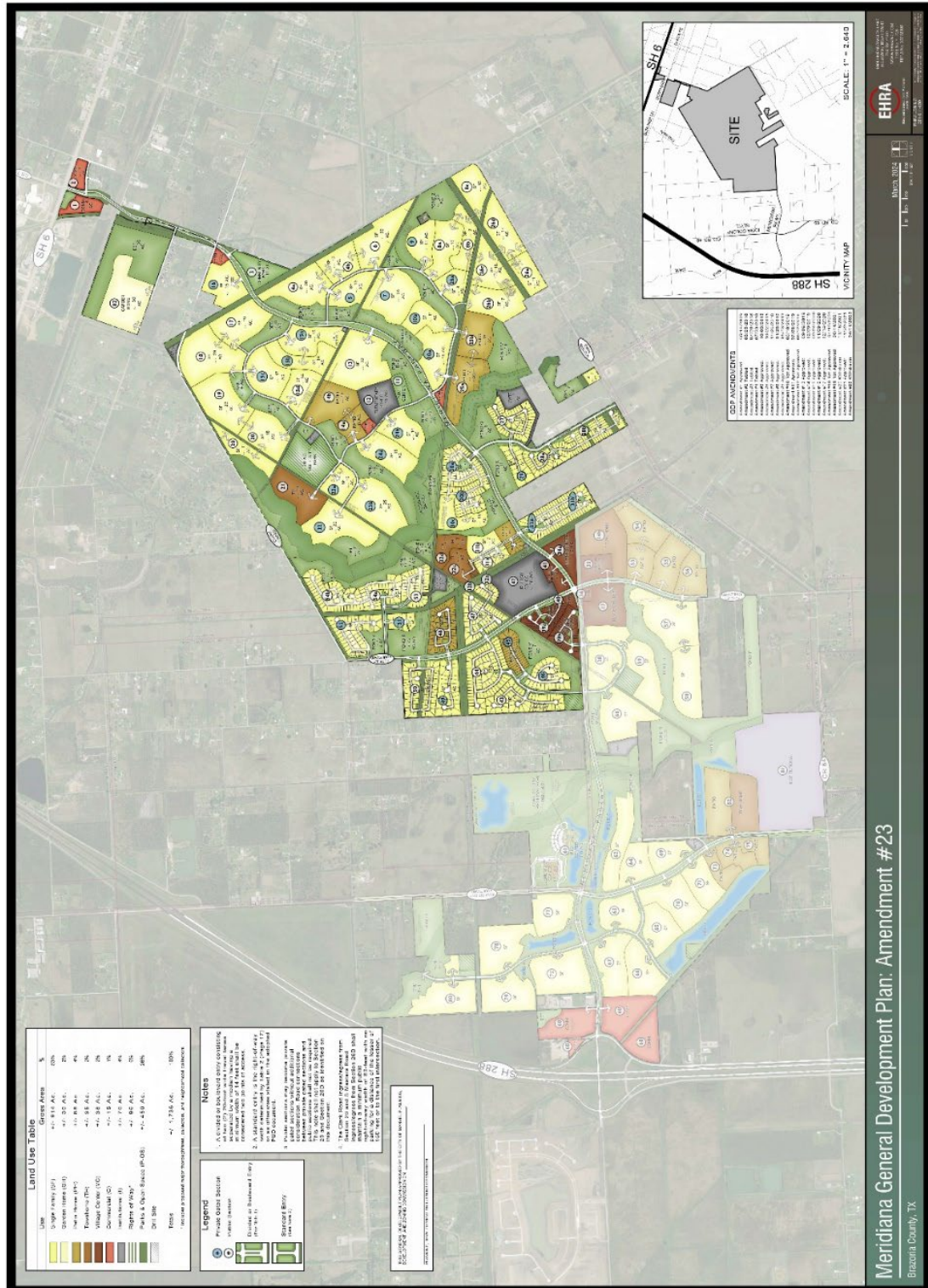
1. Municipal Utility District (MUD) annexation process shall be completed. (Section 62-38 (a) (14)).



## 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. |               |      |

Private Gated Section

Public Section

Divided or Boulevard Entry  
(See Note 1)

Standard Entry  
(See Note 2)

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

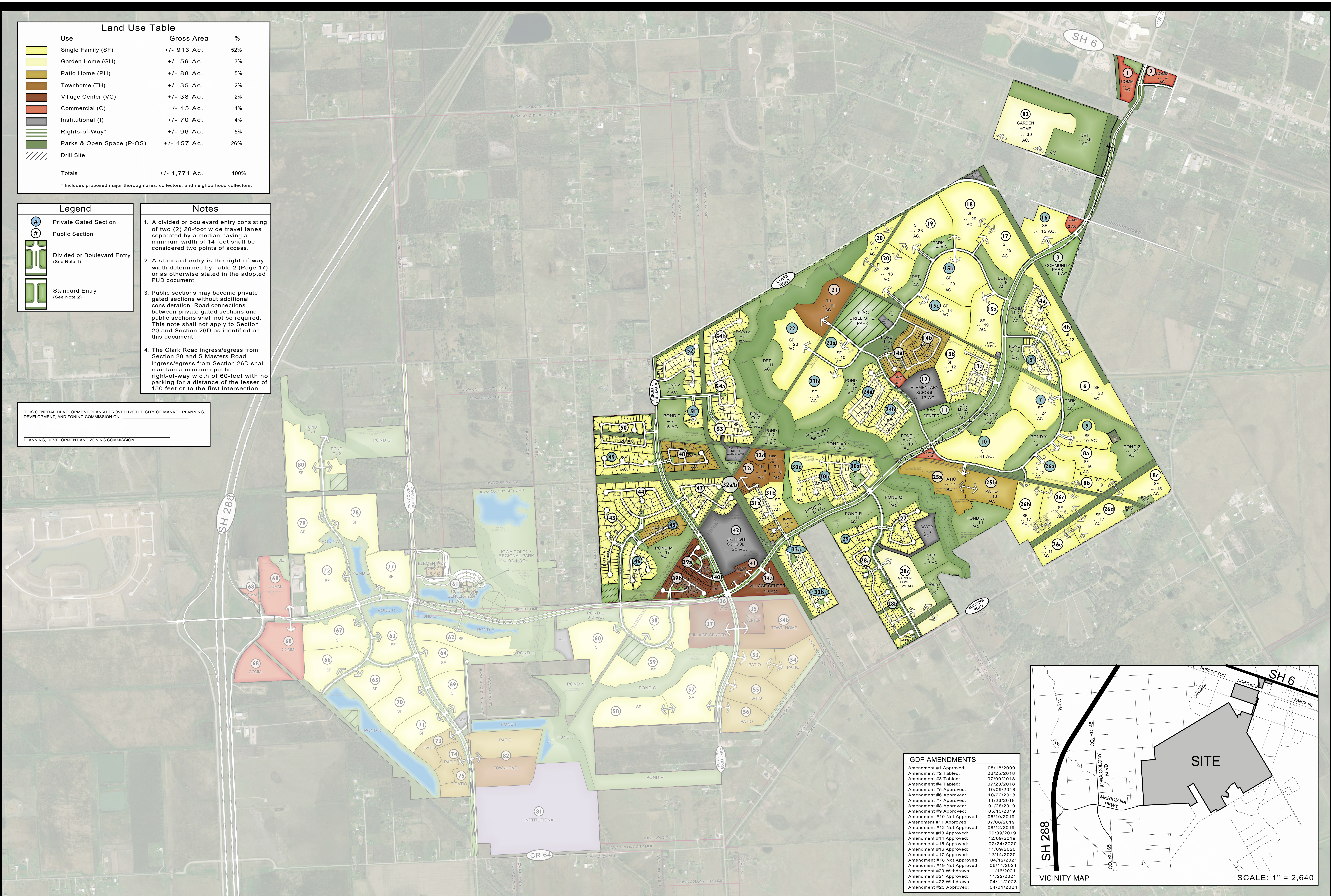
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.

