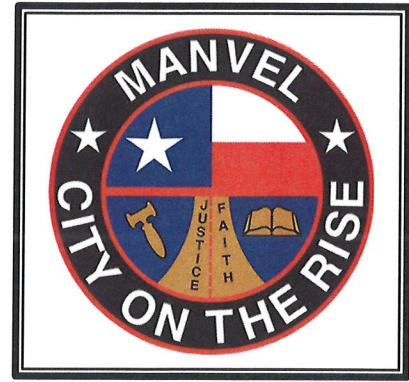


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 12, 2026**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

- Position #1 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

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. The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 15B Phase 1 Preliminary Plat;
BEING A SUBDIVISION OF 11.76 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

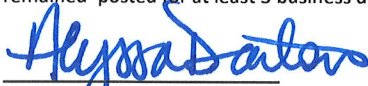
- B. Consideration and possible action to approve the Final Plat of Meridiana Detention Reserve "Z" Phase 2;
BEING A SUBDIVISION OF 9.258 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 22, PG. 267-270; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. 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 01/06/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

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



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

MINUTES 11/10/2025

Regular Session

Call to Order

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

Those in attendance were:

- Present:** Ryan Miller
Kyle Marasckin
Delores Martin
William Richardson
MaryAnn Atkinson
- Absent:** Kenneth Haynes
Christy Kennard
- Also Present:** Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Bobby Gervais, City Attorney

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member 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

Regular Agenda

- A. Consideration and possible action to approve Avellino Section 2 Final Plat; BEING A SUBDIVISION OF 14.781 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

The City staff recommends approval of the Avellino Section 2 Final Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-38 (b)(4)).
2. Provide property owner’s signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-38 (b)(6))
3. Please clarify if the radii for Curves C4 and C16 are correct (Section 62-38 (b)(10)).
4. Revise to fill in the blank spaces to include document numbers for adjacent subdivisions or remove references to them and mention them as Future development (Section 62-38 (b)(11)).
5. Please revise to:
 - a. Show a STM SE in Lot 1, Block 4 for the storm line to be installed per approved civil plans.
 - b. Show the WLE in Lot 9, Block 6 extending to the property line along Bella Lynne Dr.
 - c. Include a combination WLE/STM SE in Lot 1, Block 3.
 - d. Change the SSE in Lot 6, Block 2 to a WLE to match the approved civil plans.
 - e. Show the 10’ UE along the south property line of Lot 6, Block 2 as indicated on the approved civil plans.
 - f. Indicate a 14’ UE in front of lots fronting San Michelle Way on the east side.
 - g. Show a rear 7’ UE for lots fronting San Michelle Way on the east side (see markups for reference).
 - h. Extend the STM SE for lots fronting San Michelle Way on the west side to begin before the Lot 14/15 boundary.
 - i. Show the Temporary Storm Sewer Easement referenced in Note 17 of the General Notes on the plat (Section 62-38 (b) (13)).
6. Indicate the MUD boundary lines, and add a note referencing the City Council approved Variance on the Plat with the Development Agreement recordation number 2025039915. Additionally, please revise the BDD4 Benchmark Note to include “... at the intersection of Outfall A...” for to match the Data Sheet (Section 62-38 (b)(18)).
7. Although the drainage plans have been approved by the drainage district, since the property is located within the City’s ETJ, please provide the Drainage District signatures on the plat (Section 62-38 (b)(19)).

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

- B. Consideration and possible action to approve Meridiana Section 8A Preliminary Plat; A SUBDIVISION OF 16.88 ACRES, BEING A PARTIAL REPLAT OF LOTS 4-10, BLOCK 1 OF LULLING STONE SECTION 1, A PLAT OR MAP THEREOF AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 8A Preliminary Plat with the following condition:

1. Please have the detention ledger in the drainage exhibit and the acreage shown on the plan view of the exhibit consistent with the submitted plans for the Pond Z expansion (Section 62-38 (a)(12)).

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

The motion carried with a vote: 4/1

Yes: Ryan Miller, Kyle Marasckin, Delores Martin, William Richardson

No: MaryAnn Atkinson

Absent: Kenneth Haynes, Christy Kennard

Abstained: None

- C. Consideration and possible action to approve Meridiana Section 9 Preliminary Plat; BEING A SUBDIVISION OF 10.05 ACRES, BEING A PARTIAL REPLAT OF LOTS 4-9 BLOCK 1 OF LULLING STONE SECTION 1, A PLAT OR MAP THEREOF AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 9 Preliminary Plat with the following conditions:

1. Please label all with pipe sizes, grades within 200 feet of tract such as water and storm sewer near the northern boundary (Section 62-38 (a)(7)).
2. Please ensure the PUE in Reserve A along S Inspiration Way covers the utility lines (Section 62-38 (a)(9)).
3. Per Approved PUD, local streets shall have a minimum right-of-way width of 60 feet within single family sections in which 50% or more of the lots are 70 feet wide or greater. Please revise to meet this requirement (Section 62-38 (a)(9)).
4. Please have the detention ledger in the drainage exhibit and the acreage shown on the plan view of the exhibit consistent with the submitted plans for the Pond Z expansion (Section 62-38 (a)(12)).

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

The motion carried with a vote: 4/1

Yes: Ryan Miller, Kyle Marasckin, Delores Martin, William Richardson

No: MaryAnn Atkinson

Absent: Kenneth Haynes, Christy Kennard

Abstained: None

- D. Consideration and possible action to approve Meridiana Section 15A Preliminary Plat; BEING A SUBDIVISION OF 19.37 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, ALSO BEING A PARTIAL REPLAT OF RESERVE 'A' OF MERIDIANA SECTION 13A, A PLAT OR MAP THEREOF RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 202405528, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1. Please verify that the bearings along all shared boundaries, including those shared with the 13A plat, the Lift Station No. 1 plat, and the Cadence Drive Phase 1 plat, as well as the length of line L4 shared with the Lift Station No. 1 plat, are consistent (Section 62-38(a)(4)).
2. Please verify that all existing utilities are shown within 200' of the project. Specifically in the area around the lift station/13A (Section 62-38 (a)(7)).

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

The motion carried with a vote: 4/1

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

- E. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF (1) CHAPTER 62, SECTION 111 - ADDITIONAL STREET REQUIREMENTS AND SECTION 113 – SIDEWALKS, TO ALLOW ESCROWING OF FUNDS IN LIEU OF PERIMETER ROAD AND SIDEWALK CONSTRUCTION, AND (2) SECTION 104.11 - STREETS, RIGHTS-OF-WAY WIDTHS, TO ALLOW REDUCED RIGHTS-OF-WAY WIDTH OF 50 FEET INSTEAD OF MINIMUM REQUIRED 60 FEET, FOR TWO LOCAL STREETS WITHIN PRIMROSE, A PROPOSED RESIDENTIAL SUBDIVISION WITH AN APPROXIMATE 174.8 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, LOCATED ALONG THE SOUTHERN SIDE OF RODEO PALMS PARKWAY, EAST SIDE OF COUNTY ROAD 48, ABUTTING AVELLINO SUBDIVISION TO THE EAST AND NORTH.

Staff recommends approval of this variance request to Chapter 62, Section 111 - Additional Street Requirements, Section 113 – Sidewalks, and Section 104 Streets (11), Rights-of-way widths, with the following conditions:

1. Funds shall be escrowed for the construction of road and sidewalk for an amount approved by the City Engineer. The fund shall be escrowed prior to submittal of final plat;
2. The Master Plan Amendment No.1 for the Primrose shall include a note indicating the variance approval and escrow arrangement;
3. Approval is contingent upon formal approval by Brazoria County Commissioners Court for the proposed variance or a letter of no objection from the County Engineer’s office;
4. Master plan shall not be amended in the future to include non-residential use along the existing 40’ wide right-of-way/ Kirby Drive.

Brad Sweitzer was present for questions and provided a brief overview of the request. He requested that the condition requiring Brazoria County Commissioner’s Court approval be reconsidered at the City Council level. Staff recommended against this.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

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

- F. Consideration and possible action to forward a final report recommending approval to City Council;
REGARDING A PROPOSED ORDINANCE (2025-O-33) TO ESTABLISH PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS IN ACCORDANCE WITH SECTION 77-79.(A) OF CITY OF MANVEL’S

ZONING ORDINANCE; FOR AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS). *(Tabled at the 10/27/2025 PD&Z Meeting)*

The applicant presented an updated PUD reflecting numerous revisions since the prior meeting, including:

General formatting and cleanup of the document;

Clarification that, if the PUD expires, the property would revert to Light Commercial (LC) with no PUD overlay;

Updated sign standards (eliminating pylon signs for single-tenant users, refining multi-tenant signs, adjusting wall sign percentages, and adding setbacks);

Additional building height/setback relationships for taller buildings;

Removal of certain uses (including gas stations and car washes) and limitation/clarification of auto-related uses;

Adjustments to storage, parking, and internal design standards.

Staff walked through a 27-item comment list covering clarifications and "cleanup" items, including: public vs. parallel access easements; accuracy of NAICS codes and permitted-use descriptions; how the SH 6 overlay standards interact with the PUD; sidewalk requirements along SH 6 and Kirby; tree survey/tree preservation and possible waivers; parking counts, stall dimensions, and shared-parking methodology; signage height/area, multi-tenant vs. monument signs, and temporary/directional signage; and definition/administrative language to avoid future interpretation issues.

Commission discussion focused on:

1. Telecom towers removed

Confirmation that telecom towers are to be struck from the permitted uses.

2. Sidewalks are important and expected

Commission explicitly emphasized sidewalks along SH 6 and CR 48 as a priority for safety and connectivity, even if details (location, design) are finalized at planning stage, not at zoning.

3. Limits on automotive uses (location, number, and quality)

Auto-related uses (discount tire type, Midas, Advance Auto, etc.) should be: Limited in number (essentially "one of each type" as discussed),

Clustered on the west side of the site, away from the more prominent/high-end frontages, and Held to higher aesthetic standards, including no "junked" appearance.

4. Outdoor storage & auto repair behavior For any auto-repair/auto-type use allowed:

No vehicles, parts, or equipment stored outside overnight in the parking lot.

Outdoor storage strictly controlled so it doesn't undermine the "higher-end" character.

5. Parking – strong pushback on reduced stall sizes Item 16 (smaller parking stalls for 50% of spaces):

One commissioner was open to "less than 50%,"

But the clear consensus (and what staff captured) was essentially a "hard no" on the 50% reduced-size request, based on past work to establish current standards and concern about large vehicles.

Direction: keep current stall standards, not the requested reduction.

6. Accessible (ADA) parking – more than minimum

Note that ADA spaces should exceed the minimum code requirement, not just meet it (suggested

~20% more than basic minimum).

7. Tree preservation and replacement

If a waiver from full tree survey/preservation is granted:

Replacement trees should be larger-caliper than typical (e.g., larger caliper sizes than 1½"-2½").

Separate concern that any large, older “heritage” trees on the site should be preserved where practicable and integrated into the design (e.g., as focal points/seating areas).

8. Signage height and type

Multi-tenant sign height on SH 6 should match Manvel Town Center (40 ft), not exceed it (staff had noted this; PD&Z agreed and reinforced it).

Desire to avoid sign clutter and not end up with a “1960s strip” feel:

Balance between multi-tenant signs at entrances and single-tenant monument signs, rather than allowing excessive or duplicative signage.

