July 13, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
July 13, 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 03/2028
Position #6 Delores Martin 03/2028
Position #7 Benterah Morton 03/2028

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" 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 approve Meridiana Cadence Drive Phase 3 Preliminary Plat;
BEING A SUBDIVISION OF 2.81 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve Meridiana Detention Reserve K-2 Preliminary Plat;
BEING A SUBDIVISION OF 12.14 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve Meridiana Section 21 Preliminary Plat;
BEING A SUBDIVISION OF 28.54 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, ALSO BEING A PARTIAL REPLAT OF MERIDIANA DRILL SITE RESERVE, A PLAT OR MAP THEREOF AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2021008008, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Consideration and possible action to approve Meridiana Detention Reserve G-2 Preliminary Plat;
A SUBDIVISION OF 1.76 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Consideration and possible action to approve Meridiana Detention Reserve F-2 Preliminary Plat;
A SUBDIVISION OF 8.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

F. Consideration and possible action to approve Primrose Drainage Reserve Preliminary Plat;
BEING A SUBDIVISION OF 8.87 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

G. Consideration and possible action to approve Manvel Crossing Section 1 Preliminary Plat;
BEING A SUBDIVISION OF 30.30 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81, B.C.P.R. IN THE CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

H. Consideration and possible action to approve Meridiana Section 32D Final Plat;
BEING A SUBDIVISION OF 9.670 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

I. Consideration and possible action to approve Meridiana Section 15A Final Plat;
BEING A SUBDIVISION OF 19.40 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF RESERVE 'A' OF MERIDIANA SECTION 13A, AMENDING PLAT NO. 1 AS RECORDED UNDER B.C.P.R. NO. 2024055028, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

J. Consideration and possible action to approve Meridiana Cadence Drive Phase 1 Final Plat;
BEING A SUBDIVISION OF 1.292 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

K. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" (PROPOSED ORDINANCE NO. 2026-0-17).

L. 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 7/7/2026 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 6/22/2026

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 03/2028
Position #6 Delores Martin 03/2028
Position #7 Benterah Morton 03/2028

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

Present:	Ryan Miller
	Kyle Marasckin
	MaryAnn Atkinson
	Kenneth Haynes
	Christy Kennard
	Delores Martin
Absent:	Benterah Morton
Also Present:	Jose Abraham, Director of Development Services
	Elaheh Roohbakhsh, Senior Planner
	Marilyn Jacob, Engineer I

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: 6/0

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

Regular Agenda

A. Consideration and possible action to forward a recommendation of approval to City Council; A DESIGN CRITERIA MODIFICATION REQUEST FROM THE CITY OF MANVEL DESIGN CRITERIA MANUAL, SECTION 5, DRAINAGE, 1.04. G. 9.A. AND B. AND SECTION 5, DRAINAGE, 2.02 F AND G, TO ALLOW PUMP DETENTION FOR AN APPROXIMATE 3-ACRE PORTION OF A 10-ACRE TRACT OF LAND (PID: 173443), LOCATED ALONG SOUTH SIDE OF CROIX ROAD/ COUNTY ROAD 58, LOT 6, SECTION 90, A. C. H. & B. SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Marilyn Jacob presented a request for a design criteria modification to allow a pump detention system for a proposed retail development on approximately three acres along Croix Road. Staff explained the request met all applicable criteria except the required 1,000-foot separation from nearby residential properties. The Commission discussed the proposed drainage system, proximity to nearby residences, long-term implications of pump detention, and the property's development constraints.

PDZ Member Delores Martin made the motion to forward a recommendation of approval, with the recommendation that the proposal receive approval from Drainage District No. 4 and that the nearby residential property owners be notified. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

B. Discussion on the newly adopted Comprehensive Master Plan and Major Thoroughfare Plan.

Jose Abraham provided an overview of the recently adopted Comprehensive Master Plan and Major Thoroughfare Plan, explaining the purpose of the plans, their role in guiding future growth and development, and how they are intended to be used by the Commission, City Council, staff, and the public. Staff reviewed the relationship between the Future Land Use and Character Map and the zoning map, discussed the plan's implementation strategy, and noted that future recommendations to amend development regulations would be brought through the Planning, Development and Zoning Commission and City Council for consideration. Commissioners discussed how the Comprehensive Master Plan would be implemented and clarified that adoption of the plan did not, by itself, amend the City's zoning regulations.

No action was taken.

C. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 7:11 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: July 13, 2026

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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 Cadence Drive Phase 3 Preliminary Plat, a subdivision of 2.81 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.

Jacey Neuberger 06/15/2026

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 Cadence Drive Phase 3 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

BACKGROUND/ REVIEW NOTES

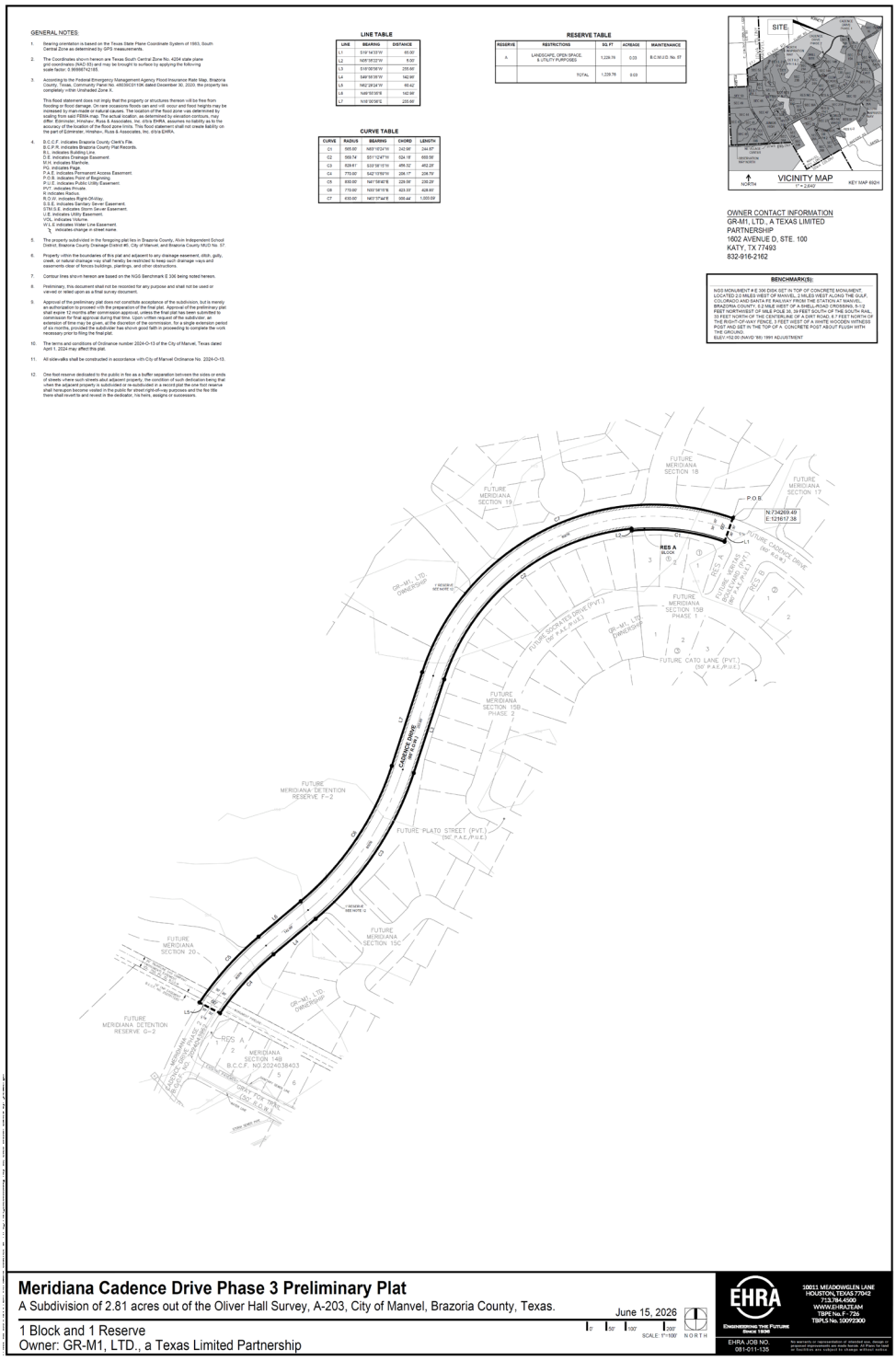
- *This proposed plat is a street dedication plat within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the fourth O-PUD amendment on May 18, 2026.*
- *The 24th Amendment to the Meridiana General Development 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.*
- *Cadence Drive is a 60-foot-wide neighborhood collector on the west side of Meridiana Parkway.*
- *The proposed plat includes approximately 2.81 acres of land.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Cadence Drive Phase 3 - Preliminary Pla with the following conditions:

1. The dimensions of the recorded Cadence Drive Phase 2 do not match the proposed layout. Please verify and revise the dimensions to ensure consistency with the recorded plat. (Section 62-38 (a)(5) & (a)(6)).
2. Adjacent recorded plats indicate a 20-foot-wide LGS Pipeline right-of-way and easement along the southern property boundary. Please show this easement on the plat or provide recorded documentation confirming its abandonment (Section 62-38 (a)(7)).
3. Please include a vicinity map for the drainage exhibit (Section 62-38 (a)(12)).
4. Please update Notes 10 and 11 to reference updated date and ordinance numbers to 2026-O-13. (Section 62-38 (a)(11)).
5. Please include a note referencing Sec. 62-116 (a) regarding proximity of structures to pipelines.