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

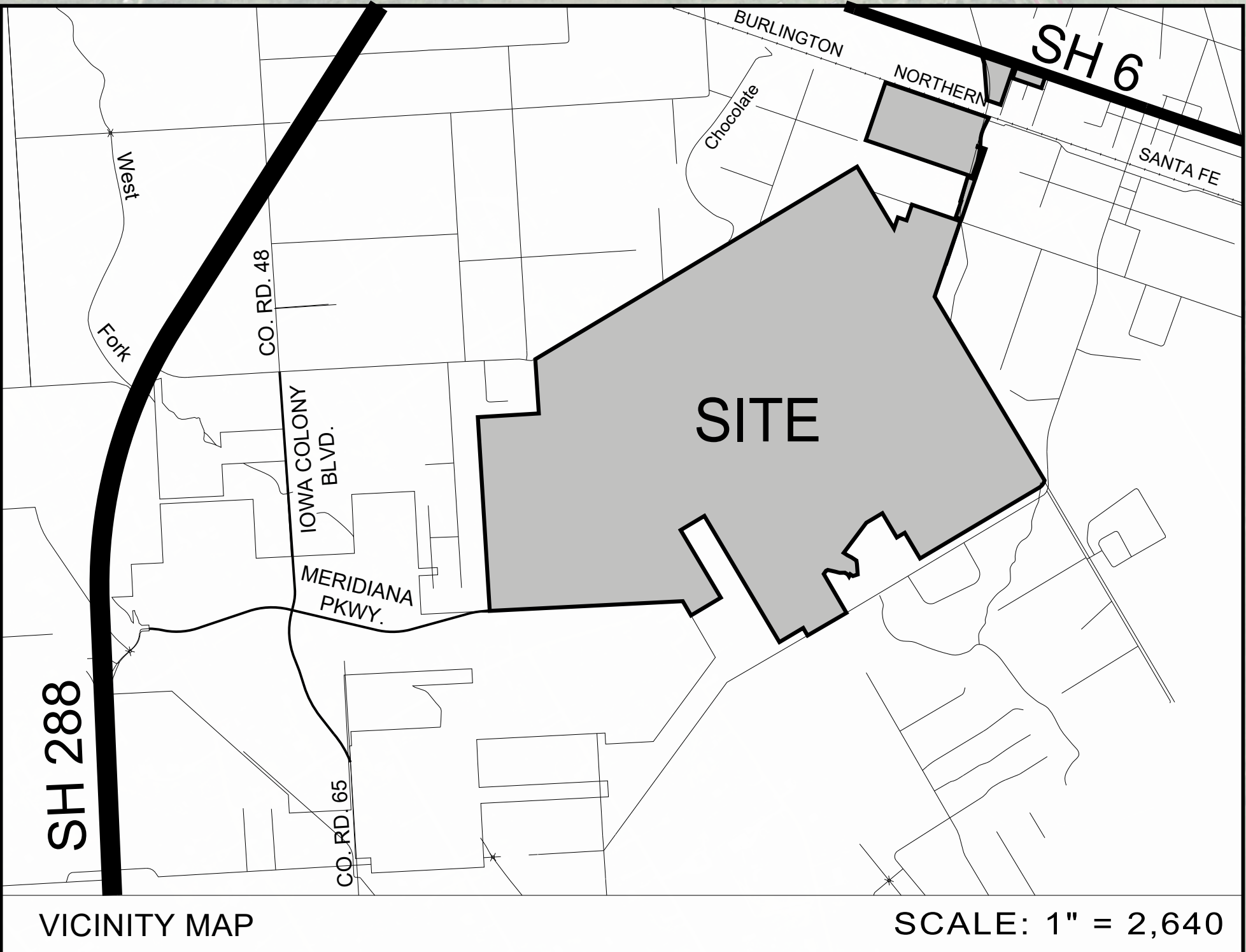
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION \_\_\_\_\_



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







# 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

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](http://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**

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

#### **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

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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: 0.9998742185.
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.

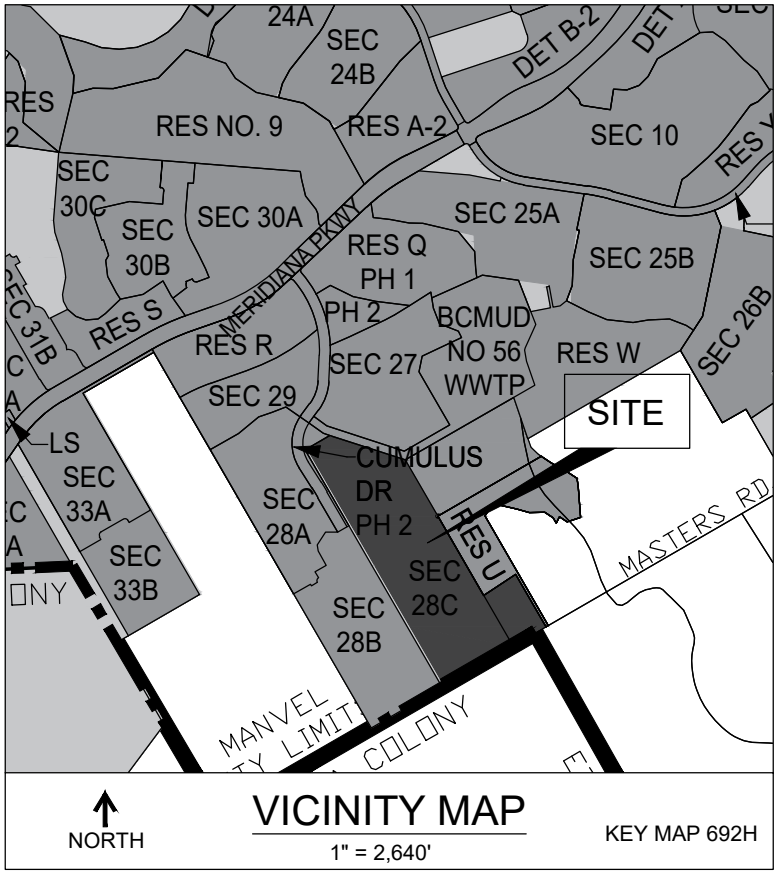
| CURVE TABLE |          |            |               |              |
|-------------|----------|------------|---------------|--------------|
| CURVE       | RADIUS   | ARC LENGTH | CHORD BEARING | CHORD LENGTH |
| C1          | 25.00'   | 40.24'     | N 73°55'00" W | 36.04'       |
| C2          | 460.00'  | 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