Clear expectation that there will be no pole signs; monument and multi-tenant signs only, consistent with higher-quality appearance.

9. “Higher-end” development character and uses

Repeated emphasis that Manvel Crossing is expected to attract higher-end, sit-down restaurants and quality retail, not predominantly lower-tier, convenience, or fast-food uses.

PD&Z clearly signaled they want the PUD’s allowed uses and standards to support that vision (think full-service restaurants vs. a sea of service/repair/low-end retail).

10. Car wash and similar uses clearly prohibited

Direction to ensure car wash and gas stations are explicitly listed as non-permitted and removed from both use table and definitions everywhere (no lingering references).

11. Detention areas as an amenity, not an eyesore

Support for the applicant’s stated intent to make detention areas landscaped, usable features (e.g., trails, connectivity) rather than bare basins.

Expectation that the PUD language will capture a minimum level of treatment (landscaping and connectivity) so expectations align with what is ultimately built.

12. General “cleanup and clarity” emphasis Reinforcement of staff’s push to:

Remove references to an administrative “designated official” making land-use changes, Tighten definitions (e.g., mixed use not implying residential, anchor tenant, LED signs), and Ensure that the PUD text and exhibits match what was represented at the meeting.

PDZ Member Ryan Miller made the motion to forward a recommendation of approval to City Council subject to staff’s comments and the additional notes provided by PD&Z. 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

G. Consideration and possible action to forward a recommendation of approval to City Council for Primrose Master Plan Amendment.

*This item was moved ahead of item F.

City staff recommends approval of the Primrose Masterplan Amendment No.1 with the following

conditions:

1. Please revise note 14 to be consistent with the requested variances and for clarity (Section 62-38(a)(9)).
2. Please revise the Municipal Utility District (MUD) No. 47 boundaries to be accurate (Section 62-38 (a)(11)).
3. Please provide updated Traffic Impact Analysis (TIA) and Drainage Impact Analysis (DIA) reports to reflect the changes proposed in the Master Plan Amendment or provide clarification that the proposed revisions will not impact traffic or drainage. Additionally, provide proof of their submittal to the County and Drainage District, if applicable. (Section 62-38(a)(13)).
4. Approval of the requested variances shall be obtained prior to approval of this Master Plan Amendment (Section 62-111, 62-113, & 62-104.11).
5. Revise notes 12 and 13 from “June 9, 2025” to “July 21, 2025”.

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

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

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

The motion carried with a vote: 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 7:33 p.m. 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

CERTIFICATION

TAMMY BELL, 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 12/8/2025

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

PDZ Member called the meeting of the PDZ to order at 6:04 p.m.
Those in attendance were:

- Present:** Ryan Miller
Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson
- Absent:** Kenneth Haynes
- Also Present:** Tammy Bell, City Secretary
Robert Gervais, City Attorney
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Stuart Martin — has concerns with drainage issues in relation to the pump detention DCM modification item.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

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

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 23A Preliminary Plat;
A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 23A Preliminary Plat with the following conditions:

1. Please be sure that the floodplain limits on the drainage exhibit are accurately shown. Additionally, please ensure that the ledger shown on the Drainage exhibit is up to date. Some of the values appear to differ from the As-Built for ponds J-2 and H-2 (Section 62-38 (a)(12)).
2. Notes 8 and 12 of the General Notes appear to be duplicates. Please remove one.

PDZ Member Martin made the motion to approve with the 2 conditions. PDZ Member Richardson seconded the motion.

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve Final Plat of Meridiana Detention Reserve "U" Phase 2;
BEING A SUBDIVISION OF 9.247 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1 OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Detention Reserve U Phase 2 - Final Plat with the following conditions:

1. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. The drainage easements description shown in the CPL do not match the drainage easements shown on the plat. Please correct this discrepancy. Additionally, please verify drainage easement 2025049082 (Sections 62-41(b)(5) and 62-41(b)(21)).
3. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
4. Please correct the drainage easement dimension in the northeast corner; the dimension is not accurately shown (Section 62-41(b)(13)).
5. Please show the MUD boundaries on the plat (Section 62-41(b)(18)).

6. Please provide signatures of both drainage districts on the plat (Section 62-41(b)(19)).
7. Please add a notation stating that building permits will not be issued until all required storm drainage improvements, which may include detention ponds, have been constructed (Section 62-41(b)(23)).
8. The north boundary is labeled as 889.87'; however, the approved preliminary plat shows 916.87'. Please correct this discrepancy (Section 62-41(b)(19)).

PDZ Member Martin made the motion to approve with the 8 conditions. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 5/1

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

- C. Consideration and possible action to approve Final Plat of Meridiana Recreation Center No. 3; BEING A SUBDIVISION OF 4.614 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Recreation Center No. 3 Final Plat with the following conditions:

1. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
3. Please reference Drainage and Detention Easement B.C.C.F. No. 2019032085 on the plat (Section 62-41(b)(11)).
4. Please indicate on the plat that bearings and distances to the nearest established street lines or official monuments shall be accurately described in Lambert Grid Bearings (Section 62-41(b)(12)).
5. Please provide a general note stating any future development will require approved Drainage plans from the Drainage District (Section 62-41(b)(19)).
6. Please provide a Letter of No Objection (LONO) from Comcast (Section 62-41(b)(20)).
7. Please add a note stating that building permits will not be issued until all required storm drainage improvements, including any necessary detention ponds, have been completed and accepted (Section 62-41(b)(23)).
8. Please provide shapefiles or CAD files (Shapefiles preferred).

PDZ Member Martin made the motion to approve with 8 conditions. PDZ Member Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

- D. Consideration and possible action to approve Final Plat of Del Bello Lakes Section 8 Partial Replat No. 1;
BEING A SUBDIVISION OF 0.272 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459; ALSO BEING A PARTIAL REPLAT OF ALL OF RESERVE "E", BLOCK 1 OF DEL BELLO LAKES SECTION 8, RECORDED UNDER F.N. 2023017218, BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Del Bello Lakes Section 8 - Partial Replat No.1 with following conditions:

1. Please revise the title block from “abandon” to “release” (Section 62-44(b)(1)).
2. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-44(b)(4)).
3. Provide the property owner’s signature and associated notary acknowledgments on the face of the plat (Mylar and electronic copies) (Section 62-44(b)(6)).
4. Please ensure that the field note description of the subdivided tract of land, title block, and CPL all match and reflect the same information (Section 62-44(b)(7)).
5. Please provide a current original tax certificate dated after September 1, 2025, showing all taxes are paid and no delinquencies exist (Section 62-44(b)(17)).
6. Please review and revise note 16 so that it clearly states the Finished Floor elevation shall meet the requirements in place at the time of development (Section 62-44(b)(18)).
7. Provide Letter of No Objections from all applicable Utility Companies (Section 62-44(b)(20)).
8. Please review the note numbers and correct any typos.

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

The motion carried with a vote: 6/0

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

- E. Consideration and possible action to approve and forward with recommendation to City Council, a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for an approximate 2,3804-acre tract of land, located at the northwest corner of Highway 6 and future Pine Ln (PIDs: 228214 & 228212).

Staff presented a request to approve and forward to City Council a design criteria modification for a proposed commercial development on a 2.3804-acre tract located at the northwest corner of Highway 6 and future Pine Lane. The request involved the use of a pumped underground detention system due to the property’s location within a floodplain.

Staff explained that the City’s Design Criteria Manual (DCM) allows pumped detention for non-residential developments provided certain requirements are met, including separation from nearby structures, backup power, minimum gravity detention, and approval by the applicable drainage district. While the applicant met several of the required criteria, the proposal did not meet the 1,000-foot separation requirement from existing structures, with three structures located within that distance.

Staff noted the site is subject to review by multiple agencies, including the City of Manvel and Brazoria County Drainage District No. 3, and that the development would include floodplain mitigation, underground detention, and roadway improvements along the adjacent right-of-way.

Commissioners discussed drainage concerns in the surrounding area, prior pump detention approvals in similar circumstances, system capacity, gravity versus pumped discharge, and potential impacts during heavy rain events.

The applicant's engineer, Watsel Montara, provided additional clarification on the design, noting that approximately 54% of the detention would discharge by gravity and 46% by pump, with discharge rates well below allowable limits. The engineer stated that the system would outfall into TxDOT's storm system and would not negatively impact surrounding properties.

PDZ Member Atkinson made the motion to approve. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 4/2

Yes: Ryan Miller, Christy Kennard, William Richardson, MaryAnn Atkinson
No: Kyle Marasckin, Delores Martin
Absent: Kenneth Haynes
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 Martin made the motion to approve. PDZ Member Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Miller made the motion to adjourn at 6:34 pm. PDZ Member Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson
No: None
Absent: Kenneth Haynes
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"/>
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Date of Request: January 12, 2026 (PD&Z)

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

Person to Speak: Jacey Neuberger

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

E-mail Address: jneuberger@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve Meridiana Section 15B Phase 1, a subdivision of 11.76 acres
out of the Oliver Hall Survey, A-203, 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

12/15/2025

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

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

Plat Name:	Meridiana Section 15B Phase 1 – Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	January 12, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a Detention Reserve 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 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57 and Brazoria County Drainage District No. 5.*
- *The subject site is located west of Meridiana Parkway and will be accessed from the future Cadence Drive Phase 1. The preliminary plat for Cadence Drive Phase 1 was submitted in October 2025 and approved with conditions.*
- *According to the ordinance Section 62-108(a)(8), a proposed plat must have access to a public or a private street. In this case, approval of the proposed plat is contingent upon approval of the final plat for the specific section that provides such access.*
- *The proposed plat includes 11.76 acres and creates 36 lots, 3 Blocks and 4 Reserves for landscaping, open space, and utility purposes.*

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Meridiana Section 15B Phase 1 Preliminary Plat.

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance, Design Criteria Manual*, and associated *Development Agreement/PUD*:

1. Please ensure that the boundary dimensions shared with Cadence Drive Phase 1 are consistent (Section 62-38(a)(4)).

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

2. Proposed Preliminary Plat for Meridiana Section 15B Phase 1, must have access to a public or private street. Since the proposed plat gains access from unplatted sections, approval of this proposed plat is contingent on the approval of final plat of the specific section providing access (Section 62-108 (a) (8)).
3. Please clarify whether the reserves located between the lots contain utilities. If so, ensure that the utilities are located within a twenty-foot (20') utility easement (Section 62-38(a)(9)).
4. The title block indicates three blocks; however, the plat layout shows four blocks. Please correct this discrepancy. Additionally, revise the lot table, as it does not match the plat layout (Section 62-38(a)(10)).
5. Please verify that the detention ledger is consistent across the proposed projects. The detention information appears to differ from what was provided with the E-2 Pond Plans and the Cadence Phase 1 Plat (Section 62-38(a)(12)).