Plat Exhibit



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 coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99988742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0119K 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 the FIRM map. This statement shall not create liability on the part of 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.O.C. indicates Point of Commencing.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.
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 Brazoria County MUD No. 57.
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 336 being noted hereon.
8. 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.
9. 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 may be granted by the commission 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.
10. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
11. All side-walks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.
12. One-foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns or successors.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S19°14'33"W	65.00'
L2	N90°00'22"W	9.00'
L3	S19°09'56"W	255.60'
L4	S49°09'39"W	142.99'
L5	N62°29'24"W	60.42'
L6	N49°10'36"E	142.99'
L7	N19°09'56"E	255.66'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	565.00'	N83°16'24"W	242.98'	244.97'
C2	569.74'	S51°12'47"W	624.19'	668.59'
C3	829.61'	S33°38'15"W	486.32'	492.28'
C4	770.00'	S42°15'56"W	206.17'	206.79'
C5	830.00'	N41°58'40"E	229.58'	230.29'
C6	770.00'	N33°38'15"E	423.33'	428.80'
C7	630.00'	N63°17'44"E	355.44'	1,000.59'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,228.78	0.03	B.C.M.U.D. No. 57
	TOTAL:	1,228.78	0.03	

SITE

VICINITY MAP
1" = 2,640'
KEY MAP 692H

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 336 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 SOUTH OF THE CENTERLINE OF THE TRACK, 3 FEET EAST OF A FENCE, 13 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 4.7 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.=52.20 (NAVD '88) 1991 ADJUSTMENT

FUTURE MERIDIANA SECTION 18
FUTURE MERIDIANA SECTION 19
FUTURE MERIDIANA SECTION 17
FUTURE MERIDIANA SECTION 15B PHASE 1
FUTURE MERIDIANA SECTION 15B PHASE 2
FUTURE MERIDIANA SECTION 19C
FUTURE MERIDIANA SECTION 20
FUTURE MERIDIANA SECTION 14B
FUTURE MERIDIANA RESERVE F-2
FUTURE MERIDIANA DETENTION RESERVE G-2
FUTURE PLATO STREET (PVT.) (50' P.A.E./P.U.E.)
FUTURE CATO LANE (PVT.) (50' P.A.E./P.U.E.)
FUTURE SOCRATES DRIVE (PVT.) (50' P.A.E./P.U.E.)
FUTURE CADENCE DRIVE (80' R.O.W.)
CADENCE DRIVE (80' R.O.W.)
GR-M1, LTD. OWNERSHIP
RES A BLOCK 1
RES B BLOCK 1
RES A BLOCK 2
RES A BLOCK 3
P.O.B.
N:7342691.49
E:1216517.38

Meridiana Cadence Drive Phase 3 Preliminary Plat
A Subdivision of 2.81 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

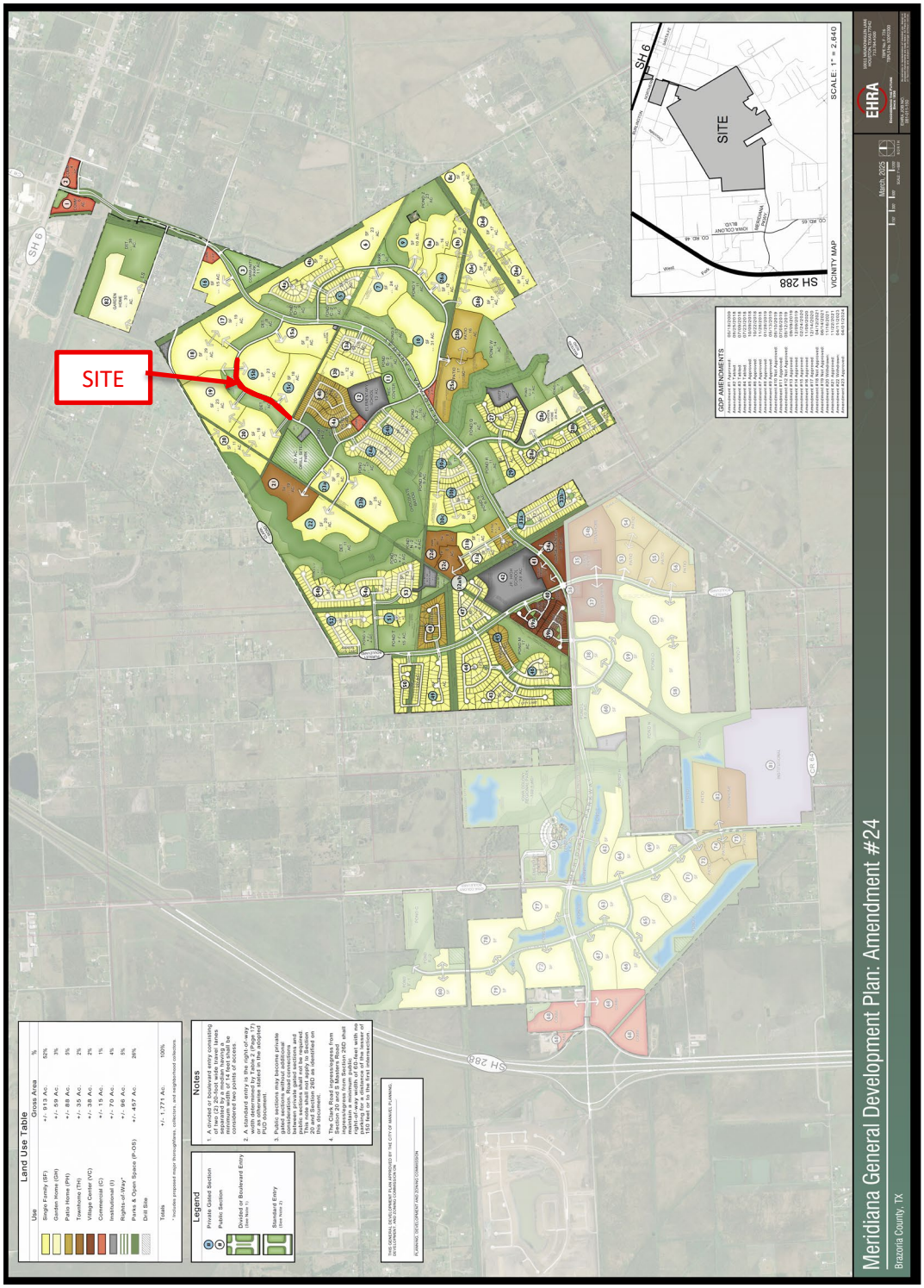
June 15, 2026
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE Since 1936
EHRA JOB NO. 081-011-135

10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.COM
TBPE No. F-726
TBPLS No. 10097300

No warranty or representation of intended use, design or material improvements are made herein. All Plans for and on facilities are subject to change without notice.

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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K 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.

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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
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   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.

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 Brazoria County MUD No. 57.

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. 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.

9. 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.

10. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

11. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

12. One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re-subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right-of-way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns or successors.

LINE TABLE

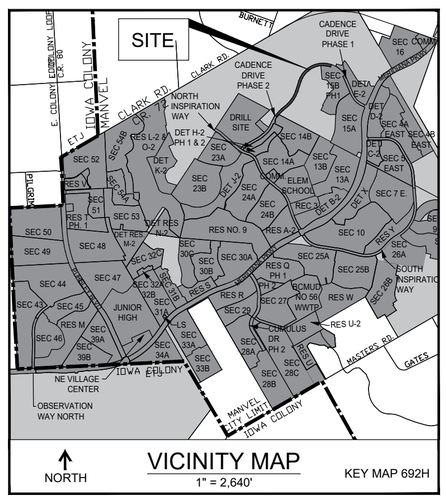
LINE	BEARING	DISTANCE
L1	S19°14'33"W	65.00'
L2	N05°35'22"W	5.00'
L3	S18°00'56"W	255.66'
L4	S49°55'35"W	142.98'
L5	N62°29'24"W	60.42'
L6	N49°55'35"E	142.98'
L7	N18°00'56"E	255.66'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	565.00'	N83°10'24"W	242.96'	244.87'
C2	569.74'	S51°12'47"W	624.18'	660.56'
C3	829.61'	S33°58'15"W	456.32'	462.28'
C4	770.00'	S42°13'59"W	206.17'	206.79'
C5	830.00'	N41°58'40"E	229.56'	230.29'
C6	770.00'	N33°58'15"E	423.33'	428.85'
C7	630.00'	N63°37'44"E	900.44'	1,003.09'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,229.76	0.03	B.C.M.U.D. No. 57
	TOTAL	1,229.76	0.03	



NORTH

VICINITY MAP

1" = 2,640'

KEY MAP 692H

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, 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 Cadence Drive Phase 3 Preliminary Plat

A Subdivision of 2.81 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

June 15, 2026

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-135

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.

P:\081-011-135\Plat\PPLAT\Meridiana Cadence Dr Ph 3_PPlat_20260515.dwg May 15, 2026 - 10:15am Edited by: jneuberger

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: July 13, 2026

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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 Detention Reserve K-2 Preliminary Plat, a subdivision of 12.14 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.