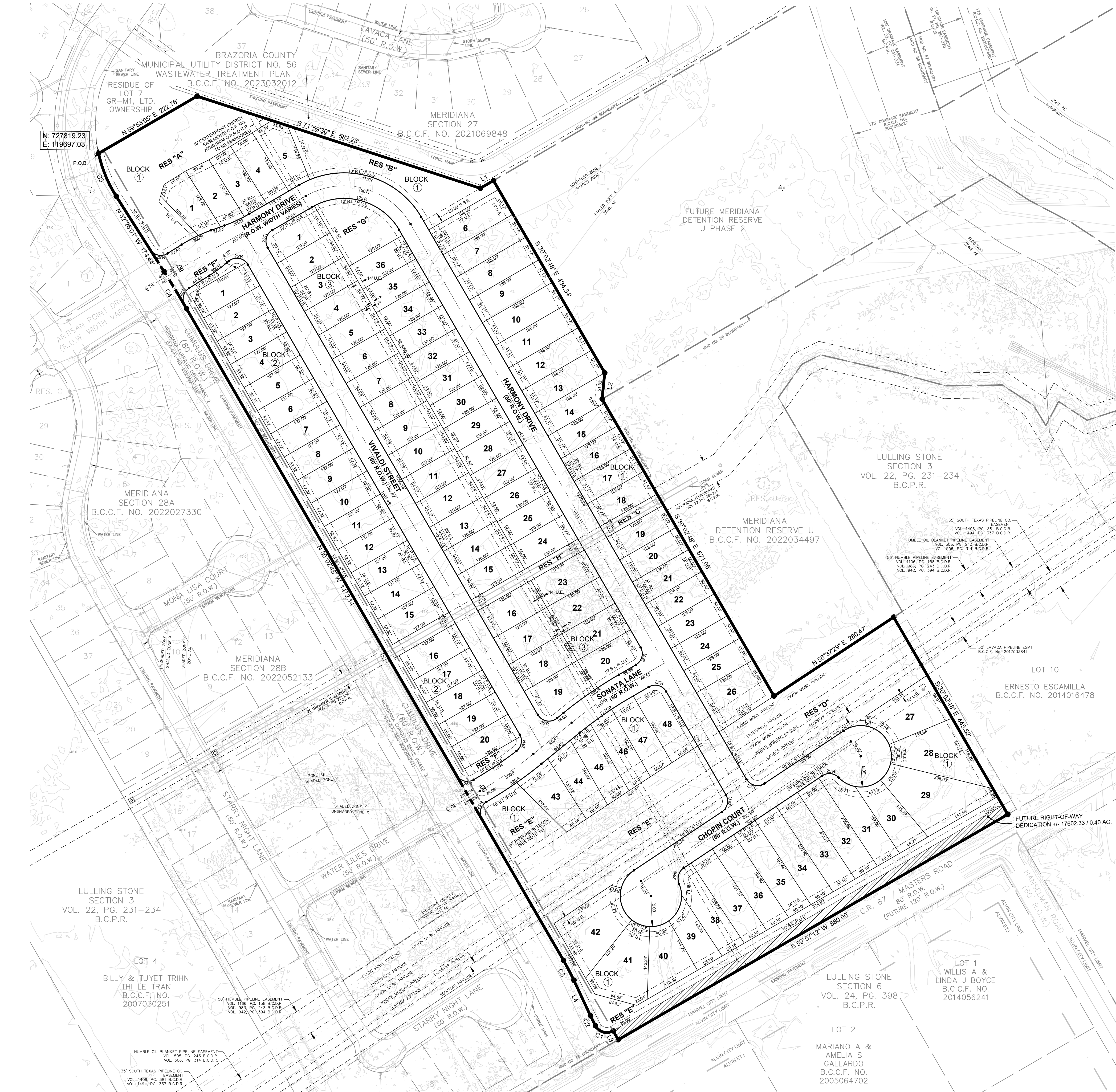
| RESERVE TABLE |                                                      |            |         |                   |
|---------------|------------------------------------------------------|------------|---------|-------------------|
| RESERVE       | RESTRICTIONS                                         | 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



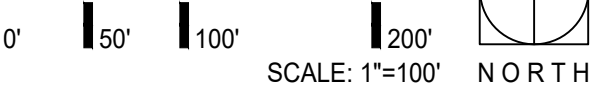
## Meridiana Section 28C Preliminary Plat

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 LANE  
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.



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

**Legend**

Private Gated Section

Public Section

Divided or Boulevard Entry  
(See Note 1)

Standard Entry  
(See Note 2)

- Notes**

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

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

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

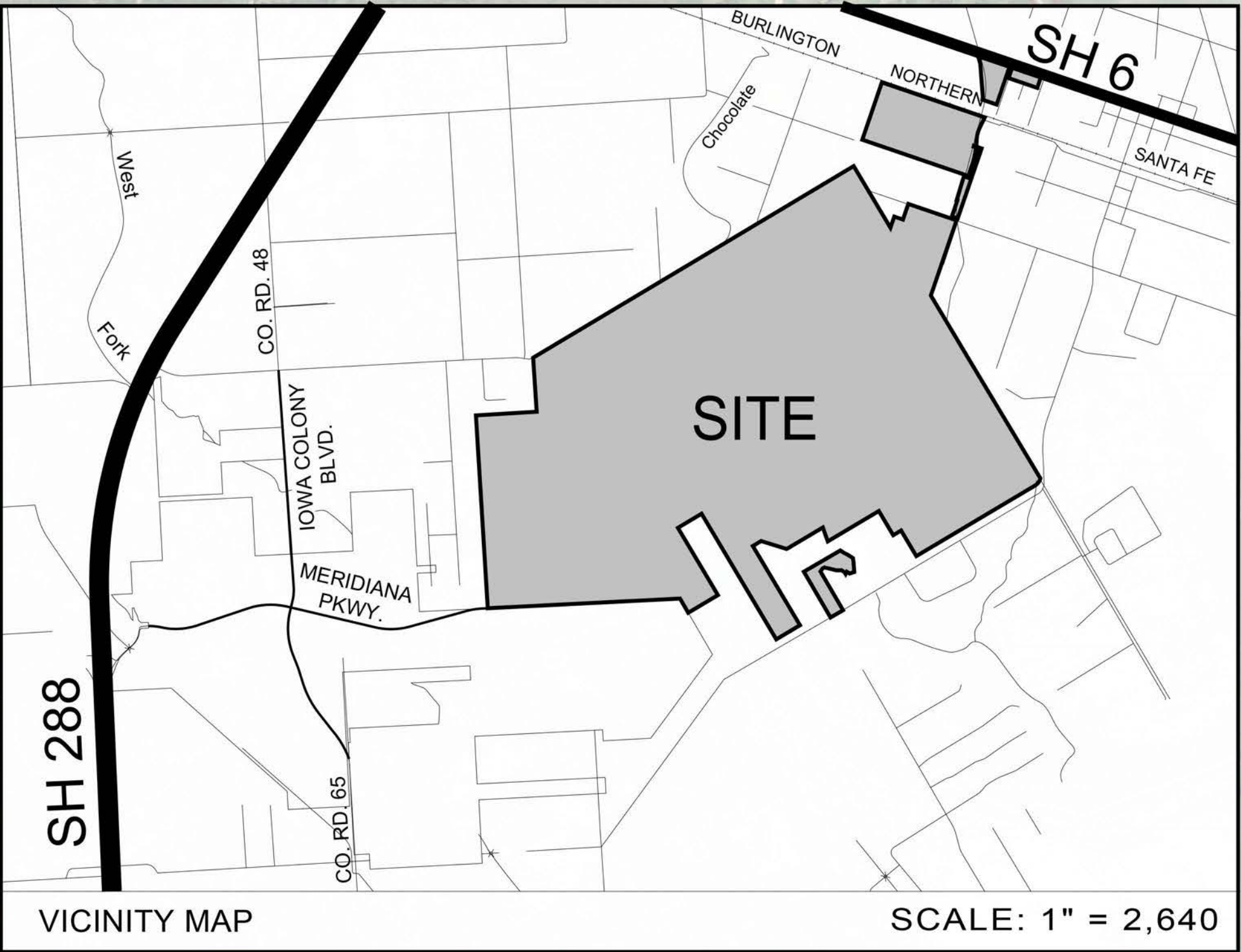
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION \_\_\_\_\_



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







# 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

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](http://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**