DEVELOPMENT SERVICES DEPARTMENT

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

Plat Exhibit

GENERAL NOTES

1. THIS PLAT IS A PRELIMINARY PLAT AND IS SUBJECT TO THE APPROVAL OF THE CITY OF MANVEL.
2. THE CITY OF MANVEL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
3. THE CITY OF MANVEL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.
4. THE CITY OF MANVEL IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

OWNER CONTACT INFORMATION

PARTNERSHIP: GR-M1, LTD.
 ADDRESS: 11777 HWY 6, SUITE 100
 CITY: MANVEL, TX 77578
 PHONE: 281-489-2182

LEGAL DESCRIPTION

SECTION 15B, TOWNSHIP 12S, RANGE 18E, MERIDIAN 15N, BRAZORIA COUNTY, TEXAS

LOT	AREA	RESERVE
1	0.12	
2	0.12	
3	0.12	
4	0.12	
5	0.12	
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LOT	AREA	RESERVE
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SCALE: 1"=200'

LOT TABLE

LOT	AREA	RESERVE
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Meridiana Section 15B Phase 1 Preliminary Plat
 A Subdivision of 11.76 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

36 Lots, 3 Blocks and 4 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

December 15, 2025

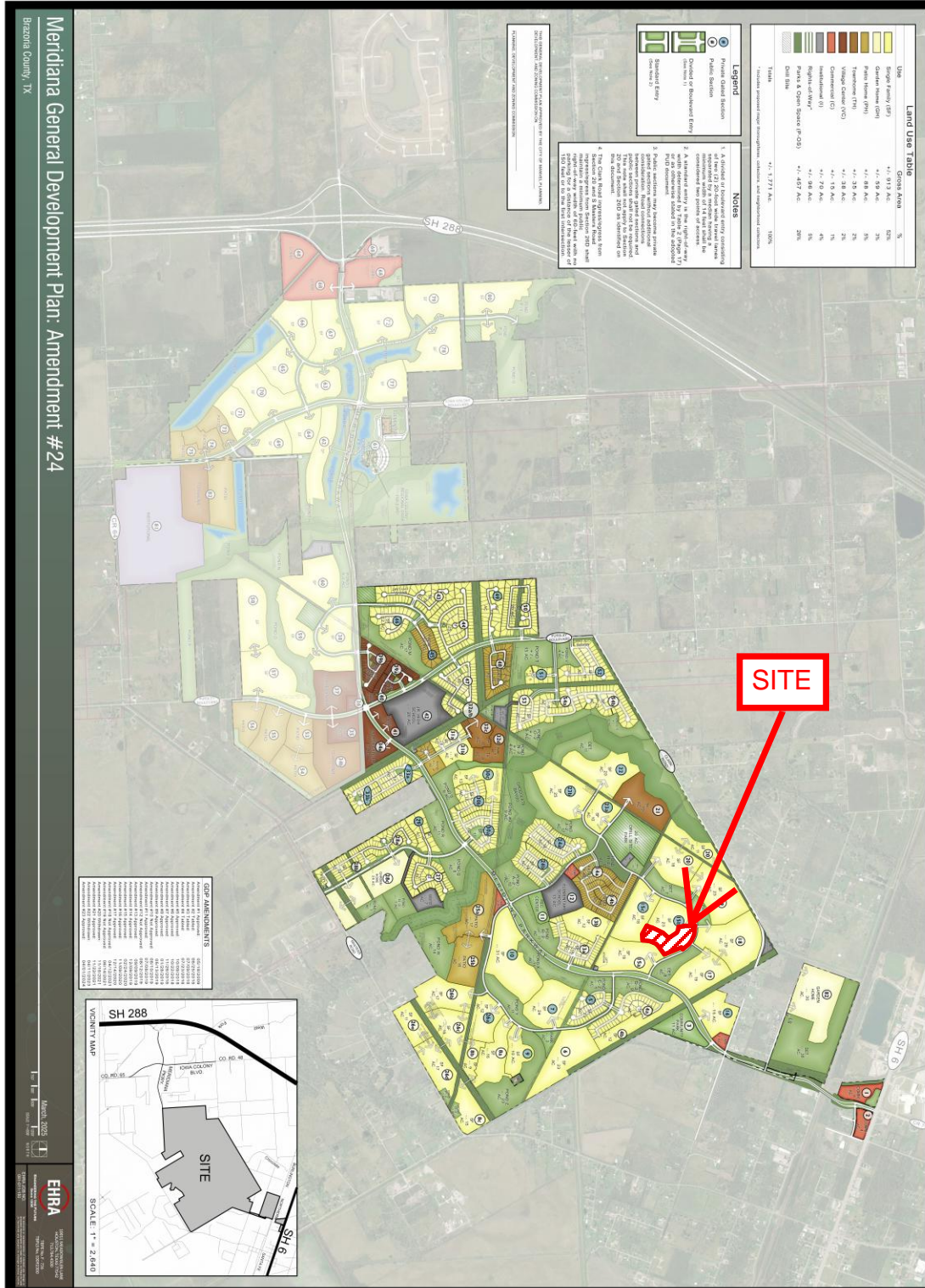
10011 MIDCOURTLANE LANE
 HOUSTON TEXAS 77062
 713.946.0000
 WHITE@EHRA.COM
 TEL# 713.946.7728
 TWP# 13027330



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 24 (dated August 4, 2025)



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. 48035C0110K and No. 48035C0130K, dated December 30, 2020, the property lies completely within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County 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.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
↘ indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #5, City of Manvel, and Brazoria County MUD No. 57.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- 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.
- One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and re-vest in the dedicator, his heirs, assigns or successors.
- The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
- Percentage of lots 60' wide or less: 16.67%
- Percentage of lots 70' wide or greater: 16.67%

RESERVE TABLE				
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,940.65	0.07	B.C.M.U.D. No. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	24,100.36	0.55	B.C.M.U.D. No. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,432.24	0.03	B.C.M.U.D. No. 57
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,250.00	0.03	B.C.M.U.D. No. 57
TOTAL		29,723.25	0.68	

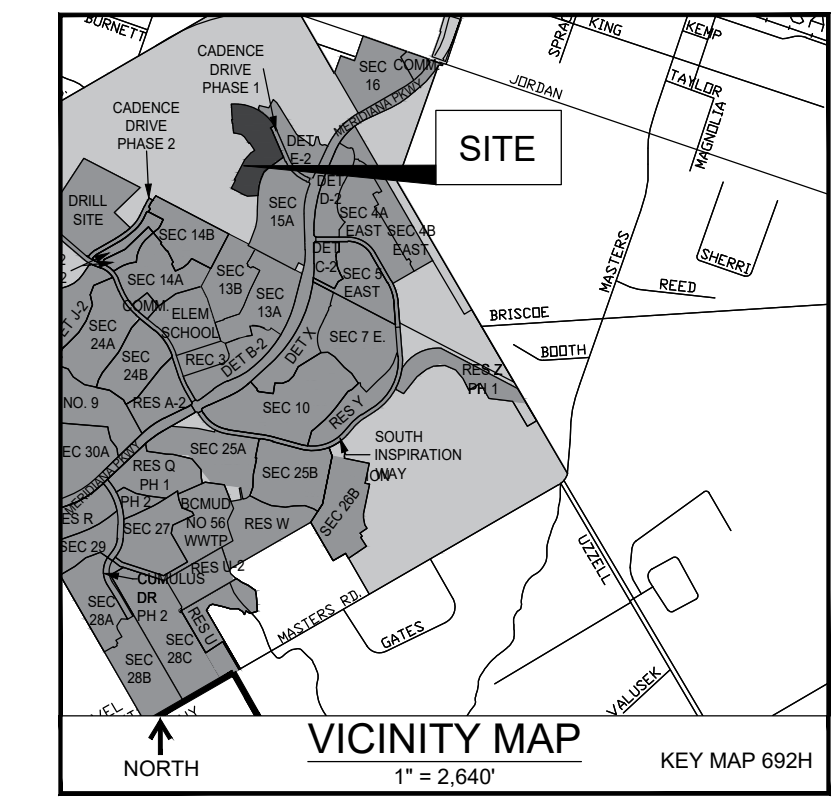
CURVE TABLE				
CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	368.00'	S83°48'31"W	5.77'	5.77'
C2	25.00'	N72°08'32"E	9.75'	9.82'
C3	630.00'	S63°33'42"E	658.39'	692.77'
C4	570.00'	S27°42'59"E	87.40'	87.48'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S45°48'52"W	70.29'
L2	S33°16'58"W	10.04'
L3	S23°32'28"W	94.37'
L4	S19°21'36"W	26.45'
L5	S13°22'42"W	67.75'
L6	S06°07'49"W	63.70'
L7	S04°24'29"W	70.45'
L8	S87°42'04"W	150.89'
L9	N67°17'21"W	56.40'
L10	N27°29'43"E	125.00'
L11	N82°30'17"W	18.01'
L12	N42°50'37"E	121.54'
L13	N56°13'06"E	62.72'
L14	N33°46'54"W	127.00'
L15	S56°13'06"W	9.62'
L16	N33°46'54"W	106.48'
L17	N52°43'21"W	64.32'
L18	N78°23'29"W	110.52'
L19	N05°44'32"W	131.35'
L20	N06°38'27"W	50.00'
L21	N05°20'08"W	118.13'
L22	N00°21'34"E	26.98'
L23	N05°03'50"W	65.00'
L24	S58°27'13"W	80.00'

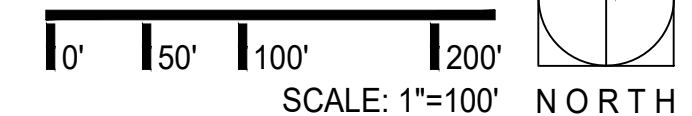
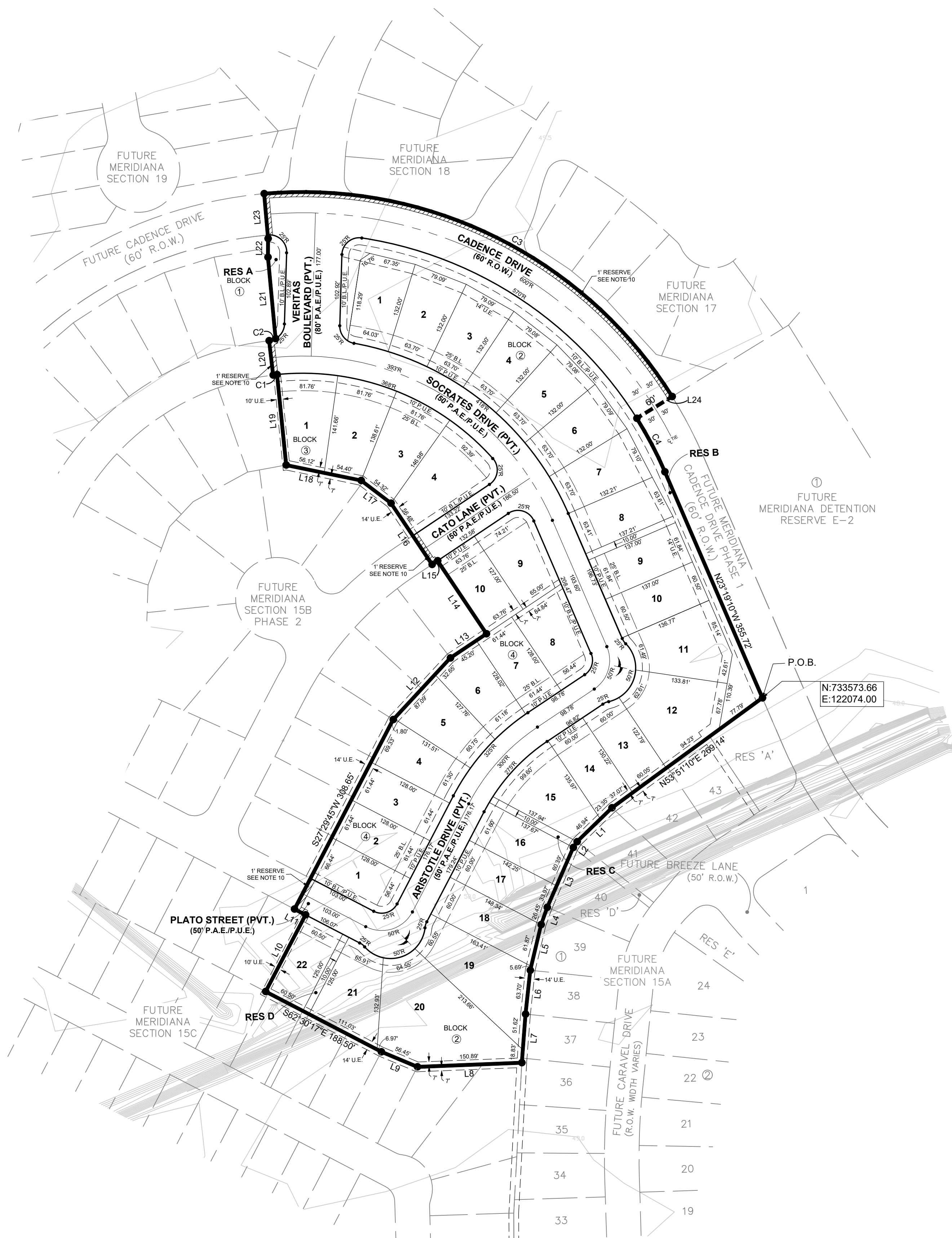
OWNER CONTACT INFORMATION
 GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162