Jacey Neuberger 06/15/2026

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 K-2 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

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 fourth O-PUD amendment on May 18, 2026.*
- *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.*
- *Subject site abuts the western side of future Meridiana Section 22 which is located west of Meridiana parkway along west side of north inspiration way.*
- *The proposed plat includes 12.14 acres and creates 1 Block and 1 Reserve for detention, drainage, recreational, landscaping, open space, and utility purposes.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*

***Note:** According to Section 62-108(a)(8) of the current City of Manvel Code of Ordinances, a proposed subdivision must have access to a public street. Since the proposed plat gains access from an unplatted section, a 20-foot temporary access easement, which will be released and abandoned and revert to the dedicator when the underlying property is subdivided in a recorded plat, is indicated on the east side of the proposed plat.*

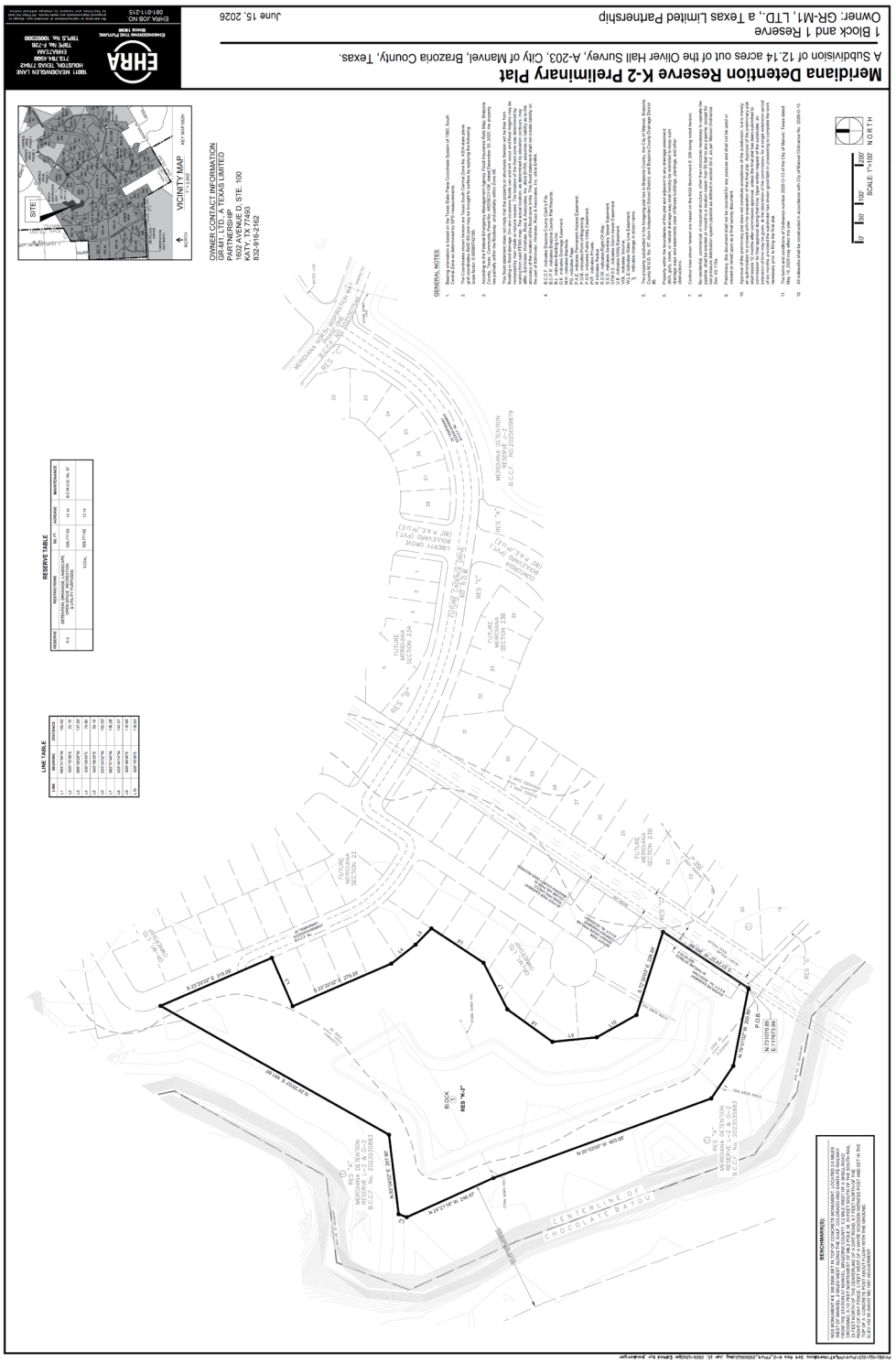
STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Detention Reserve K-2 - Preliminary Plat with the following conditions:

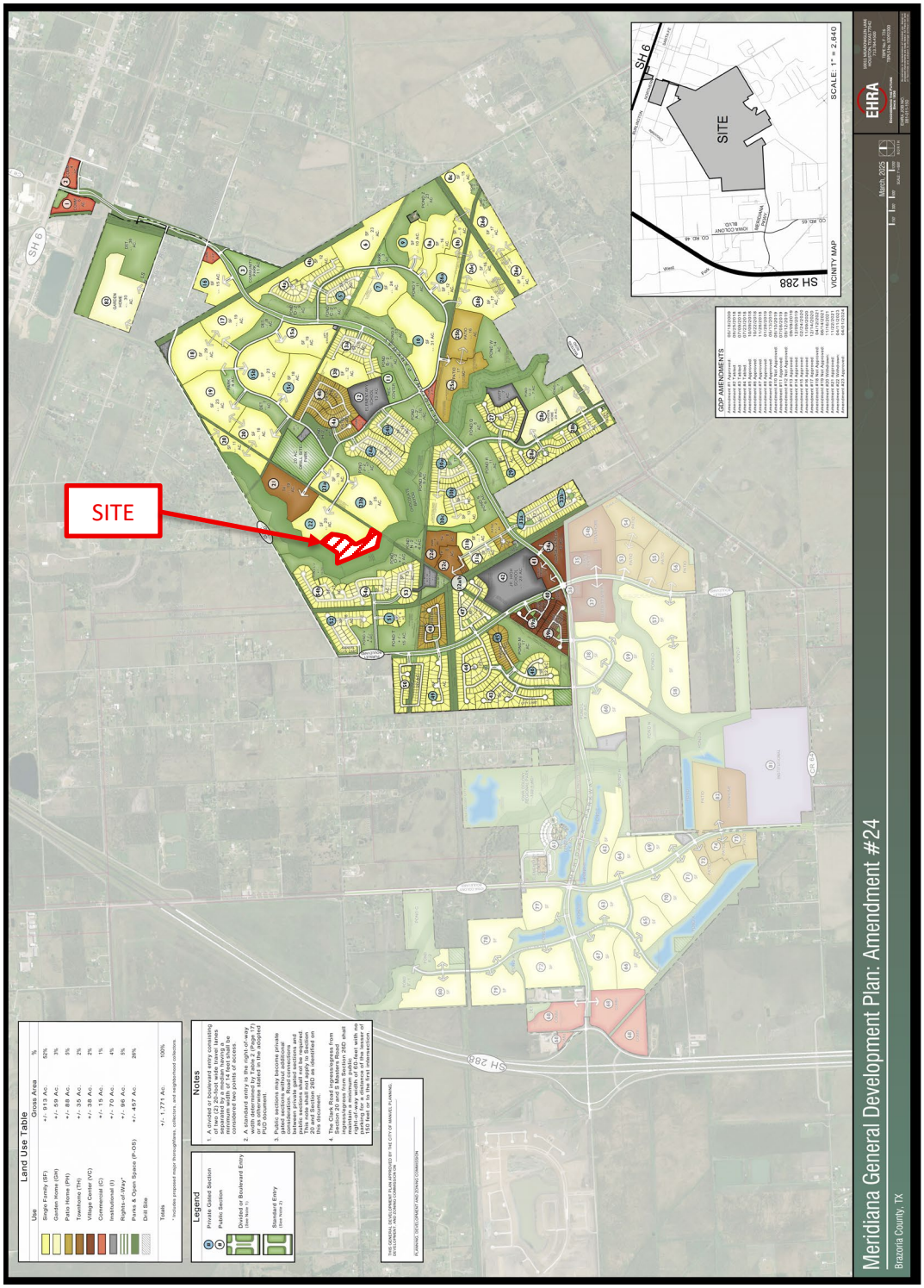
1. The southwest and north boundaries do not appear to match the Detention Reserves L-2 and O-2 recorded plat. Please verify the boundary dimensions and revise the plat as necessary to ensure consistency with the recorded plat (Section 62-38 (a)(4)).

2. The proposed layout does not appear to match the approved GDP. Please clarify the discrepancy of the layout to be consistent with the approved GDP (Section 62-38 (a)(4)).
3. Please provide the recording information for the temporary access easement or remove the blank recording reference and relabel it as a "Future 20-Foot Temporary Access Easement" as the easement needs to be recorded before final plat submittal. Additionally, include a note specifying that the 20-foot temporary access easement will be released, abandoned, and reverted to the dedicator upon the subdivision of the underlying property through a recorded plat (Section 62-108(a)(8)) and (Section 62-38 (a)(9)).
4. Please provide and label the required building setback lines along all property boundaries adjacent to public ROW (Section 62-38 (Section 62-38 (a)(10)).
5. In the preliminary drainage exhibit, please show the acreages and flow path for the sections draining to detention reserve K-2 (Section 62-38 (a)(12)).
6. Please provide a notification letter from Center Point (Section 62-38 (a)(14)).

Plat Exhibit



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

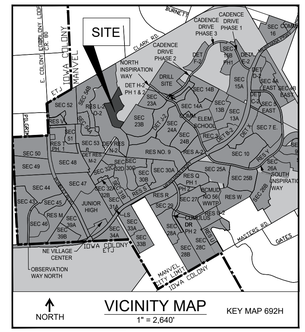


LINE TABLE

LINE	BEARING	DISTANCE
L1	N55°51'54"W	102.02'
L2	N20°16'39"E	22.70'
L3	S66°39'28"W	137.00'
L4	S38°08'45"E	79.95'
L5	S45°38'35"E	59.10'
L6	S33°24'32"W	162.00'
L7	S62°51'44"W	136.28'
L8	S35°44'14"W	144.31'
L9	S05°48'36"E	115.65'
L10	S29°16'38"E	118.63'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
K-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	528,771.62	12.14	B.C.M.U.D. No. 57
	TOTAL	528,771.62	12.14	



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

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K, dated December 30, 2020, the property lies partially within the floodway, 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.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
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 terms and conditions of Ordinance number 2026-O-13 of the City of Manvel, Texas dated May 18, 2026 may affect this plat.
12. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026-O-13.