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

#### **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*).











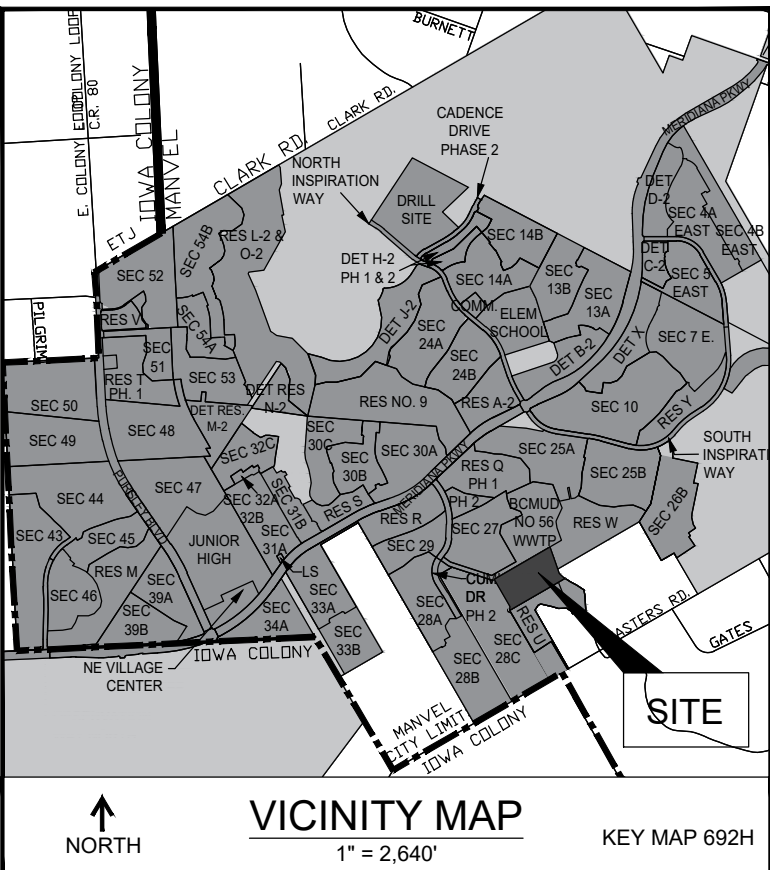
GENERAL NOTES:

- 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.  
S.T.M. S.E. indicates Storm Sewer Easement.  
U.E. indicates Utility Easement.  
VOL. indicates Volume.  
W.L.E. indicates Water Line Easement.  
X indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, 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



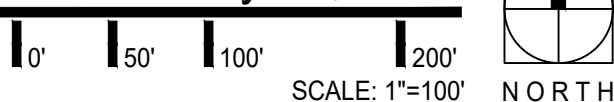
## Meridiana Detention Reserve U Phase 2 Preliminary Plat

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



**EHRA**  
ENGINEERING THE FUTURE  
SINCE 1936

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

EHRA JOB NO. 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. |               |      |

**Legend**

Private Gated Section

Public Section

Divided or Boulevard Entry  
(See Note 1)

Standard Entry  
(See Note 2)

- Notes**

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

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

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

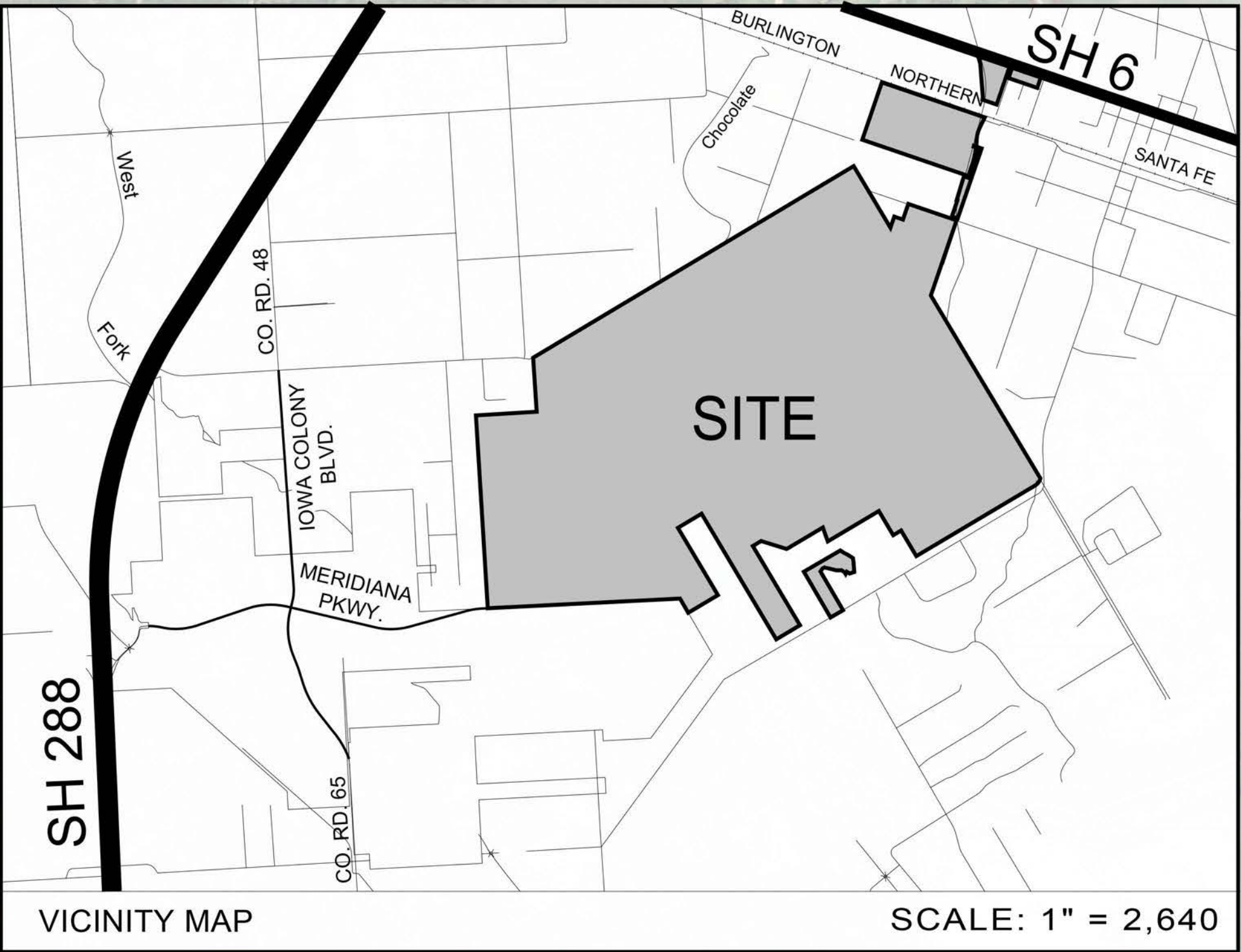
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION \_\_\_\_\_



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







# 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

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](http://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**

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

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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.
- ↘ indicates change in street name.
- P.P. indicates power pole.

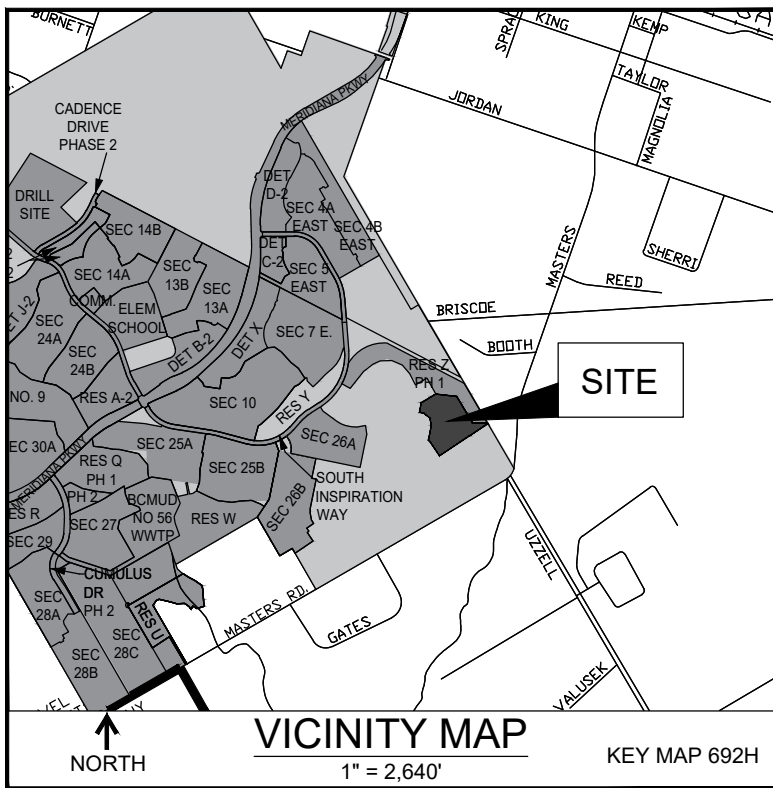
5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District NO. 5, City of Marvel, and Brazoria County MUD NO. 57.
6. Properly within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, 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 Marvel 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 B.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,<br>& 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,<br>OPEN SPACE, RECREATION,<br>& 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