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, 38 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 67 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



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
2	1	9,118.67	64.03'
	2	9,119.47	63.70'
	3	9,119.47	63.70'
	4	9,118.96	63.70'
	5	9,118.96	63.70'
	6	9,119.47	63.70'
	7	9,127.88	63.70'
	8	8,542.21	63.41'
	9	8,471.70	61.84'
	10	8,288.04	60.50'
	11	11,990.53	61.49'
3	12	13,558.56	62.61'
	13	7,614.74	60.00'
	14	7,925.35	60.00'
	15	11,079.05	99.60'
	16	8,557.27	61.60'
	17	8,684.79	60.00'
	18	9,351.93	60.00'
	19	14,625.20	60.55'
	20	22,174.57	64.55'
	21	10,329.73	65.91'
	22	7,562.50	60.50'
4	1	9,840.46	81.76'
	2	10,035.00	81.76'
	3	10,170.44	81.76'
	4	12,227.89	92.39'
	1	8,096.98	63.76'
	2	9,642.00	74.21'
	3	9,361.44	56.44'
	4	7,864.35	61.44'
	5	8,700.79	61.18'
	6	9,054.55	60.75'



Meridiana Section 15B Phase 1 Preliminary Plat
 A Subdivision of 11.76 acres, out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

36 Lots, 3 Blocks and 4 Reserves
 Owner: GR-M1, LTD., a Texas Limited Partnership

December 15, 2025

EHRA
 ENGINEERING THE FUTURE SINCE 1956
 10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRATEAM.COM
 TBP# E-NG-F-726
 TBP#S No. 10072500
 No warranty or representation of intended use, design or construction is made by this document. The user of this document shall be responsible for obtaining all necessary permits and for ensuring that the design or construction complies with all applicable laws, codes and regulations. The user shall be responsible for any changes or modifications to the design or construction.

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

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

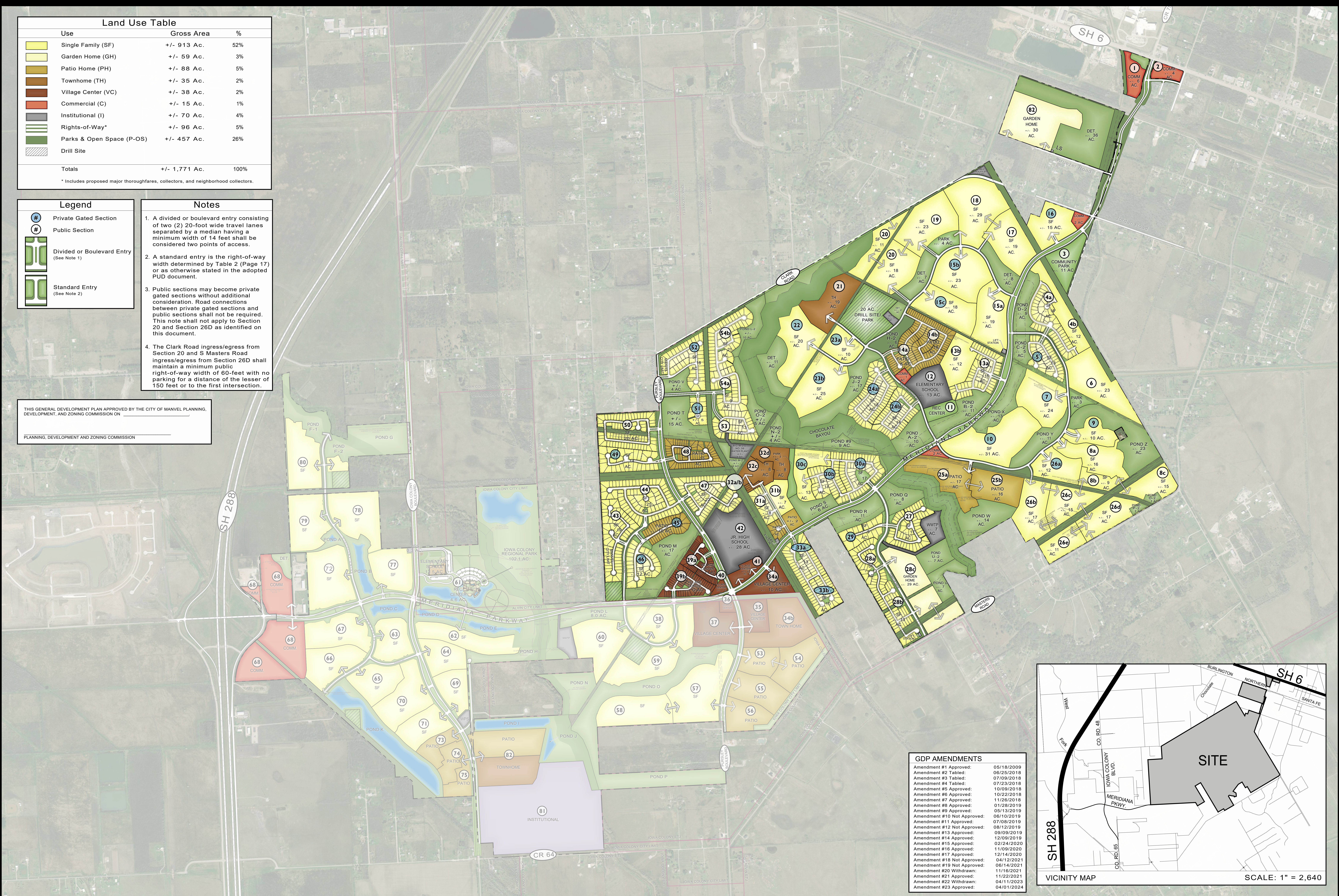
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

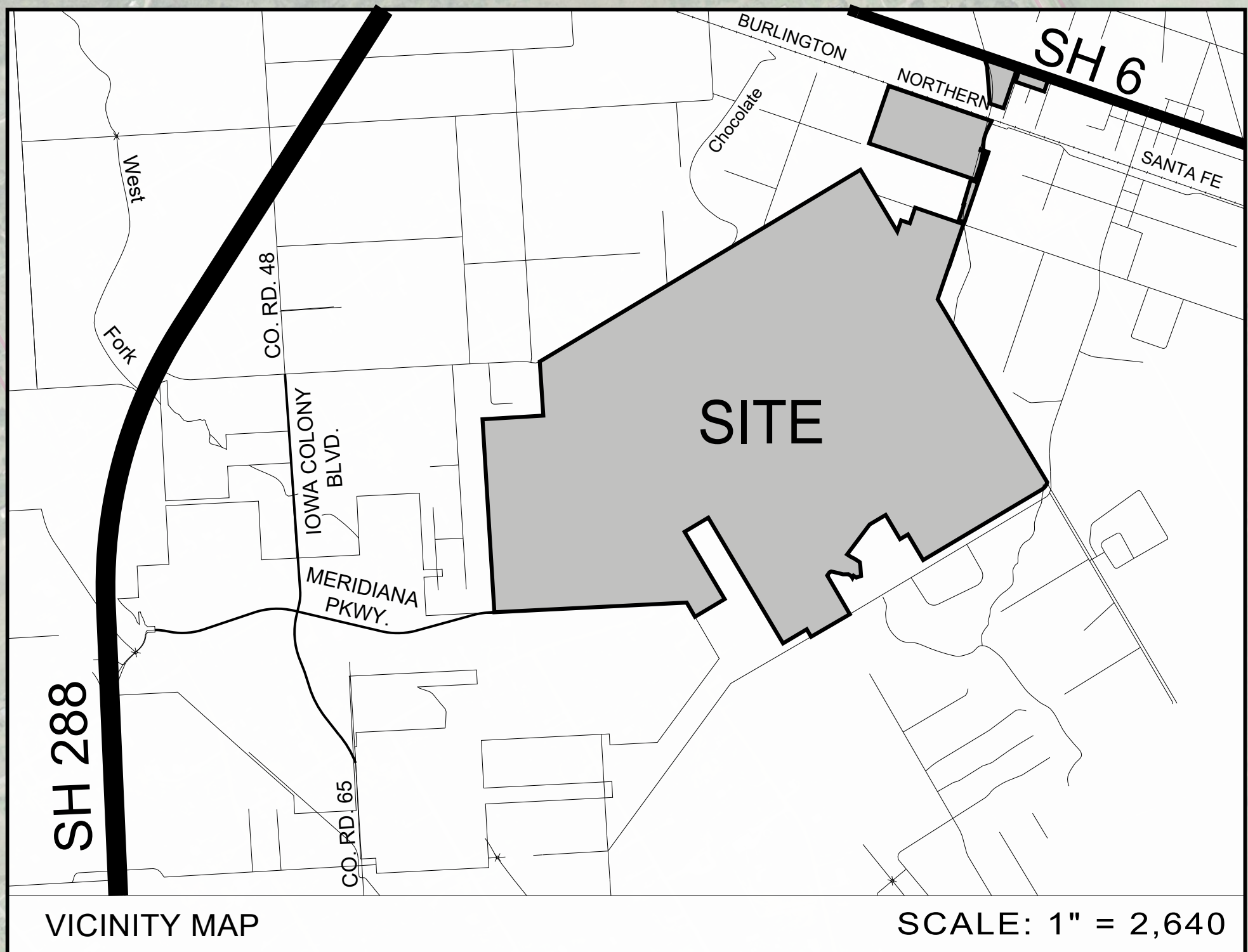
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

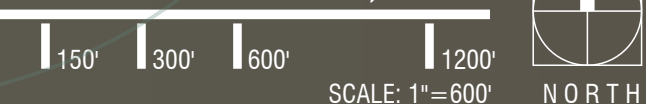
Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
Amendment #6 Approved:	10/22/2018
Amendment #7 Approved:	11/26/2018
Amendment #8 Approved:	01/28/2019
Amendment #9 Approved:	05/13/2019
Amendment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



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025



EHRA
ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representations of intended use, fitness or project requirements are made herein. All Plans for use of facilities are subject to change without notice.