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

SCALE: 1"=100' NORTH

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

ENGINEERING THE FUTURE SINCE 1936

EHRA JOB NO. 081-011-215

No warranty or representation of intended use, design or specifications are made by EHRA for any purpose or project other than as set forth herein. Any alteration of this document without the written permission of EHRA shall be at the user's sole risk and without liability to EHRA.

June 15, 2026

Meridiana Detention Reserve K-2 Preliminary Plat

A Subdivision of 12.14 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

P:\081-011-215\Plat\PRLIM\Meridiana Det Res K-2_PPlat_20260618.dwg, Jun 18, 2026-12:12pm, Edited by: jneuberger

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%
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Drill Site		
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* Includes proposed major thoroughfares, collectors, and neighborhood collectors.

Legend

- (#) Private Gated Section
- (#) Public Section
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THIS GENERAL DEVELOPMENT PLAN APPROVED BY THE CITY OF MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION ON _____

_____
PLANNING, DEVELOPMENT AND ZONING COMMISSION

GDP AMENDMENTS

Amendment #1 Approved:	05/18/2009
Amendment #2 Tabled:	06/25/2018
Amendment #3 Tabled:	07/09/2018
Amendment #4 Tabled:	07/23/2018
Amendment #5 Approved:	10/09/2018
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Amendment #7 Approved:	11/26/2018
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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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
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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.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: July 13, 2026

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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 21 Preliminary Plat, a subdivision of 28.54 acres out of the Oliver Hall Survey, A-203, also being a partial replat of Meridiana Drill Site Reserve, a plat or map thereof, recorded at Brazoria County Clerk's File No. 2021008008, 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.

Jacey Neuberger 06/15/2026

SIGNATURE DATE

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Section 21 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

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 fourth O-PUD amendment on May 18, 2026.*
- *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.*
- *Subject site abuts the north side of Meridiana drill site reserve which is located along the east side of North Inspiration Way.*
- *The proposed plat includes extension of North Inspiration Way and 104 townhome lots with a minimum lot width of 25 feet at the building setback line and minimum lot area of 2,500 square feet.*
- *The proposed plat includes 28.54 acres and creates 104 lots, 2 Blocks, and 5 Reserve for drainage, recreational, landscaping, open space, and utility purposes.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*

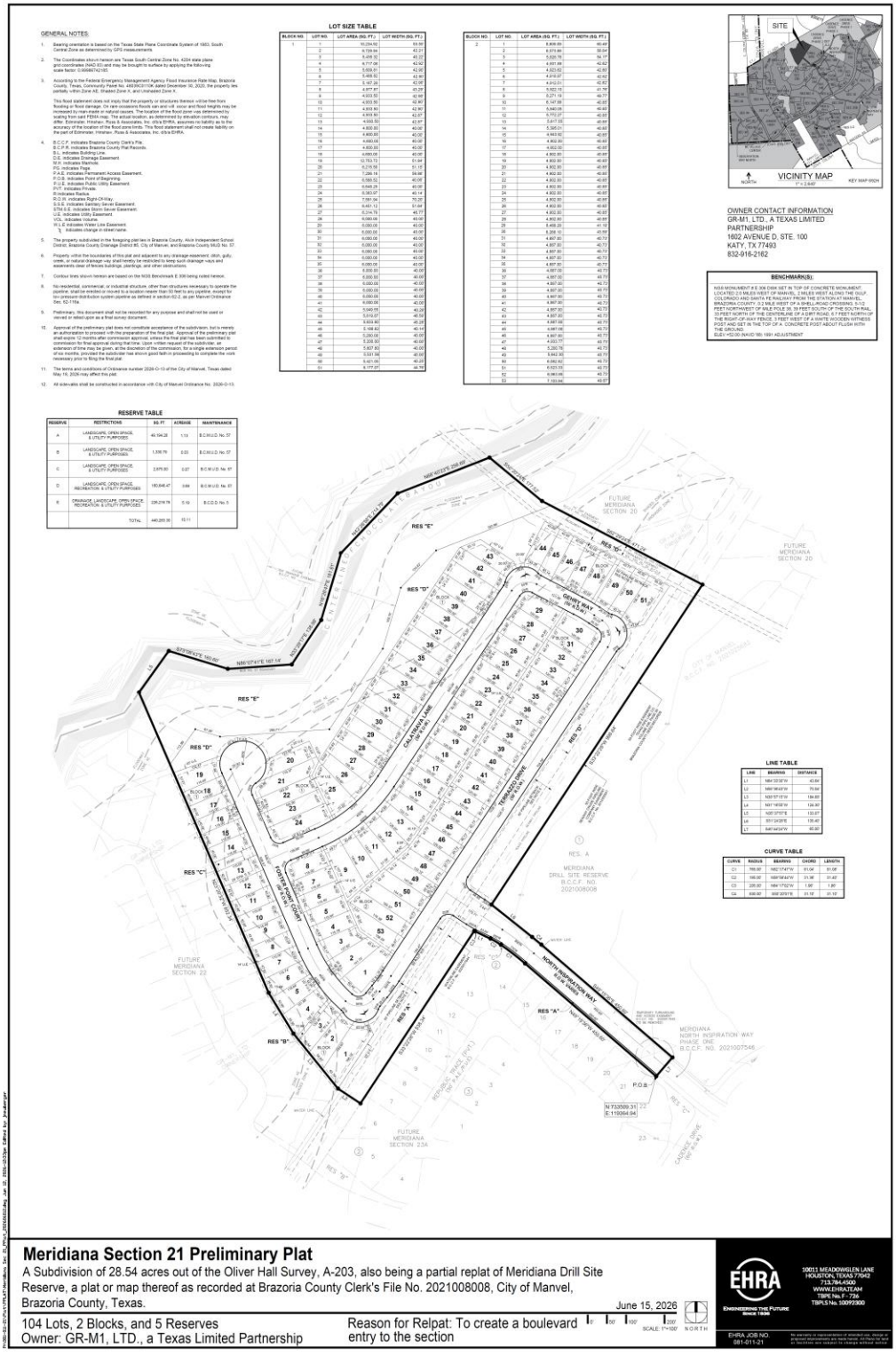
STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 21 - Preliminary Plat with the following conditions:

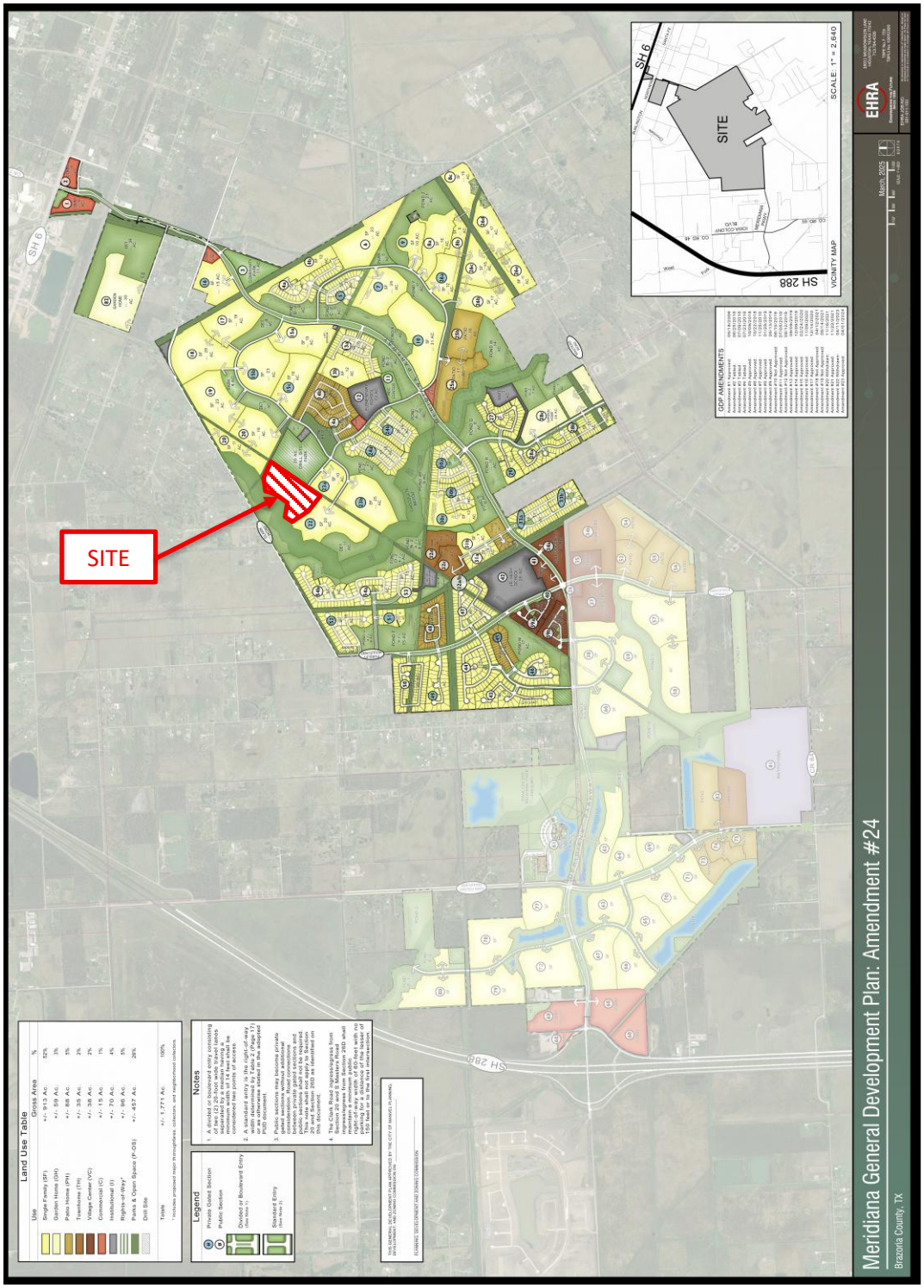
1. The southeast boundary does not appear to match the recorded Drill Site Reserve plat. Please verify the boundary dimensions and revise the plat as necessary to ensure consistency with the recorded plat. Additionally, the 50-foot pipeline easement has already been recorded with the Drill Site Reserve Plat and should be excluded from the plat boundary. (Section 62-38(a)(4)).
2. Please label the width dimension of North Inspiration Way (Section 62-38 (a)(6)).
3. Please clarify whether the gap in Block 1 between Lots 48 and 49 is part of Reserve D and also provide its width on the plat (Section 62-38(a)(8)).
4. Please include drainage to Reserve C in the Reserve table (section 62-38(a)(12)).