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

**ENGINEERING THE FUTURE  
SINCE 1936**

**EHRA JOB NO.**  
**081-0111-212**



| 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. |               |      |

Private Gated Section

Public Section

Divided or Boulevard Entry  
(See Note 1)

Standard Entry  
(See Note 2)

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

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

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

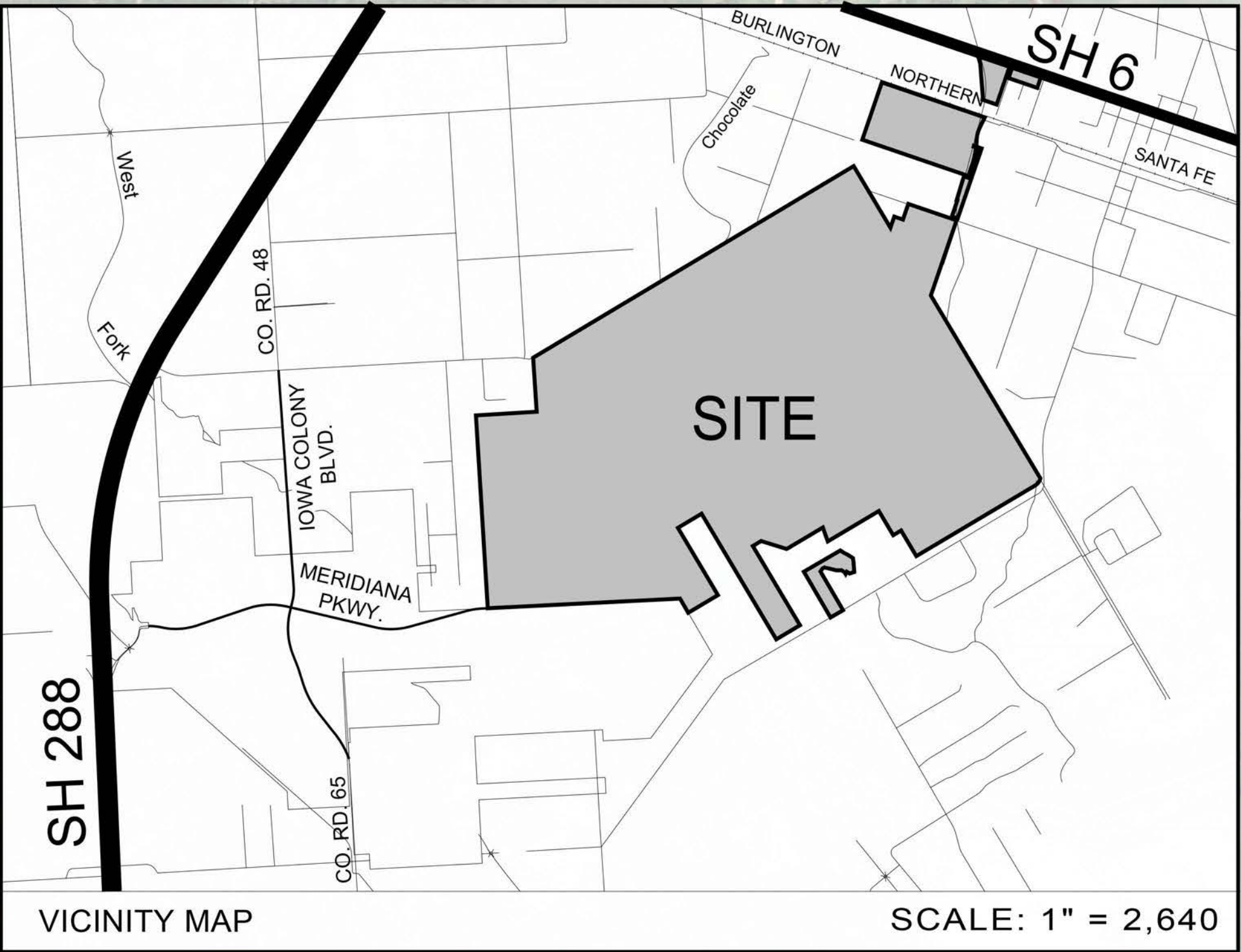
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

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

PLANNING, DEVELOPMENT AND ZONING COMMISSION \_\_\_\_\_



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







# 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 | <input checked="" type="checkbox"/> | City Council | <input type="checkbox"/> | Both | <input type="checkbox"/> |
|--------------------------------|-------------------------------------|--------------|--------------------------|------|--------------------------|

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](http://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**

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

#### **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 = 0.999665975.
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

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: \_\_\_\_

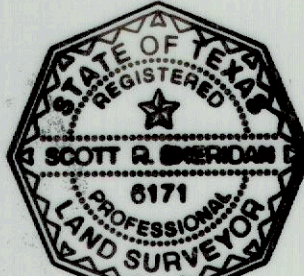
Planning, Development and Zoning (PD&Z)

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



7/17/25

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" I.R. "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

N: 13736080.39  
E: 3127253.33

N: 13735986.10  
E: 3127920.15

N: 13735861.26  
E: 3127875.82

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## PROJECT BENCHMARK: AW5683

PROJECT BENCHMARK IS DESCRIBED AS BEING PUNCH MARK IN THE TOP OF A STAINLESS STEEL ROD. FROM STATE HIGHWAY 6 AND FM 1128 IN MANVEL, GO EAST-SOUTHEAST ON STATE HIGHWAY 6 FOR 4.2 KM (2.6 MI) TO COUNTY ROAD 99 ON THE RIGHT. TURN RIGHT AND GO SOUTHERLY FOR 0.4 KM (0.25 MI) TO A T-ROAD (JUST AFTER CROSSING TRACKS), TURN LEFT AND GO EASTERLY FOR 0.2 KM (0.15 MI) TO A DRIVEWAY ON THE RIGHT AND THE STATION ON THE EAST SIDE OF THE DRIVEWAY.