City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	<input type="checkbox"/>	City Council	<input type="checkbox"/>	Both	<input type="checkbox"/>
--------------------------------	--------------------------	--------------	--------------------------	------	--------------------------

Date of Request: _____

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

Person to Speak: _____

Daytime Phone: _____ Fax Number: _____

E-mail Address: _____

Description of Request and Physical Address:

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.

Kaitlin Gile

SIGNATURE

DATE



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION PLAT APPLICATION

Plat Name:	Meridiana Detention Reserve Z Phase 2 - Final Plat
Applicant:	Kaitlin Gile– EHRA Engineering
PD&Z Meeting Date:	January 12, 2026
Submitted By:	Ellie Roohbakhsh, Senior Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	<u>NO</u>

BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a Detention Reserve 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 24th amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 57, Brazoria County Drainage District No. 5, and Brazoria County Conservation and Reclamation District #3.*
- *The subject site is located southeast of South Inspiration Way and currently gets access from Masters Road through a recorded access easement. This easement also provides access to a 1-acre tract located north of the subject site that is not part of Meridiana. This existing access easement from Masters Road will be abandoned and an alternate temporary access easement will be provided along the western boundary of this proposed detention reserve.*
- *The future permanent access to the 1-acre tract located north of the subject site is proposed to be through future Meridiana Section 8A which shall be referenced as a plat note. A Preliminary Plat for future Meridiana Section 8A was submitted and approved in November 2025. The applicant is in the process of providing additional documentation and clarification regarding permanent access and the involvement of the 1-acre tract property owner.*
- *Please note that according to the ordinance Section 62-108(a)(8), any subdivision of land shall have access to a public or a private street. In this case, since the 1-acre tract located north of the subject site will get access through future Meridiana Section 8A, approval of the proposed plat is contingent upon approval of the final plat of Meridiana Section 8A.*
- *The proposed plat includes 9.258 acres and creates 1 Block and 3 Reserves for detention, drainage, landscaping, open space, recreation, utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in July 2025.*

continued on next page



DEVELOPMENT SERVICES DEPARTMENT

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

STAFF RECOMMENDATION

The City staff recommends denial of this proposed plat - Meridiana Detention Reserve Z Phase 2 Final Plat.

This plat submittal does not address following deficiencies pertaining to Chapter 62, *Subdivision Ordinance*, *Design Criteria Manual*, and associated *Development Agreement/PUD*:

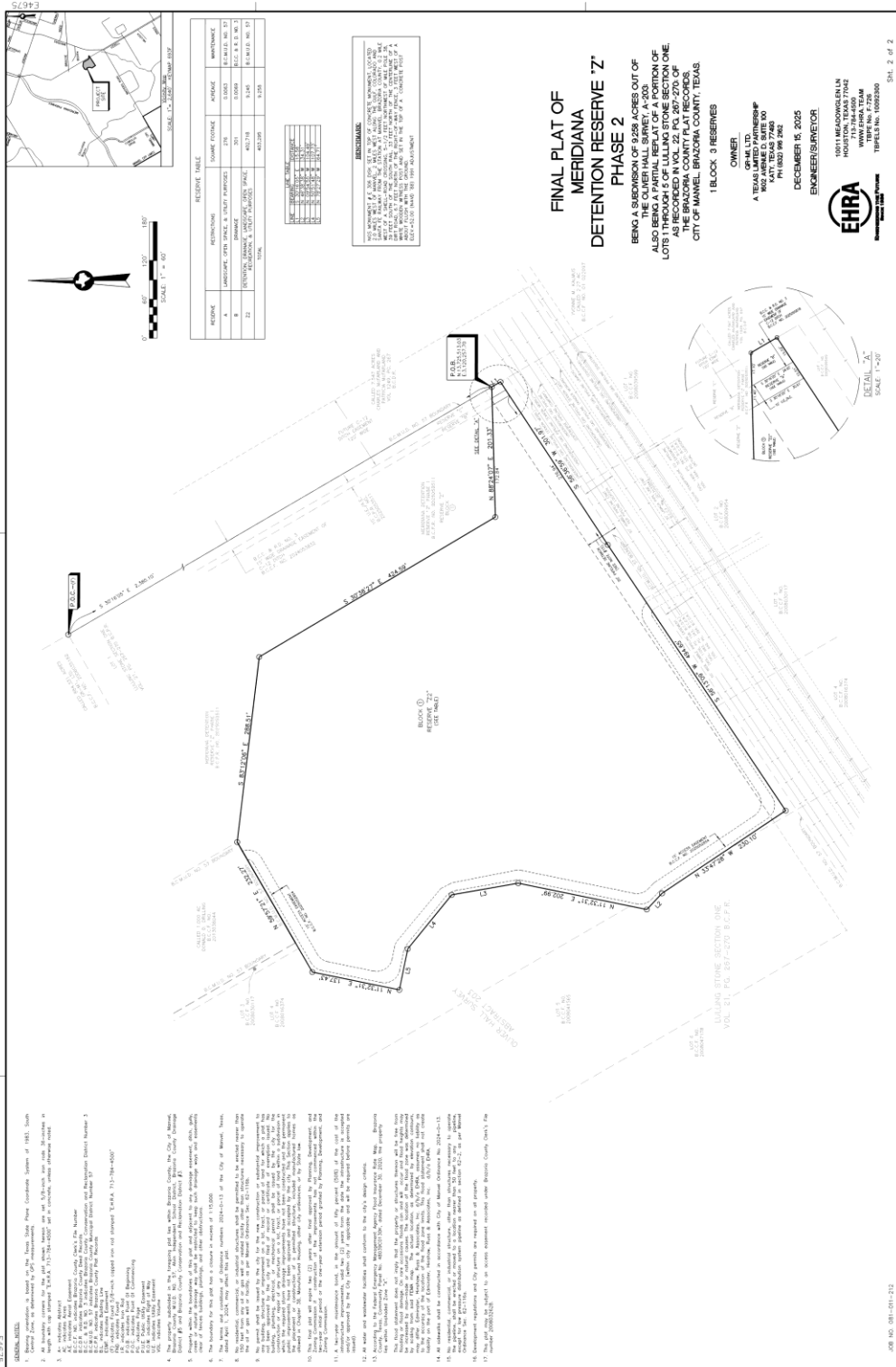
1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. Please ensure that the CPL and the plat are consistent. All easements shown on the CPL must appear on the plat, and all easements shown on the plat must be reflected on the CPL. Additionally, the CPL and field note description indicate Volume 21, while the title block lists Volume 22 (Section 62-41 (b)(5) & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
4. Please verify that the names of all owners of adjacent land, including the associated recording information, are correct, and label Future Meridiana Sections 8A, 8B, and 8C accordingly (Section 62-41(b)(11)).
5. Please show the building setback lines from the adjacent street(s). Additionally, the preliminary plat shows a 30-foot ETC NGL Transport LLC easement recorded under B.C.C.F. No. 2013002790. Please clarify why this easement is not shown on the final plat, and revise the plat and CPL as necessary or provide a revised version (Section 62-41 (b)(13))
6. Please revise the plat to also show the 2008 access easement and identify it as to be abandoned. Additionally, update Note 17 to clarify the following:
 - The 2008 existing access easement will be abandoned.
 - The 2025 temporary access easement will be abandoned.
 - Both easements will be replaced by Section 8.
 - Future permanent access to the 1-acre tract located north of the subject site.
 - Future permanent access for the proposed Detention Reserve (Section 62-41 (b)(18)).
7. Please review the MUD boundaries and revise them as needed (Section 62-41(b)(18)).
8. Please provide signatures from both Drainage Districts (Section 62-41 (b)(19)).
9. Please provide shapefiles or CAD files (Shapefiles preferred).
10. Please be sure to update the dates on the signature blocks to 2026.



DEVELOPMENT SERVICES DEPARTMENT

2025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

Plat Exhibit



SH. 2 of 2

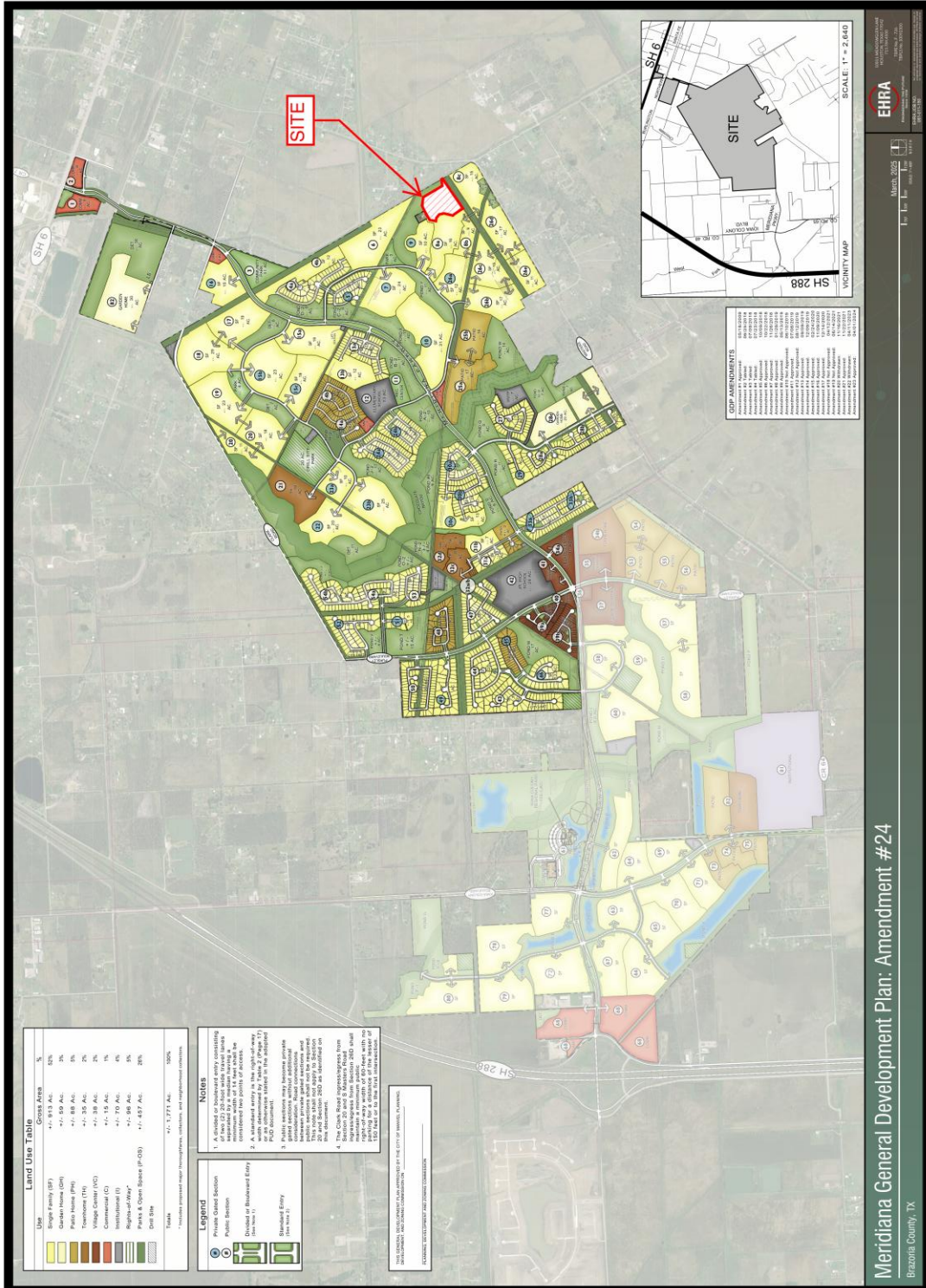
E4675



DEVELOPMENT SERVICES DEPARTMENT

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

Meridiana General Development Plan Amendment No. 24 (dated August 4, 2025)



STATE OF TEXAS |
COUNTY OF BRAZORIA |

We, GR-M1, LTD., a Texas Limited Partnership, acting by and through Matt Lawson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA DETENTION RESERVE "Z" PHASE 2, do hereby make subdivision of said property for and on behalf of said GR-M1, LTD., a Texas Limited Partnership, 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 assigns to warrant and defend the title to the land so dedicated.