Note: Please add a note identifying the type of residential development, the applicable minimum development requirements, and the number of one-story and two-story structures if applicable.

Plat Exhibit



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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020, the property lies partially within Zone AE, Shaded Zone X, and Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. 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.
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   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
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   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.

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 Brazoria County MUD No. 57.

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.

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11. The terms and conditions of Ordinance number 2026-O-13 of the City of Manvel, Texas dated May 18, 2026 may affect this plat.

12. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026-O-13.

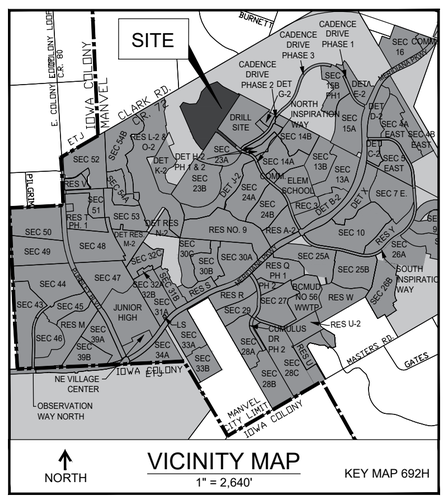
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	10,234.92	53.55'
	2	6,729.84	42.21'
	3	5,435.32	40.22'
	4	6,717.08	42.92'
	5	5,609.81	42.90'
	6	5,488.82	42.90'
	7	5,167.28	42.90'
	8	4,977.87	43.29'
	9	4,933.50	42.90'
	10	4,933.50	42.90'
	11	4,933.50	42.90'
	12	4,933.50	42.87'
	13	4,930.50	42.87'
	14	4,600.00	40.00'
	15	4,600,00	40.00'
	16	4,600,00	40.00'
	17	4,600,00	40.00'
	18	4,600,00	40.00'
	19	12,753.72	51.84'
	20	6,215.50	51.15'
	21	7,206.16	59.86'
	22	6,568.52	40.00'
	23	6,648.25	40.00'
	24	8,383.97	40.14'
	25	7,591.94	70.20'
	26	6,451.12	51.64'
	27	6,314.79	46.77'
	28	6,000.00	40.00'
	29	6,000.00	40.00'
	30	6,000.00	40.00'
	31	6,000.00	40.00'
	32	6,000.00	40.00'
	33	6,000.00	40.00'
	34	6,000.00	40.00'
	35	6,000.00	40.00'
	36	6,000.00	40.00'
	37	6,000.00	40.00'
	38	6,000.00	40.00'
	39	6,000.00	40.00'
	40	6,000.00	40.00'
	41	6,000.00	40.00'
	42	5,949.55	40.29'
	43	5,819.87	46.59'
	44	5,633.80	45.28'
	45	5,188.82	40.14'
	46	5,200.00	40.00'
	47	5,200.00	40.00'
	48	5,607.60	40.00'
	49	5,531.56	40.00'
	50	5,421.05	40.25'
	51	8,177.07	44.76'

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
2	1	8,609.09	60.49'
	2	6,573.86	56.04'
	3	5,828.76	54.17'
	4	4,931.89	42.62'
	5	4,923.62	42.60'
	6	4,918.97	42.62'
	7	4,912.51	42.62'
	8	5,922.10	41.76'
	9	8,271.19	49.77'
	10	6,147.99	40.85'
	11	5,840.05	40.85'
	12	5,772.27	40.85'
	13	5,617.55	40.85'
	14	5,395.01	40.85'
	15	4,943.92	40.85'
	16	4,902.00	40.85'
	17	4,902.00	40.85'
	18	4,902.00	40.85'
	19	4,902.00	40.85'
	20	4,902.00	40.85'
	21	4,902.00	40.85'
	22	4,902.00	40.85'
	23	4,902.00	40.85'
	24	4,902.00	40.85'
	25	4,902.00	40.85'
	26	4,902.00	40.85'
	27	4,902.00	40.85'
	28	4,902.00	40.85'
	29	6,488.28	41.19'
	30	6,268.10	43.59'
	31	4,887.00	40.73'
	32	4,887.00	40.73'
	33	4,887.00	40.73'
	34	4,887.00	40.73'
	35	4,887.00	40.73'
	36	4,887.00	40.73'
	37	4,887.00	40.73'
	38	4,887.00	40.73'
	39	4,887.00	40.73'
	40	4,887.00	40.73'
	41	4,887.00	40.73'
	42	4,887.00	40.73'
	43	4,887.00	40.73'
	44	4,887.00	40.73'
	45	4,887.00	40.73'
	46	4,887.00	40.73'
	47	4,933.77	40.73'
	48	5,200.78	40.73'
	49	5,642.30	40.73'
	50	6,082.82	40.73'
	51	6,523.33	40.73'
	52	6,963.85	40.73'
	53	7,103.94	49.67'

RESERVE TABLE

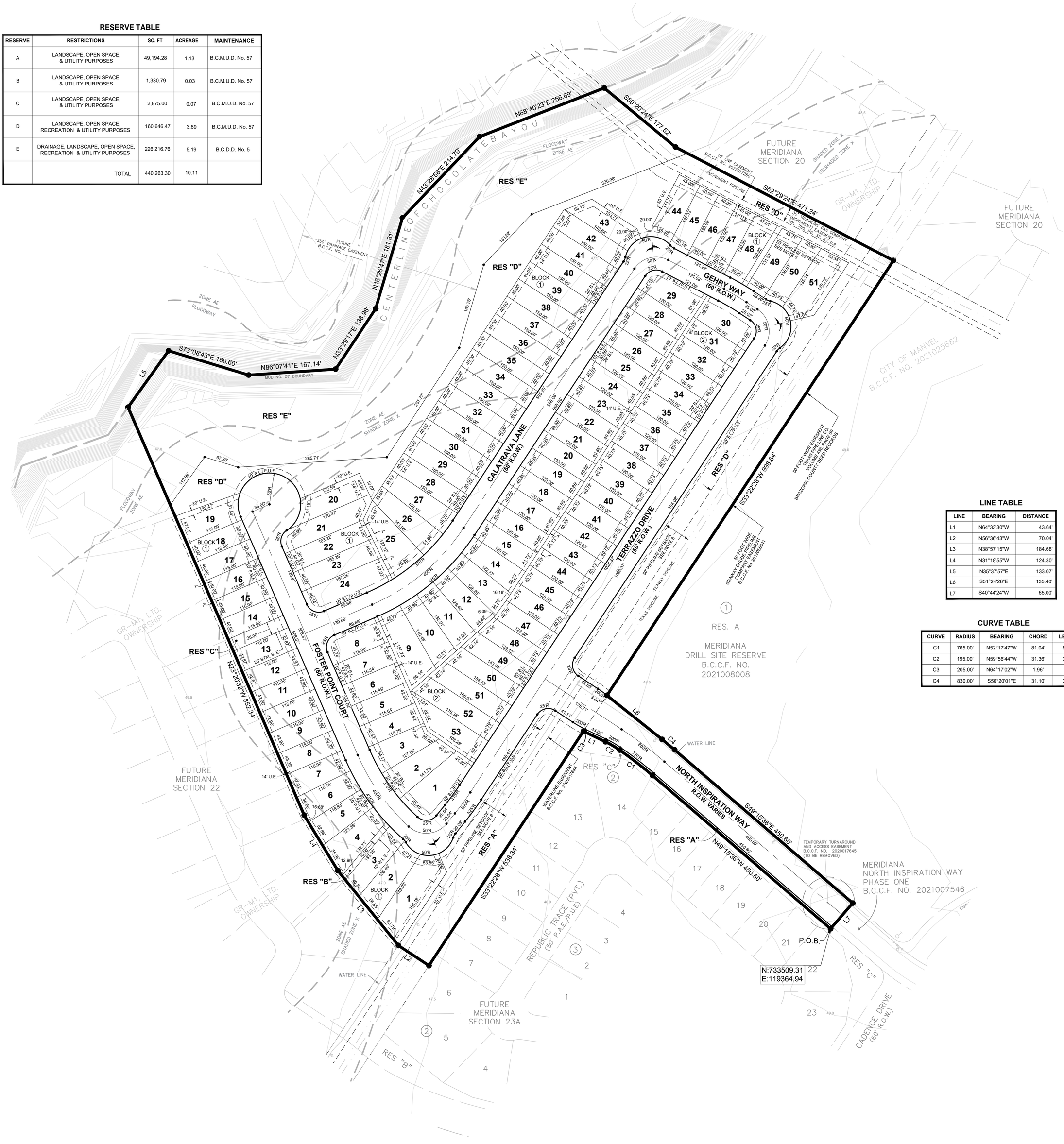
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	49,194.28	1.13	B.C.M.U.D. No. 57
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,330.79	0.03	B.C.M.U.D. No. 57
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,875.00	0.07	B.C.M.U.D. No. 57
D	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	160,646.47	3.69	B.C.M.U.D. No. 57
E	DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	226,216.76	5.19	B.C.D.D. No. 5
	TOTAL	440,263.30	10.11	



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, 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



LINE TABLE

LINE	BEARING	DISTANCE
L1	N64°33'30"W	43.64'
L2	N56°36'43"W	70.04'
L3	N38°57'15"W	184.68'
L4	N31°18'55"W	124.30'
L5	N35°37'57"E	133.07'
L6	S51°24'26"E	135.40'
L7	S40°44'24"W	65.00'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	765.00'	N52°17'47"W	81.04'	81.08'
C2	195.00'	N59°56'44"W	31.36'	31.40'
C3	205.00'	N64°17'02"W	1.96'	1.96'
C4	830.00'	S50°20'01"E	31.10'	31.10'

Meridiana Section 21 Preliminary Plat

A Subdivision of 28.54 acres out of the Oliver Hall Survey, A-203, also being a partial replat of Meridiana Drill Site Reserve, a plat or map thereof as recorded at Brazoria County Clerk's File No. 2021008008, City of Manvel, Brazoria County, Texas.