PUBLISHED ELEV: 48.10, NAVD 88

STATE HIGHWAY 6 (120' R.O.W.)  
A.K.A. MORRIS AVENUE  
B.C.C.F. No. 2016045151

SURVEYOR:  
F.M.S. SURVEYING  
7523 RUSSELL STREET,  
MANVEL, TEXAS 77578  
PHONE: (281) 519-8530  
EMAIL: rchase@fmsurveying.com  
TBPFLS FIRM # 10040400  
FMS JOB No. 70395  
DRAFTING: REC # AJ  
www.fmsurveying.com



| RESERVE TABLE |         |       |           |                            |
|---------------|---------|-------|-----------|----------------------------|
|               | SQ. FT. | ACRES | PURPOSE   | MAINTENANCE RESPONSIBILITY |
| RESERVE "A"   | 84,850  | 1.948 | CITY PARK | CITY OF MANVEL             |

## ABBREVIATIONS

|               |                                                |
|---------------|------------------------------------------------|
| B.C.C.F.      | BRAZORIA COUNTY CLERK FILE.                    |
| B.C.D.R.      | BRAZORIA COUNTY DEED RECORDS.                  |
| B.C.M.R.      | BRAZORIA COUNTY MAP RECORDS.                   |
| NO.           | NUMBER.                                        |
| O.P.R.B.C.T.x | OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS. |
| PG.           | PAGE.                                          |
| P.O.B.        | POINT OF BEGINNING.                            |
| P.O.C.        | POINT OF COMMENCING.                           |
| R.O.W.        | RIGHT OF WAY.                                  |
| U.E.          | UTILITY EASEMENT.                              |
| VOL.          | VOLUME.                                        |
| .....         | CENTERLINE.                                    |
| .....         | SUBJECT BOUNDARY.                              |
| ●             | MONUMENT.                                      |

## TBM "A"

TEMPORARY BENCHMARK "A" IS A 5/8" IRON ROD SET, AS SHOWN ON THE SURVEY MAP.

ELEV: 50.60, NAVD 88

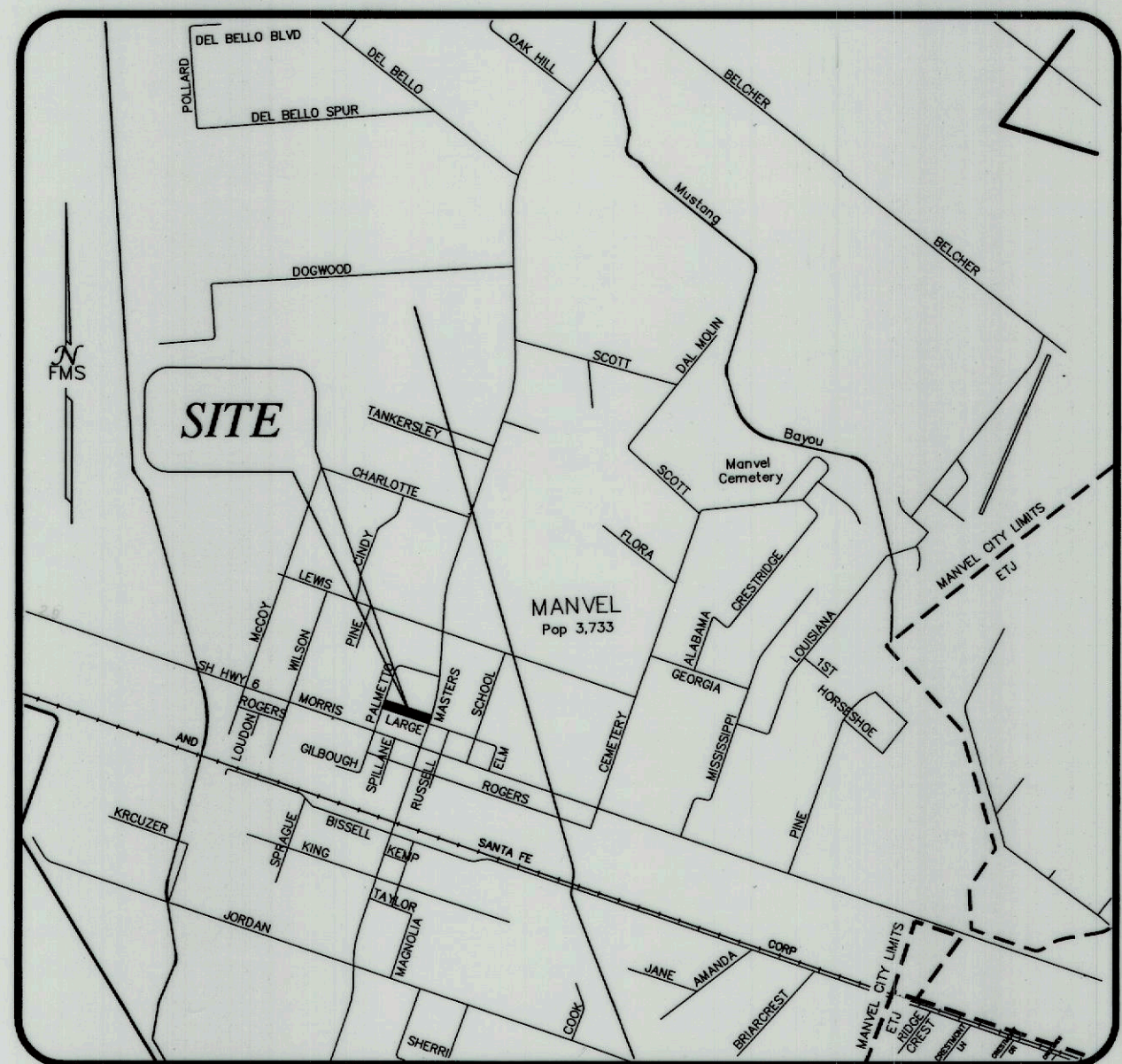
## TBM "B"

TEMPORARY BENCHMARK "B" IS A 5/8" IRON ROD SET, AS SHOWN ON THE SURVEY MAP.

ELEV: 50.87, NAVD 88

## OWNER:

THE CITY OF MANVEL,  
20025 STATE HIGHWAY No. 6  
(AKA MORRIS AVENUE),  
MANVEL, TEXAS 77578  
PHONE: (281) 489-0630



VICINITY MAP  
SCALE: 1"=2640'

## METES AND BOUNDS DESCRIPTION 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 (No.), according to the Plat Records of said Manvel and surrounding acreage as recorded in Volume 1 (Vol.), Page 69 (Pg.) 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, with said 87,449 square foot tract of land being more particularly described by metes and bounds as follows, (all bearings referenced hereon are based on the Texas State Plane Coordinate System, South Central Zone No. 4204, NAD 83);

**BEGINNING:** at a 5/8 inch iron rod found at the Northeast intersection of Palmetto Street (called 60.00 feet in width), as shown on Manvel map, recorded in under Volume 1, Page 69, Brazoria County Map Records (B.C.M.R.) and Large Street (called 60.00 feet in width), as shown on said Manvel map, at the Southwest corner of said City of Manvel tract;

**THENCE:** N 19°32'48" E, departing from the North right-of-way line of said Large Avenue, along and with the East line of said Palmetto Street, a distance of 132.50 feet to a 5/8-inch iron rod with cap stamped "True Meridian" found, same being the Northwest corner of said 1.004 acre City of Manvel tract and Southwest corner of a certain tract of land described in deed to Araceli Altamirano, and spouse Alonso Altamirano, recorded in under B.C.C.F. No. 2018007775, Official Public Records Brazoria County, Texas, (O.P.R.B.C.T.x.);

**THENCE:** S 70°36'12" E, departing from the East right-of-way line of said Palmetto Street, along and with the South line of said Altamirano tract and North line of said 1.004 acre City of Manvel tract and North line of said 1.00 acre City of Manvel tract, and to the West right-of-way line of Master Road (called 120.00 feet in width) as referenced on map recorded in under Document Number 2021053616 of the Map Records of Brazoria County Texas, a distance of 660.00 feet to a Point For Corner, same being the Northeast corner of said Hsiao tract;

**THENCE:** S 19°32'48" W, along and with the East line of said 1.00 acre City of Manvel tract and West line of said Masters Road, and to the North right-of-way line of said Large Avenue, a distance of 132.50 feet to a Point For Corner, same being the Southeast corner of said 1.00 acre City of Manvel tract, from which bears a 5/8-inch iron rod found, N 78°18'26" W, 9.32 feet;

**THENCE:** N 70°36'12" W, along and with the North line of said Large Avenue and South line of said 1.00 acre City of Manvel tract and South line of said 1.004 acre City of Manvel tract, a distance of 310.37 feet passing an Angle Rod found, for a total distance of 660.00 feet to the **POINT OF BEGINNING** and containing 2.01 acres of land.