FURTHER, we do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of MERIDIANA DETENTION RESERVE "Z" PHASE 2 where building setback lines or public utility easements are to be established outside the boundaries of the above and foregoing subdivision and do hereby make and establish all building setback lines and dedicate to the use of the public, all public utility easements shown in said adjacent acreage.

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

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

IN TESTIMONY WHEREOF, GR-M1, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, thereunto authorized this day of 2025.

OWNER
GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
Authorized Agent

BY:
Print Name: Matt Lawson
Title: President

STATE OF TEXAS |
COUNTY OF HARRIS |

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lawson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-M1, LTD., a Texas Limited Partnership, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed, and as the act and deed of said limited liability company.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this day of 2025.

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

I, Charles Jurica, a Registered Professional Land Surveyor of the State of Texas, hereby certify that this subdivision is true and correct; was prepared from an actual boundary survey of the property made on the ground under my supervision according to the standards of practice of the Texas Board of Professional Land Surveyors; that the plat boundary corners have been tied to the nearest street intersection; that the boundary corners, angle points, points of curvature/tangency and interior corners of this subdivision were not set at the time this plat was signed by me and that these corners are to be set after construction of the public infrastructure and final lot grading within the subdivision; and that all previously existing property markers are sufficiently described on this document as found and all set markers are a minimum of 5/8-inch diameter iron rod with surveyor's cap.

Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5:

- 1. All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
2. All property shall drain into the drainage easement only through an approved drainage structure.
3. All drainage easements and detention pond reserves shown on this plat will be maintained by the property owners and/or business owners; provided, however, any governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
4. The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
5. Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
6. Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plan.
7. All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
8. Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
9. Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
10. Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
11. Prohibited use of "trip rap" in storm water/sewer applications. (District Policy).
12. Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
13. All dedicated storm sewer drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
14. It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 "Dedicated" drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
15. Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5, Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

APPROVED BY BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5

Lee Walden, P.E., Date Kerry L. Osburn Date
President Vice President

Brandon Middleton Date
Secretary/Treasurer Dinh V. Ho, P.E. Date
District Engineer

Note: Project field startup will start within 365 calendar days from date here shown. Continuous and reasonable field site work is expected.

BCDD5 ID#702-25-002-038

METES AND BOUNDS DESCRIPTION
MERIDIANA DETENTION RESERVE "Z" PHASE 2
BEING 9.258 ACRES SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 9.258 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF LOTS 1 THROUGH 5 OF LULLING STONE SECTION ONE, A SUBDIVISION AS PER PLAT RECORDED UNDER VOLUME 21, PAGE (VOL. PG.) 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.) AND CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER'S (B.C.C.F. NO.) 2008039599, 2008009954, 2008030117, 2008016374, AND 2008041665; SAID 9.258 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

COMMENCING at a 5/8-inch iron rod found marking the easterly common corner of said Lot 1 and a called 884.331 acre tract described by deed recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 2006035182;

THENCE, South 30°16'05" East, along the easterly line of said Lot 1, for a distance of 2,380.10 feet to a 5/8-inch capped iron rod stamped "E.H.R.&A. 713-784-4500" set marking an easterly corner and POINT OF BEGINNING of the herein described tract;

(1) THENCE, South 30°16'05" East, along said easterly line, for a distance of 15.58 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set marking the southeast corner of the herein described tract;

(2) THENCE, South 56°36'59" West, for a distance of 301.97 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(3) THENCE, South 56°13'09" West, for a distance of 494.65 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(4) THENCE, North 33°47'28" West, for a distance of 230.10 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(5) THENCE, North 46°38'38" West, for a distance of 34.31 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(6) THENCE, North 11°32'31" East, for a distance of 202.99 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(7) THENCE, North 09°54'55" West, for a distance of 104.49 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(8) THENCE, North 50°51'48" West, for a distance of 107.73 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(9) THENCE, North 78°27'29" West, for a distance of 64.71 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(10) THENCE, North 11°32'31" East, for a distance of 137.43 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(11) THENCE, North 59°57'21" East, at 52.27 feet passing the south corner of a called 1,000 acre tract described in the deed to Donald D. Drilling, et. ux, recorded under B.C.C.F. No. 2013038044, at 180.00 feet passing the east corner of said 1,000 acre tract continuing for a total distance of 232.27 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(12) THENCE, South 83°12'06" East, for a distance of 288.51 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(13) THENCE, South 30°38'27" East, for a distance of 424.59 feet to a 5/8-inch iron rod with a cap stamped "E.H.R.&A. 713-784-4500" set for corner;

(14) THENCE, North 88°24'07" East, for a distance of 201.33 feet to the POINT OF BEGINNING and containing 9.258 acres of land.

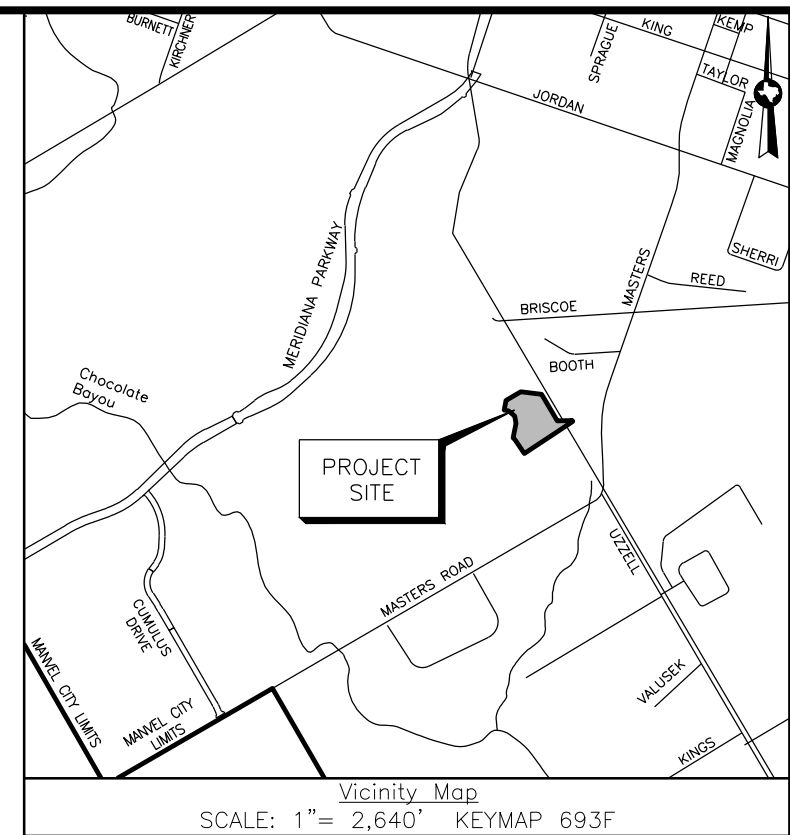
BRAZORIA COUNTY CONSERVATION & RECLAMATION DISTRICT NO. 3:

- 1. Drainage easements may be used by any government body for purposes of drainage work, provided Brazoria County Conservation & Reclamation District No. 3 (B.C.C.R.D.#3) is properly notified.
2. All drainage easements shown hereon shall be kept clear of fences, building, foundations, plantings and other obstructions to the operation and maintenance of drainage facilities, landscaping shall be permitted within the detention ponds located within this subdivision.
3. Maintenance of detention facilities shall be the sole responsibility of the owner of the property. B.C.C.R.D.#3 shall provide maintenance of regional facilities owned and constructed by B.C.C.R.D.#3, or sub-regional facilities constructed by developer(s) for which ownership has been transferred to B.C.C.R.D.#3 with their approval. B.C.C.R.D.#3 shall be responsible only for the maintenance of facilities owned by them, unless B.C.C.R.D.#3 specifically contacts or agrees to maintain other facilities.
4. The sides of drainage channels and detention facilities shall be hydromulch seeded.
5. Outfall structures and culverts shall comply with Storm Sewer Section of the Brazoria County Conservation and Reclamation District No. 3 Regulations. Brazoria County Conservation and Reclamation District No. 3 has adopted the Brazoria County Drainage criteria manual as its guide. Erosion protection for outfall structures must be of reinforced concrete. Concrete rubble is not allowed.
6. B.C.C.R.D.#3 approval of the final drainage plans and final plat (if required) does not affect the property rights of third parties. The developer shall be responsible for obtaining and maintaining any and all easements, fee strips and/or any other right-of-way across third party drainage facilities as contemplated by the final drainage plans and the final plat.
7. B.C.C.R.D.#3 personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facilities are operating properly.
8. Detention is required by B.C.C.R.D. #3 in order to offset additional storm runoff due to the increased impervious cover from the development.