June 15, 2026

104 Lots, 2 Blocks, and 5 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

Reason for Relpat: To create a boulevard entry to the section

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-21

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.

P:\081-011-21\Plat\PPLAT\Meridiana Sec 21_PPlat_20260612.dwg Jun 12, 2026-12:33pm Edited by: jneuberger

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: July 13, 2026

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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 Detention Reserve G-2 Preliminary Plat, a subdivision of 1.76 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.

Jacey Neuberger 06/15/2026

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 G-2 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

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 fourth O-PUD amendment on May 18, 2026.*
- *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.*
- *Subject site abuts the south side of Meridiana Drill Site Reserve which is located along the west side of Cadance Drive Phase 2.*
- *The proposed plat includes 1.76 acres and creates 1 Block and 1 Reserve for detention, drainage, recreational, landscaping, open space, and utility purposes.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*

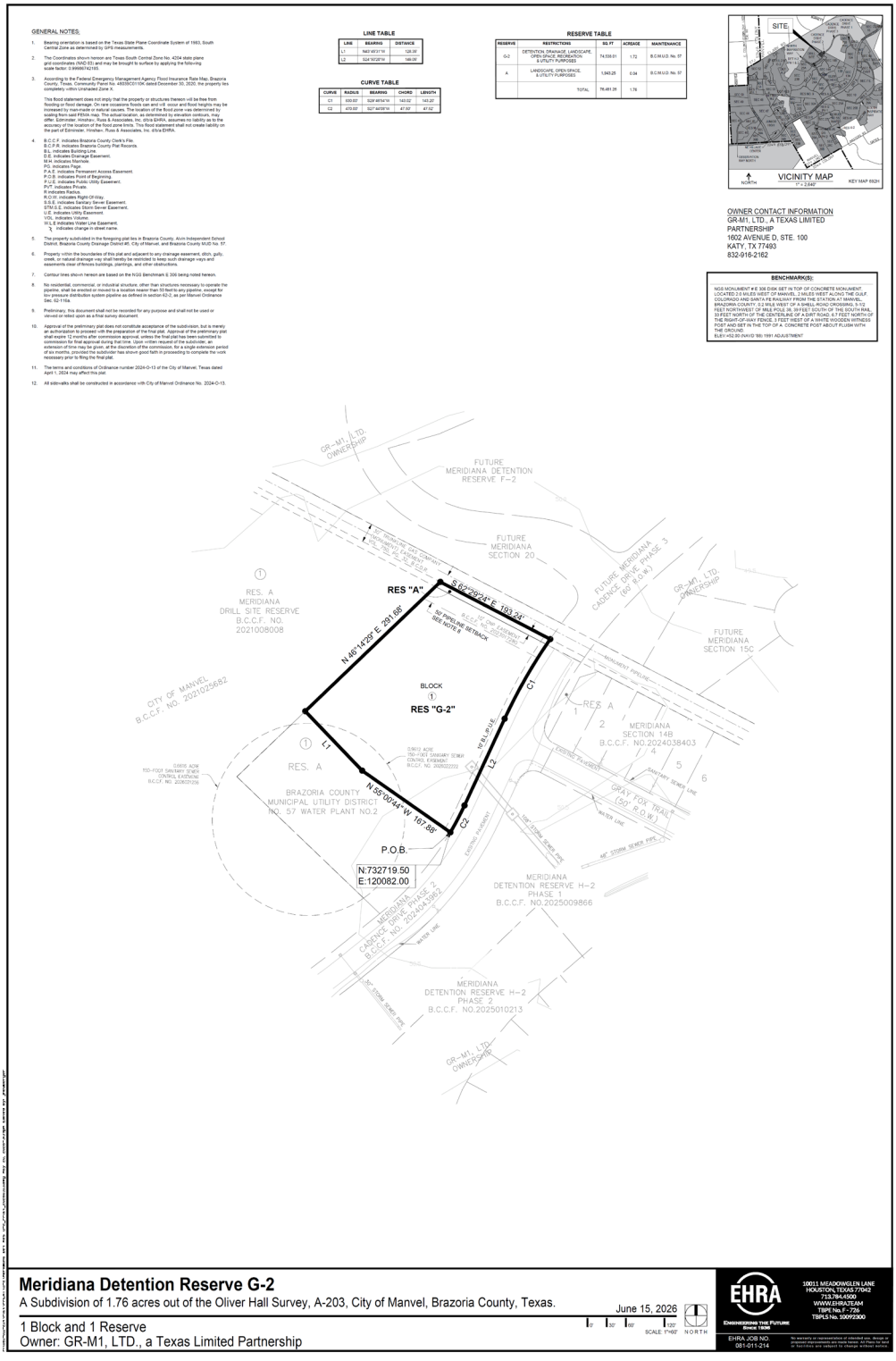
STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Detention Reserve G-2 - Preliminary Plat with the following conditions:

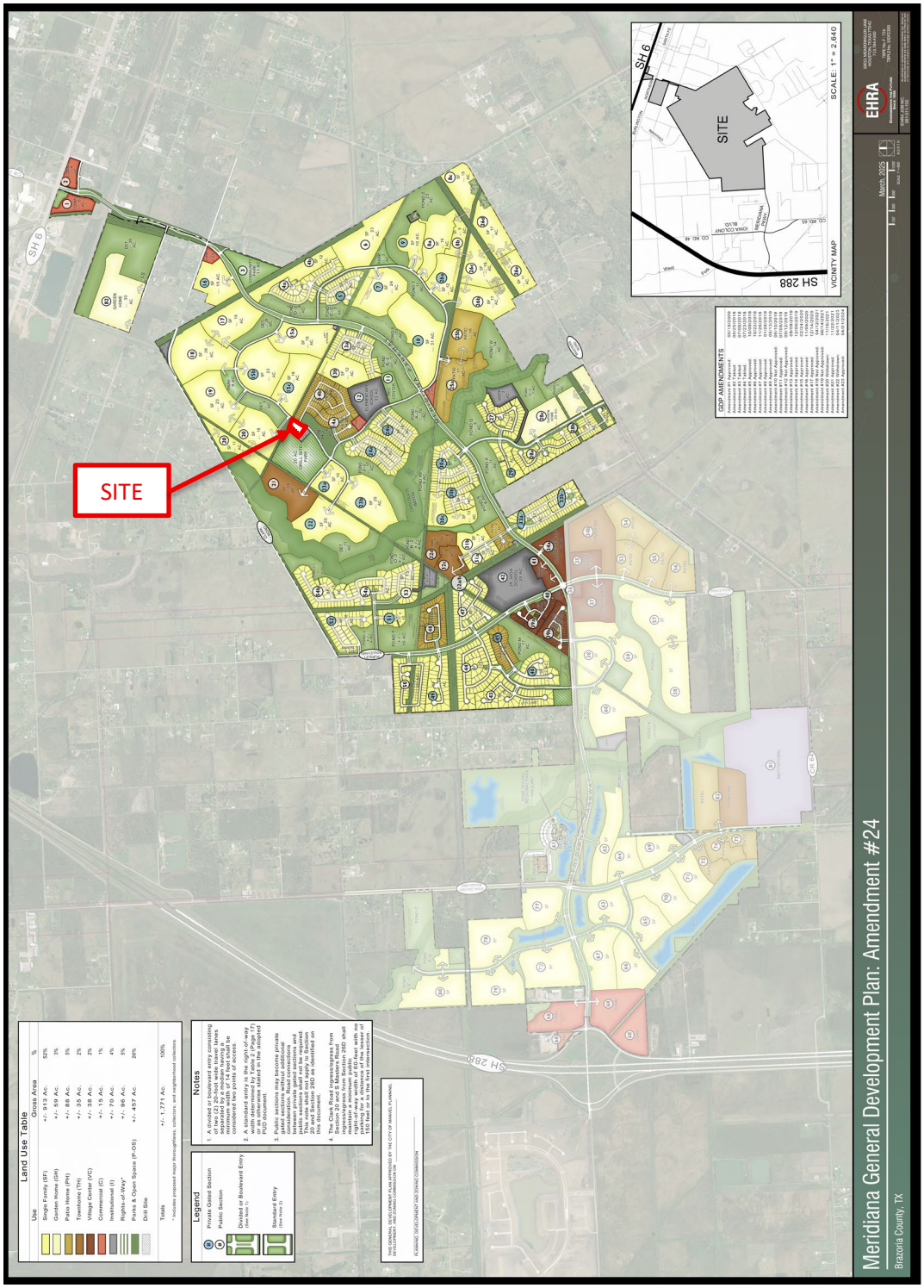
1. Please revise the title block to include "Preliminary Plat" as part of the proposed plat name. (Section 62-38 (a)(1)).
2. Please clarify how the abuding easement north of the property easement will be platted. Will it be included with this plat, or is it proposed to be platted as part of a future Meridiana Section 20 plat? (Section 62-38 (a)(4)).
3. Please verify and revise the location of Detention Reserve H-2. It appears that the Phase 1 and Phase 2 labels may be reversed. Please clarify and revise (Section 62-38 (a)(5)).
4. Please ensure the drainage areas shown on the table and on the plan view of the drainage exhibit match (section 62-38 (a)(12)).