0 40 80 120  
SCALE: 1"=40'

## MINOR PLAT OF CITY HALL PARK

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 (No.), ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME (VOL.) 1, PAGE (PG.) 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.

1 BLOCK, 0 LOT, 1 RESERVE  
87,449 SQ. FT.  
2.01 ACRES  
JULY 17, 2025





# MANVEL PD&Z DATA SHEET

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**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.

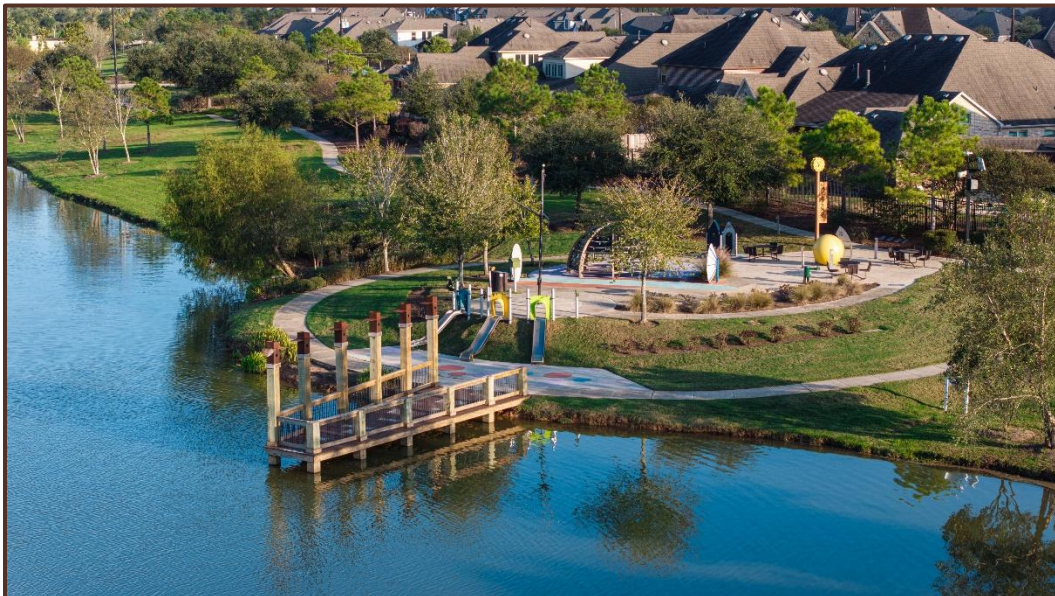


## Platting Status

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.