THIS IS TO CERTIFY THAT BRAZORIA COUNTY CONSERVATION AND RECLAMATION DISTRICT NO. 3 HAS APPROVED THE PLAT OF MERIDIANA DETENTION RESERVE Z PHASE 2 AS SHOWN HEREON ON THE DAY OF 20

RICKY KUBECZKA COMMISSIONER JODY SCHIBI COMMISSIONER

ALFRED FROBERG, JR. COMMISSIONER DONC NGUYEN, P.E., C.F.M. DISTRICT ENGINEER



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

FINAL PLAT OF
MERIDIANA
DETENTION RESERVE "Z"
PHASE 2

BEING A SUBDIVISION OF 9.258 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 22, PG. 267-270; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

1 BLOCK 3 RESERVES

OWNER

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

DECEMBER 15, 2025

ENGINEER/SURVEYOR



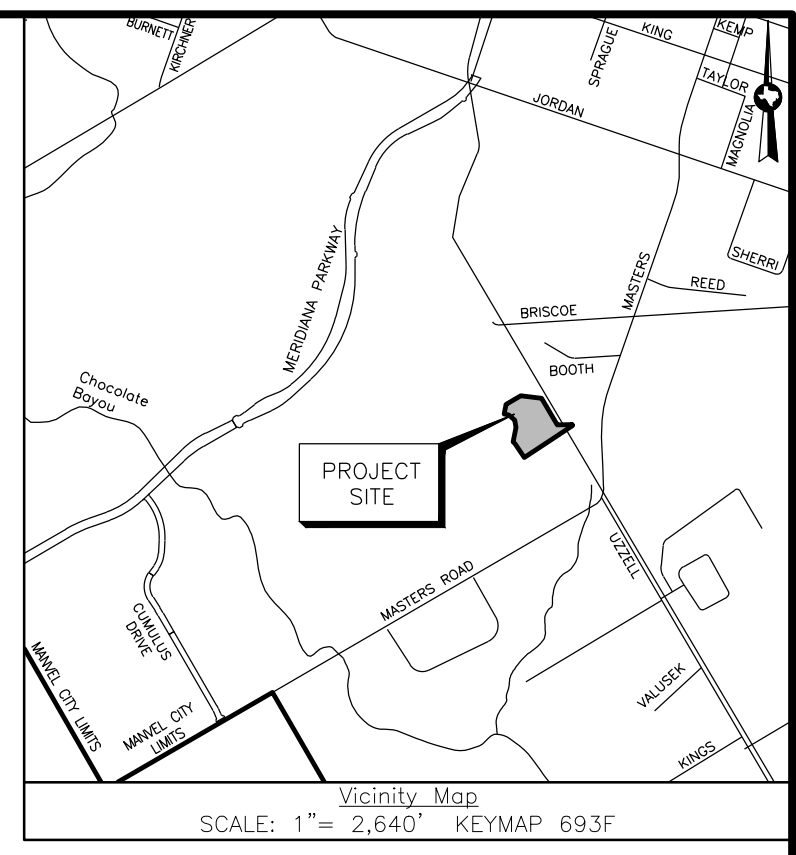
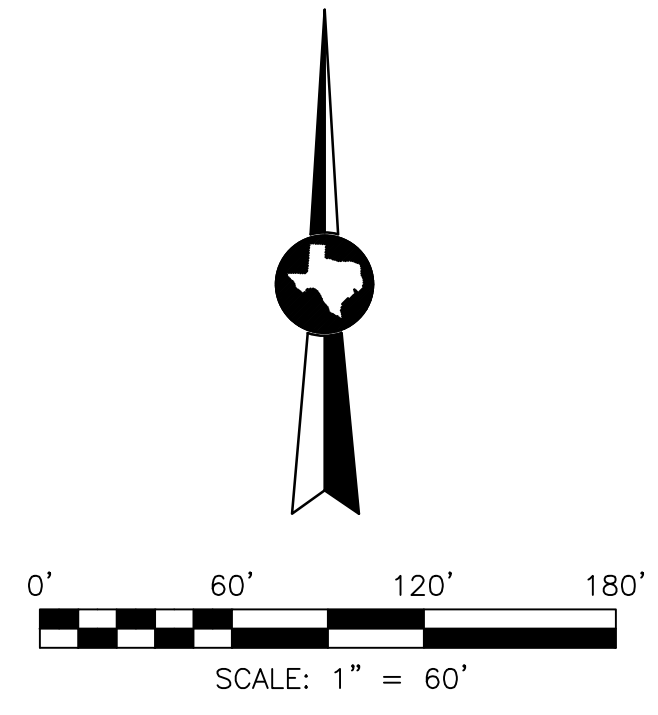
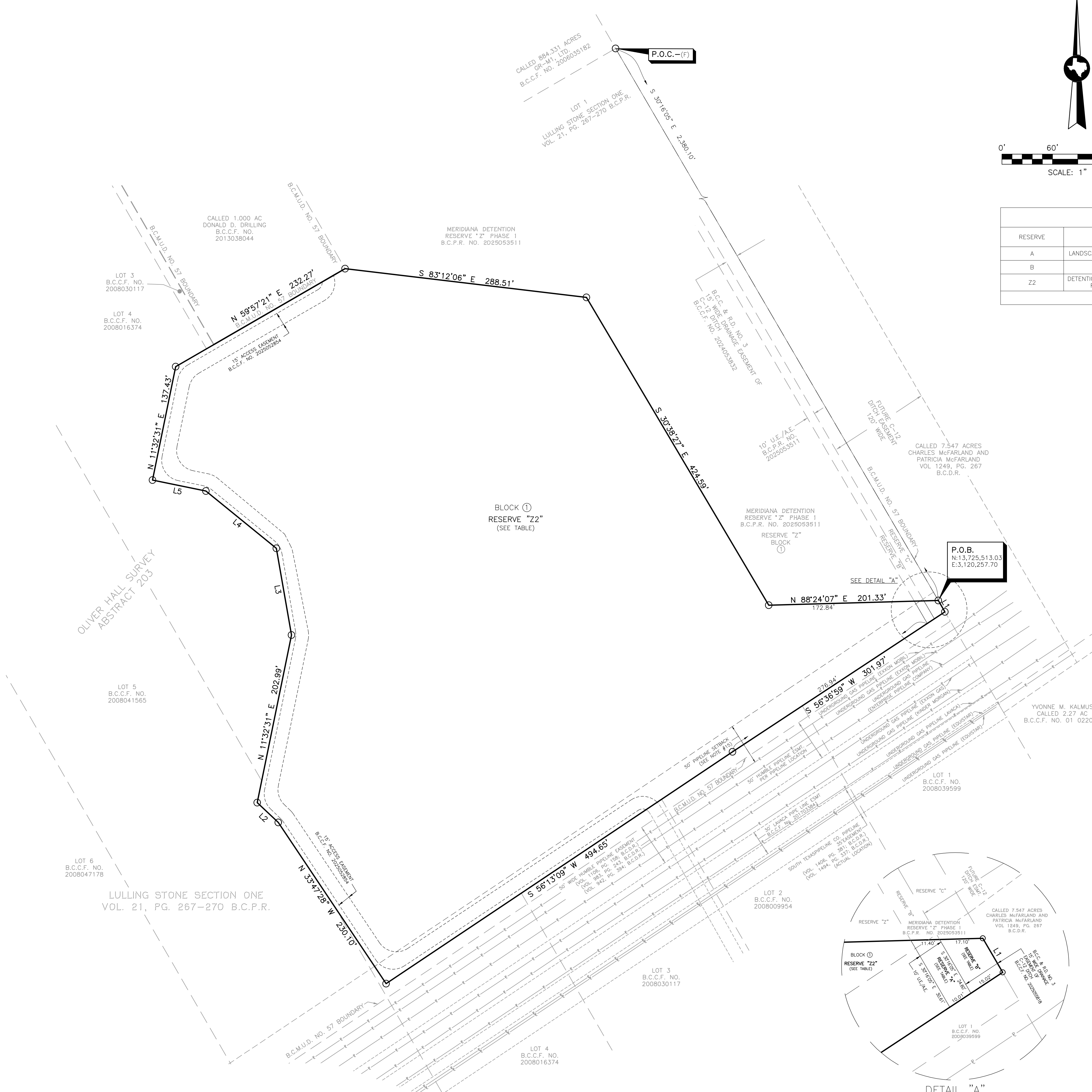
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
- All boundary corners for the plot shown hereon are set 5/8-inch iron rods 3/8-inches in length with cap stamped "E.H.R.A. 713-784-4500" set in concrete, unless otherwise noted.
- A- indicates Abstract
AC. indicates Acres
A.E. indicates Aerial Easement
B.C.C.F. NO. indicates Brazoria County Clerk's File Number
B.C.D.R. indicates Brazoria County Deed Records
B.C.C. & R.D. NO. 3 indicates Brazoria County Conservation and Reclamation District Number 3
B.C.M.U.D. NO. 57 indicates Brazoria County Municipal District Number 57
B.C.P.R. indicates Brazoria County Plat Records
B.L. indicates Building Line
E.S.M.F. indicates Easement
(F) indicates Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"
F.N.D. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point of Beginning
P.O.C. indicates Point of Commencing
P.C. indicates Page
P.U.E. indicates Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume
- The property subdivided in the foregoing plot lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District, Brazoria County Drainage District #5 and Brazoria County Conservation and Reclamation District #3.
- Property within the boundaries of this plot and adjacent to any drainage easement, ditch, gully, creek or natural drainage way shall be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
- The boundary for this plot has a closure in excess of 1:15,000.
- The terms and conditions of Ordinance numbers 2024-0-13 of the City of Manvel, Texas, dated April 1, 2024, may affect this plot.
- No residential, commercial, or industrial structures shall be permitted to be erected nearer than 150 feet from any oil or gas well or related facility other than structures necessary to operate the oil or gas well or facility, as per Manvel Ordinance Sec. 62-116b.
- No permit shall be issued by the city for the new construction or substantial improvement to any building, structure or improvement on a lot, tract, or parcel of land for which a plot has not been approved by the city and filed of record or certificate of exemption issued. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements have not been constructed and the permanent public improvements have not been approved and accepted by the city. This Section applies to the placement or construction of a permitted structure, included manufactured homes as allowed in Chapter 38, Manufactured Housing, other city ordinances, or by State law.
- This final plat will expire two (2) years after final approval by Planning, Development, and Zoning Commission if construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by Planning, Development, and Zoning Commission.
- A two-year maintenance bond, in the amount of fifty percent (50%) of the cost of the infrastructure improvements, valid two (2) years from the date the infrastructure is accepted and/or approved by the City (within city if applicable and will be required before permits are issued).
- All water and wastewater facilities shall conform to the city's design criteria.
- 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".

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.

- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No 2024-0-13.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Development regulations and City permits are required on all property.
- This plot may be subject to an access easement recorded under Brazoria County Clerk's File number 2008032628.