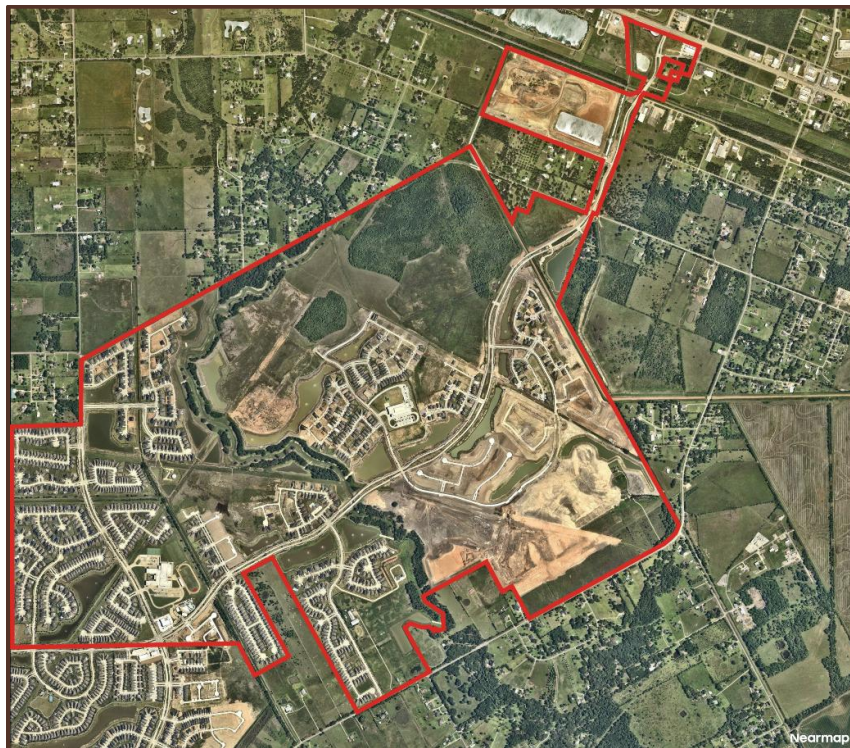




Meridiana 2018



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



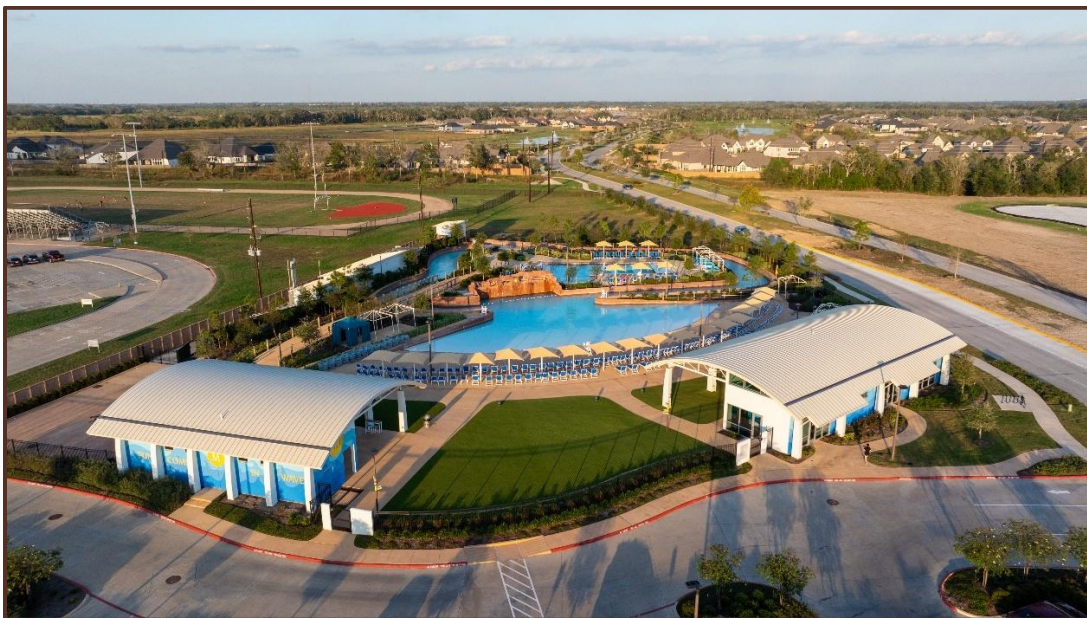
Jackie Doucet Caffey Junior High School



## Recreation Centers



Oasis Village Amenity Center



Adventure Cove Amenity Center



## Commercial Developments

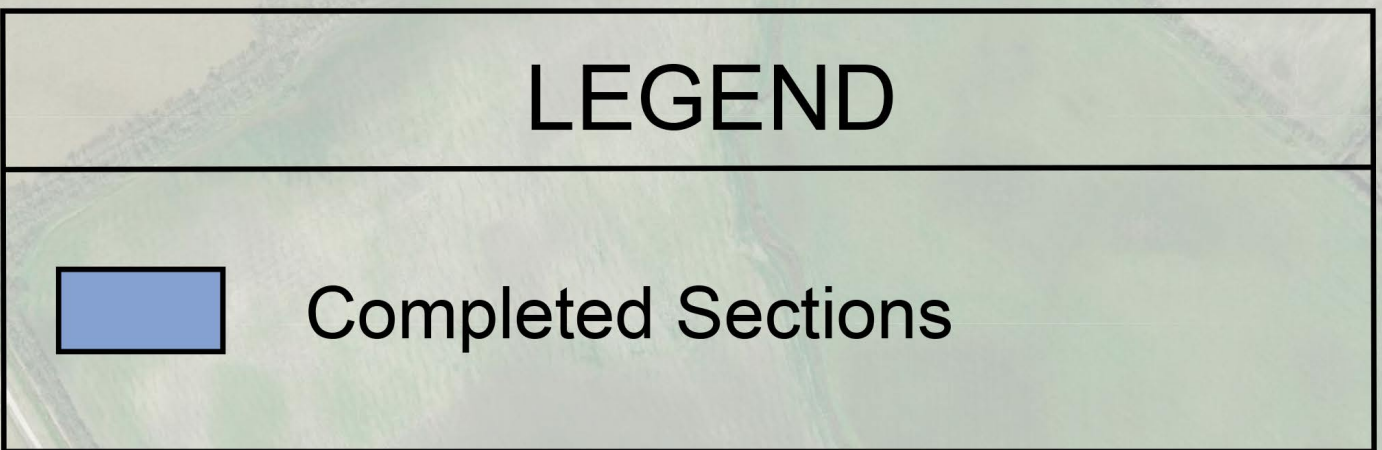


Highway 6 & Wilson Road



Meridiana Parkway & Pursley Boulevard





## Brazoria County, TX

0' 250' 500' 1000'

SCALE: 1"=500'



A JOB NO. \_\_\_\_\_  
-011-150 \_\_\_\_\_





# 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.

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



# *Contents*

---

District Overview

---

Current Status of Development

---

Construction Updates

---

Manvel Plaza Design

---

Decorative Light Poles

---

Milestones

---

A look into the Future

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           |



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# *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





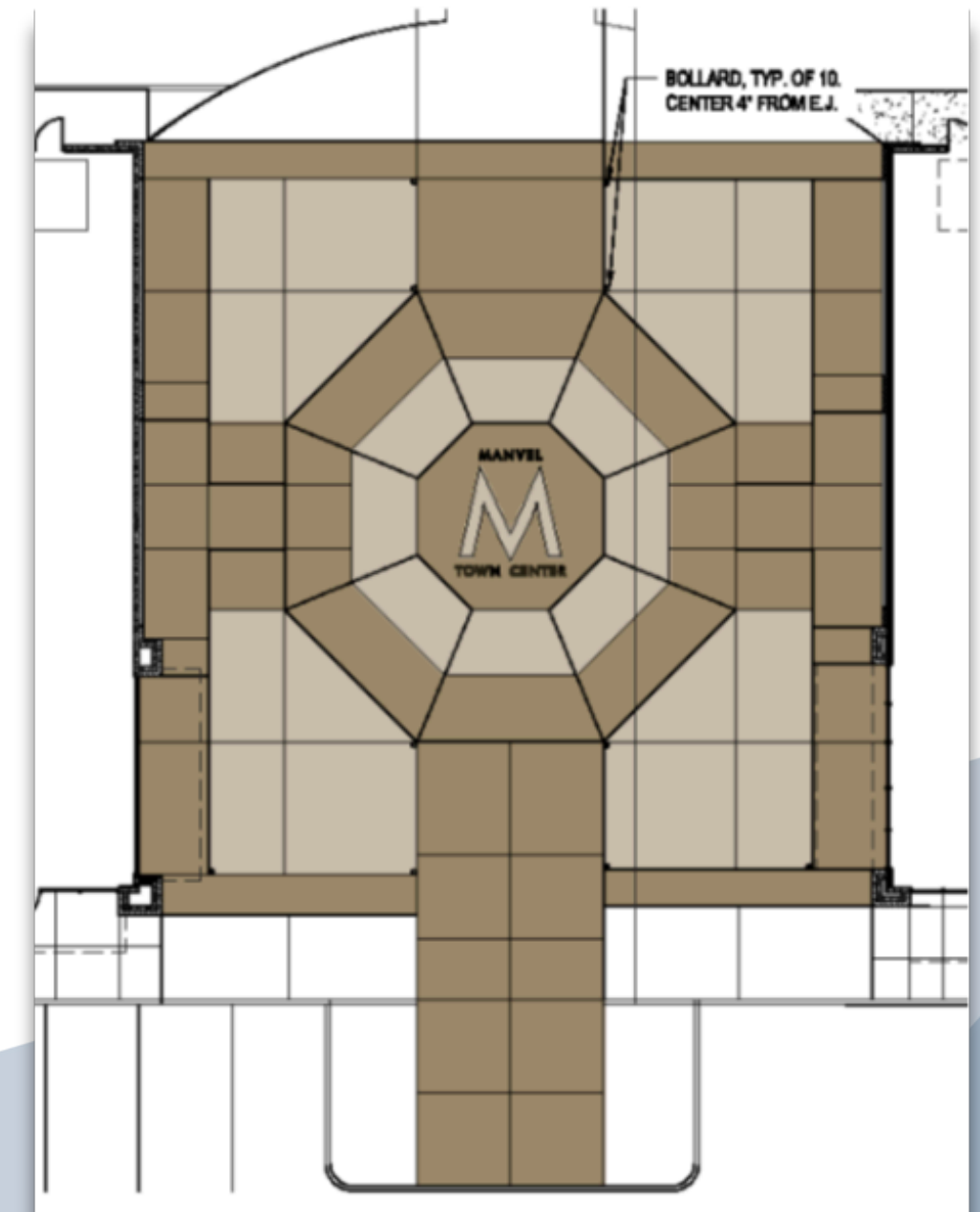
# Construction Update Lowe's Building





# *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*







## 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<br>(LC/ SH6 district)          | Shopping Centers                                       | <ul style="list-style-type: none"> <li>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.</li> </ul>            |
| Masters Road (PID: 228259) (HMU district)          | Subdivide and Build                                    | <ul style="list-style-type: none"> <li>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.</li> </ul> |
| 18218 Highway 6<br>(LC/ SH6 district/ SUP)         | Redeemer Church – New Building Addition                | <ul style="list-style-type: none"> <li>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.</li> </ul>                                      |
| 5045 Meridiana Parkway<br>(Meridiana PUD)          | Retail Center                                          | <ul style="list-style-type: none"> <li>Located at the intersection of Meridiana Parkway and Pursley Boulevard. Proposed construction of a 10,000 sq.ft. retail building.</li> </ul>                            |
| FM 1128 & Belcher Road<br>(O-SFR district)         | 738-Acre Development Subdivision (Belcher Tract)       | <ul style="list-style-type: none"> <li>Large mixed-use development with different types of residential options.</li> </ul>                                                                                     |
| South Inspiration Way<br>(Meridiana PUD)           | Community Swimming Pool (Olympic Size used for events) | <ul style="list-style-type: none"> <li>8 lane pool for community use.</li> </ul>                                                                                                                               |
| Oilfield Road & Phillips Drive<br>(O-SFR district) | Sudivision – 114 Acre Tract                            | <ul style="list-style-type: none"> <li>Applicant would like to create 50', 60' and 70' lots. The applicant requested a workshop with City Council.</li> </ul>                                                  |

| 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<br>(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 <ul style="list-style-type: none"><li>• 3,815 Sq. Ft. Building</li><li>• Civil &amp; Building Plans Approved</li><li>• Building Permit Approved</li><li>• Ready to commence work</li></ul> |
| 17110 Highway 6<br>(South of HEB) | 7/21/2025   | Retail Shell Building with future lease spaces <ul style="list-style-type: none"><li>• 5,100 Sq. Ft. Building</li><li>• Civil Plans under review</li></ul>                                            |

### 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.