RESERVE TABLE

RESERVE	RESTRICTIONS	SQUARE FOOTAGE	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	276	0.0063	B.C.M.U.D. NO. 57
B	DRAINAGE	301	0.0069	B.C.C. & R.D. NO. 3
ZZ	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	402,718	9.245	B.C.M.U.D. NO. 57
TOTAL		403,295	9.258	

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 30°18'05" E	15.38'
L2	N 46°38'58" W	34.31'
L3	N 09°54'55" W	104.49'
L4	N 96°51'48" W	107.73'
L5	N 76°27'29" W	64.71'

BENCHMARK:
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1 BLOCK 3 RESERVES

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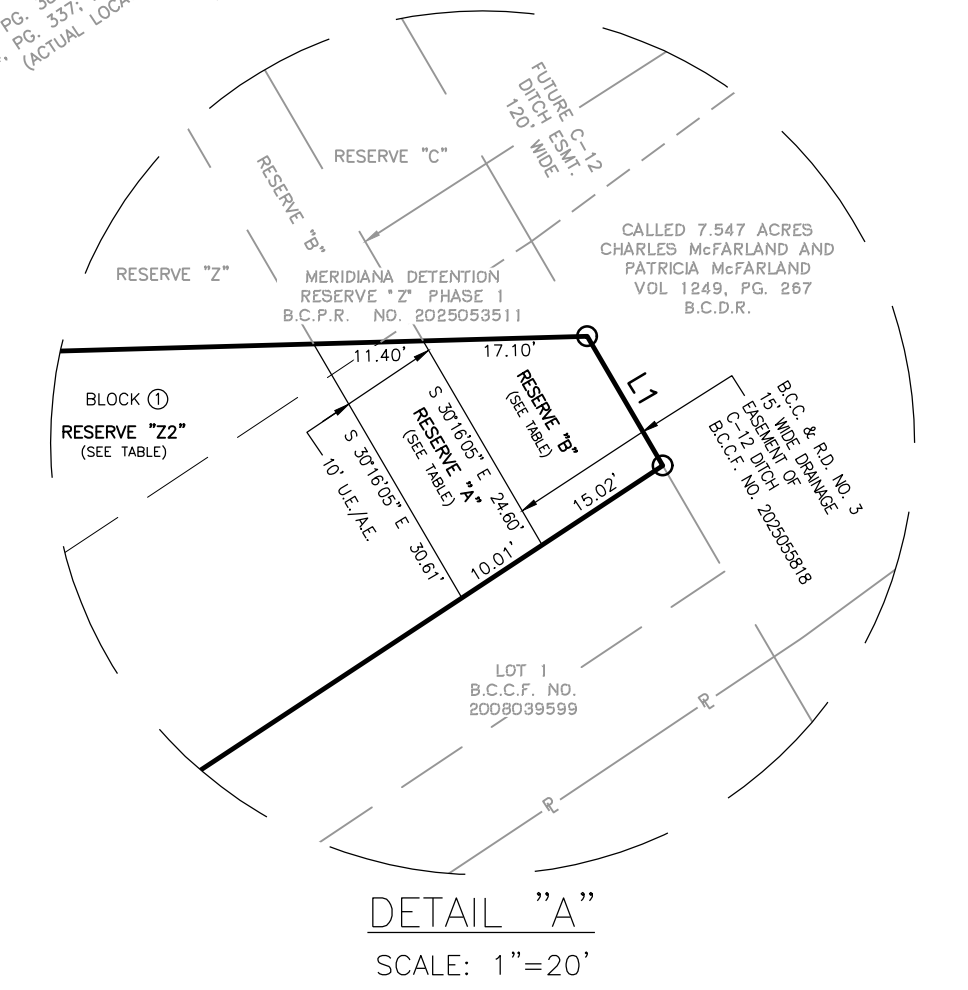
GR-MI, LTD.
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 1602 AVENUE D, SUITE 100
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 PH (832) 916 2162

DECEMBER 15, 2025

ENGINEER/SURVEYOR



10011 MEADOWGLEN LN
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 TBPE No. F-726
 TBPELS No. 10092300



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

* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

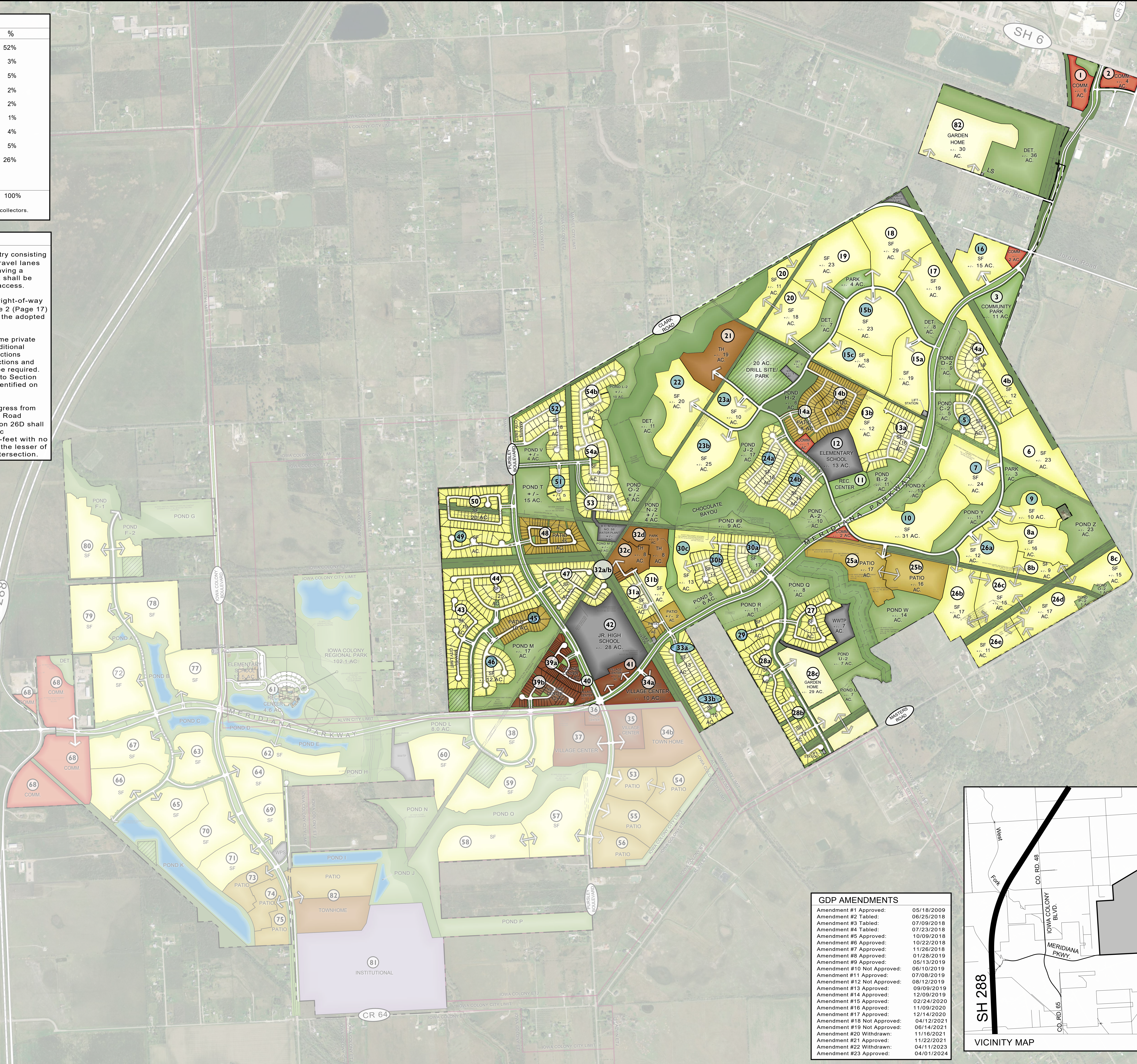
- Private Gated Section
- Public Section
- Divided or Boulevard Entry (See Note 1)
- Standard Entry (See Note 2)

Notes

1. A divided or boulevard entry consisting of two (2) 20-foot wide travel lanes separated by a median having a minimum width of 14 feet shall be considered two points of access.
2. A standard entry is the right-of-way width determined by Table 2 (Page 17) or as otherwise stated in the adopted PUD document.
3. Public sections may become private gated sections without additional consideration. Road connections between private gated sections and public sections shall not be required. This note shall not apply to Section 20 and Section 26D as identified on this document.
4. The Clark Road ingress/egress from Section 20 and S Masters Road ingress/egress from Section 26D shall maintain a minimum public right-of-way width of 60-feet with no parking for a distance of the lesser of 150 feet or to the first intersection.

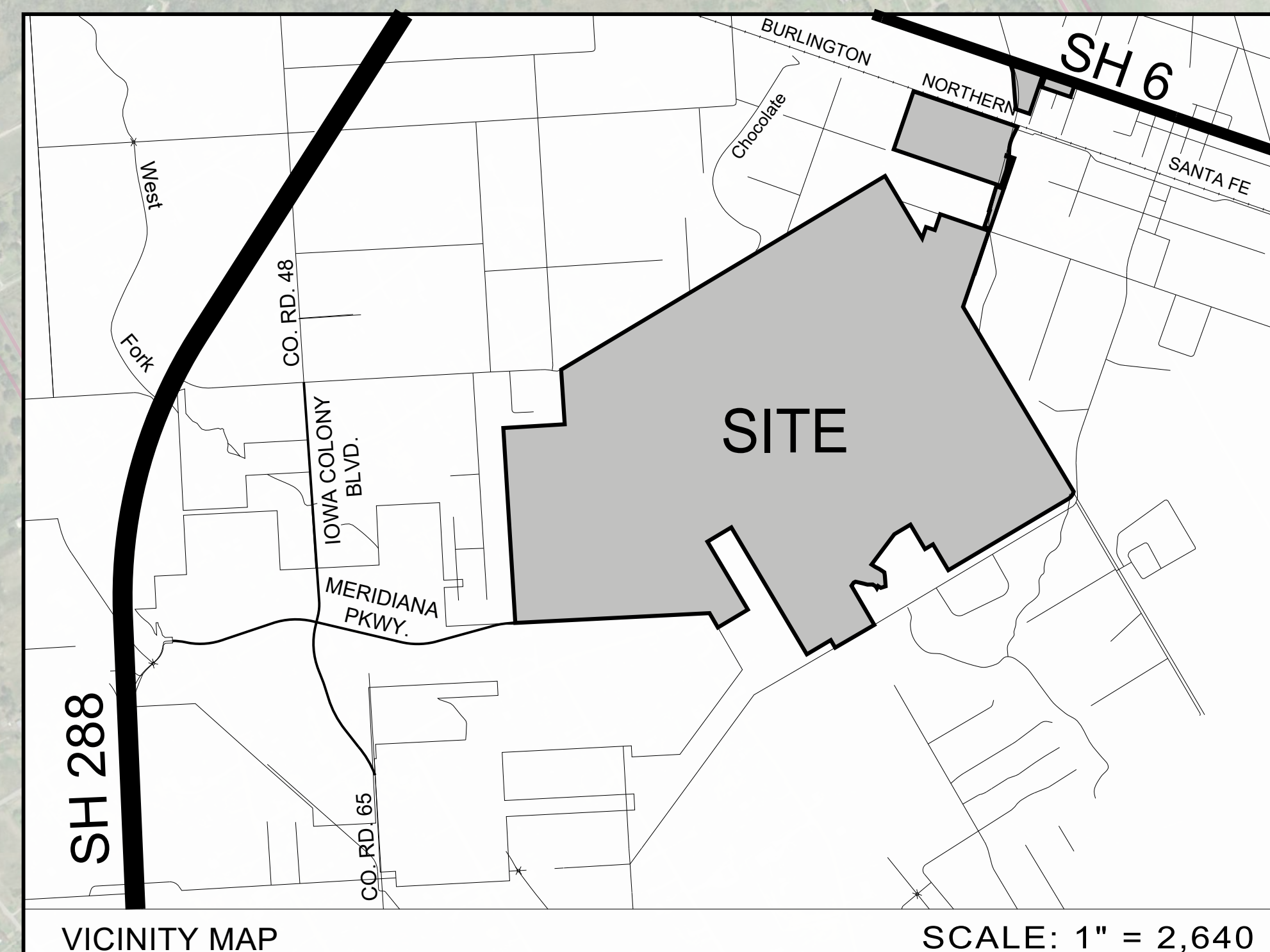
THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

PLANNING, DEVELOPMENT AND ZONING COMMISSION _____



GDP AMENDMENTS

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



Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1" = 600'

EHRA
ENGINEERING THE FUTURE SINCE 1958

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500

TBPE No. F-726
TBPLS No. 10092300

EHRA JOB NO.
081-011-150

No warranty or representations of intended use, fitness or project requirements are made herein. All Plans for use of structures are subject to change without notice.