5. Please revise the vicinity map of the drainage exhibit to show the exact location of the detention reserve (section 62-38 (a)(12)).
6. Please update Notes 10 and 11 to reference updated ordinance numbers to 2026-O-13.

Plat Exhibit



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



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K 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.

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.
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   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.

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 Brazoria County MUD No. 57.

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.

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11. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.

12. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

LINE TABLE

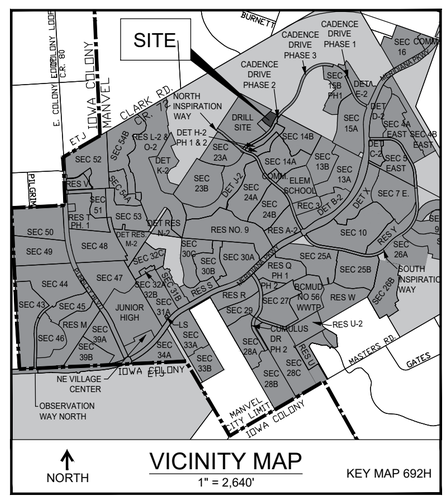
LINE	BEARING	DISTANCE
L1	N43°45'31"W	128.35'
L2	S24°50'20"W	149.05'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	830.00'	S29°46'54"W	143.02'	143.20'
C2	470.00'	S27°44'08"W	47.50'	47.52'

RESERVE TABLE

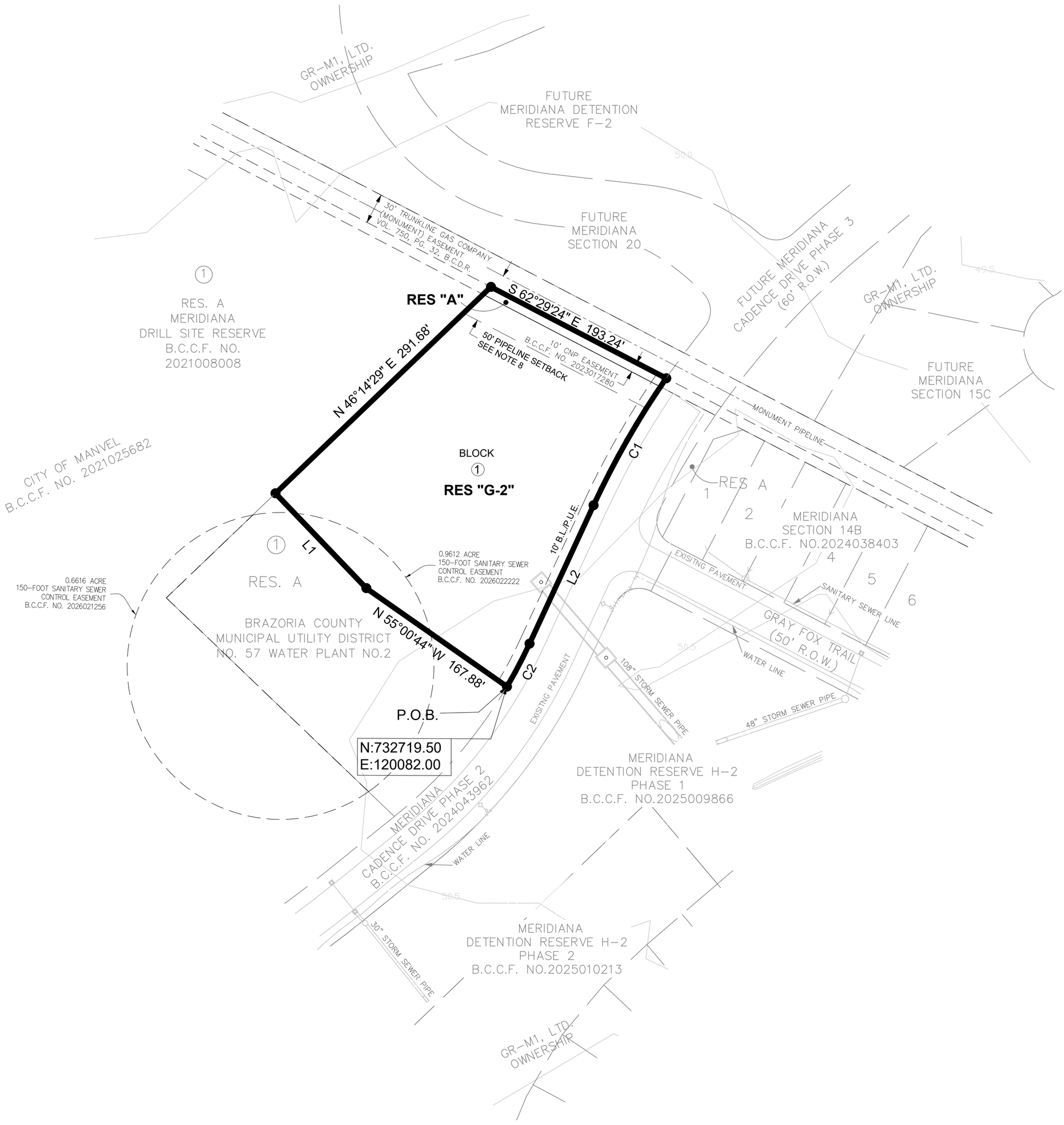
RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
G-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	74,538.01	1.72	B.C.M.U.D. No. 57
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,943.25	0.04	B.C.M.U.D. No. 57
	TOTAL	76,481.26	1.76	



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, 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 G-2

A Subdivision of 1.76 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

June 15, 2026

1 Block and 1 Reserve
Owner: GR-M1, LTD., a Texas Limited Partnership

0' 30' 60' 120'
SCALE: 1"=60'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-214

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.

P:\081-011-214\Plat\PPLAT\G-2\Meridiana Det Res G-2_PPlat_20260515.dwg May 20, 2026-3:59pm Edited by: jneuberger

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: July 13, 2026

YOUR REQUEST WILL BE PLACED ON THE NEXT AVAILABLE MEETING DATE. MEETINGS ARE SECOND AND FOURTH MONDAYS FOR PLANNING, DEVELOPMENT & ZONING AND FIRST AND THIRD MONDAYS FOR CITY COUNCIL. THE AGENDAS ARE POSTED TO THE GENERAL PUBLIC AT MANVEL CITY HALL AND ON OUR WEBSITE AT www.cityofmanvel.com. THE AGENDA IS POSTED AND WILL REMAIN POSTED CONTINOUSLY 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 Detention Reserve F-2 Preliminary Plat, a subdivision of 8.23 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.

Jacey Neuberger 06/15/2026

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 F-2 - Preliminary Plat
Applicant:	Jacey Neuberger – EHRA Engineering
PD&Z Meeting Date:	July 13, 2026
Submitted By:	Jesica Portie, Assistant Planner
Report Approved by:	Dan Johnson, City Manager/ City Engineer Jose Abraham, Director of Development Services
Recommendation of Approval:	Conditional Approval

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 fourth O-PUD amendment on May 18, 2026.*
- *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.*
- *Subject site abuts the southern side of future Meridiana Section 20 and the west side of Future Cadance Drive phase 3.*
- *The proposed plat includes 8.23 acres and creates 1 Block and 2 Reserve for detention, drainage, recreational, landscaping, open space, and utility purposes.*
- *The proposed plat conforms to the proposed GDP Amendment No. 24.*

Note: According to Section 62-108(a)(8) of the Subdivision Ordinance, a proposed plat must have access to a public or private street. In this case, approval of the proposed plat is contingent upon approval of the final plat for the applicable section that provides the required access. The subject site will obtain access from the future Cadence Drive Phase 3. The preliminary plat for Cadence Drive Phase 3 was submitted concurrently with this plat application.

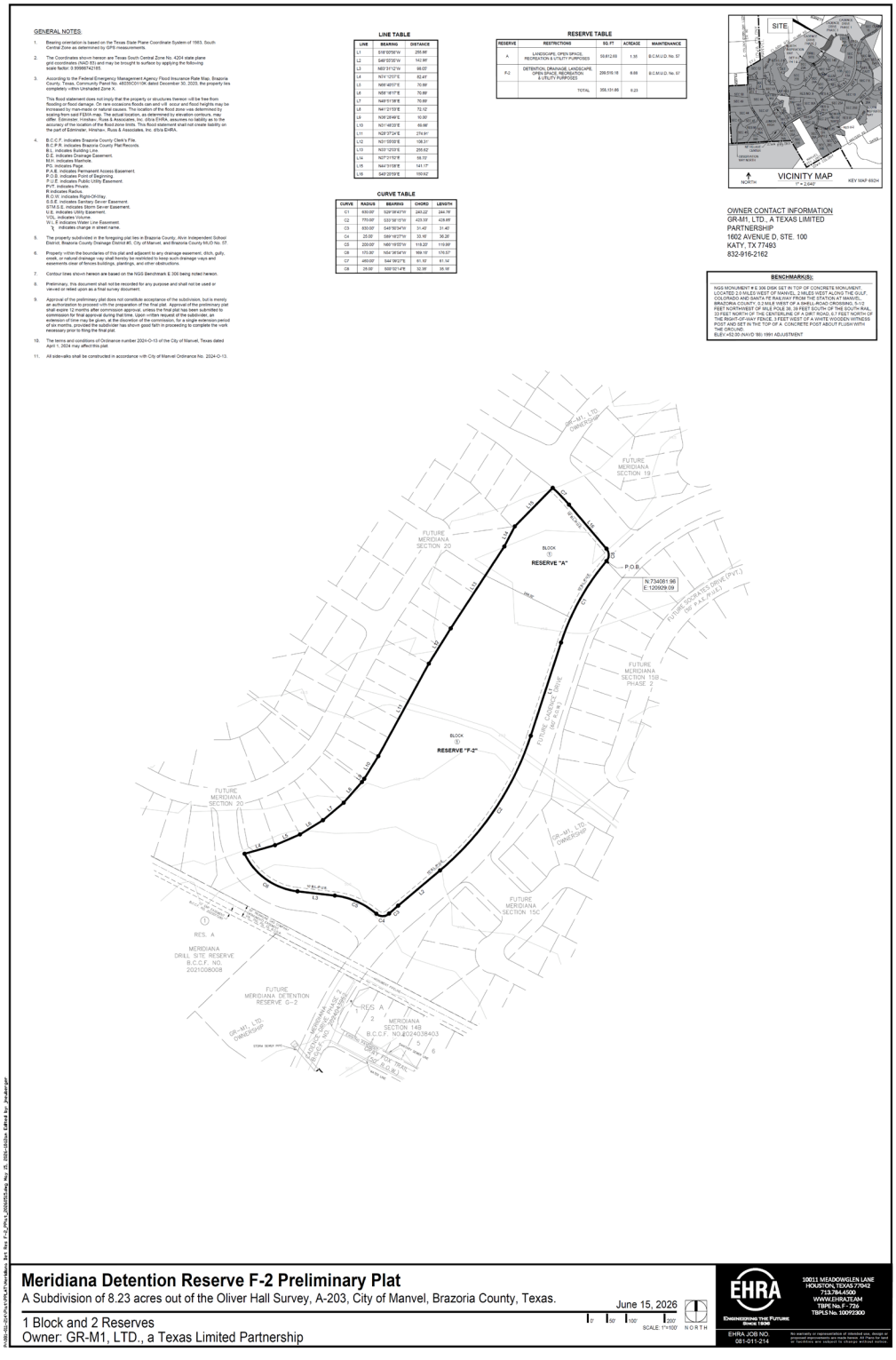
STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Detention Reserve F-2 - Preliminary Plat with the following conditions:

1. The subject site 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 (Cadence Drive Phase 3) (Section 62-108 (a) (8)).
2. Please revise the adjacent street label to "Future Meridiana Cadence Drive, Phase 3"(Section 62-38 (a)(6)).

3. Please ensure the drainage areas shown on the table and on the plan view of the drainage exhibit match. Additionally, please revise the vicinity map of the drainage exhibit to show the exact location of the detention reserve (Section 62-38 (a)(12)).
4. Please update Notes 10 and 11 to reference updated ordinance numbers to 2026-O-13.

Plat Exhibit



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 Sooth Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99995742185.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K dated December 30, 2020, the property lies 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 the FIRM map. The actual location may vary. The flood statement shown 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.O. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.B. indicates Point Of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R indicates Radius.
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   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.
5. The property subdivided in the foregoing plat lies in Brazoria County, Alvin Independent School District, Brazoria County Drainage District #1, City of Manvel, and Brazoria County MUD No. 57.
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. 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.
9. 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 12 months if the subdivider can show good faith in proceeding to complete the work necessary prior to filing the final plat.
10. The terms and conditions of Ordinance number 2024-O-13 of the City of Manvel, Texas dated April 1, 2024 may affect this plat.
11. All side-walks shall be constructed in accordance with City of Manvel Ordinance No. 2024-O-13.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S18°03'56"W	295.66'
L2	S49°03'30"W	142.66'
L3	N83°31'12"W	68.03'
L4	N74°12'07"E	82.44'
L5	N66°48'07"E	70.69'
L6	N56°18'17"E	70.69'
L7	N49°51'38"E	70.69'
L8	N41°21'59"E	72.12'
L9	N35°28'48"E	10.00'
L10	N31°48'20"E	69.66'
L11	N28°37'24"E	274.91'
L12	N31°59'05"E	106.31'
L13	N33°12'03"E	255.62'
L14	N27°11'53"E	59.13'
L15	N44°31'09"E	141.17'
L16	S40°28'59"E	150.62'

CURVE TABLE

CURVE	RADIUS	BEARING	CHORD	LENGTH
C1	830.00'	S29°06'43"W	240.22'	244.78'
C2	770.00'	S33°56'15"W	423.15'	428.69'
C3	830.00'	S45°56'54"W	31.40'	31.40'
C4	25.00'	S89°18'27"W	33.16'	36.26'
C5	220.00'	N89°19'07"W	118.23'	119.69'
C6	170.00'	N54°38'54"W	169.19'	176.57'
C7	480.00'	S44°06'27"E	61.10'	61.14'
C8	25.00'	S00°02'14"E	33.56'	38.94'

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	59,612.69	1.35	B.C.M.U.D. No. 57
F-2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	299,518.18	8.68	B.C.M.U.D. No. 57
	TOTAL	359,131.86	8.23	

VICINITY MAP
1" = 2,640'
KEY MAP 692H

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, 35 FEET SOUTH OF THE SOUTH RAIL, 4 FEET EAST OF A FENCE CORNER, 1 FOOT SOUTH OF A WIRE FENCE, 2 FEET SOUTH 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.=62.00 (NAVD 88) 1991 ADJUSTMENT

FUTURE MERIDIANA SECTION 19
FUTURE MERIDIANA SECTION 20
FUTURE MERIDIANA SECTION 15B PHASE 2
FUTURE MERIDIANA SECTION 15C
FUTURE MERIDIANA SECTION 14B
BLOCK 1 RESERVE "A"
BLOCK 2 RESERVE "F-2"
P.O.B.
N:7340816.96
E:1205929.09
FUTURE SOUDERS DRIVE (PVT.) 50' A.K.A. R.O.W.
FUTURE ACCESS DRIVE (50' R.O.W.)
GR-M1, LTD. OWNERSHIP
RES. A MERIDIANA DRILL SITE RESERVE B.C.C.F. NO. 2021008008
FUTURE MERIDIANA DETENTION RESERVE G-2
RES. A MERIDIANA SECTION 14B B.C.C.F. NO. 2024038403
FUTURE MERIDIANA SECTION 14A PHASE 1 (UNDER CONSTRUCTION)
FUTURE MERIDIANA SECTION 14A PHASE 2 (UNDER CONSTRUCTION)
STORM SEWER (WIP)
OAT FOX BLVD. 50' R.O.W.

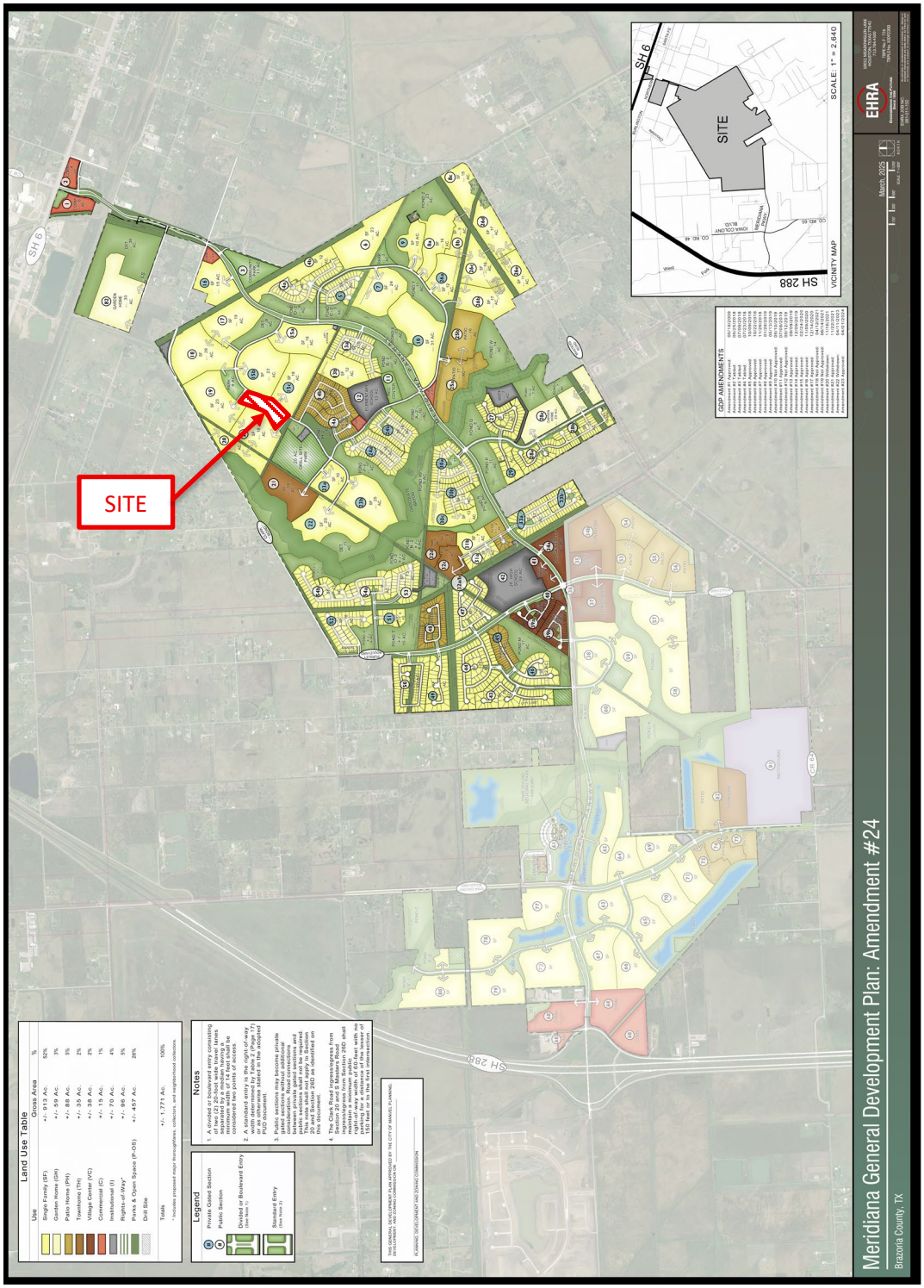
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1 Block and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership
SCALE: 1"=100'
NORTH

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



GENERAL NOTES:

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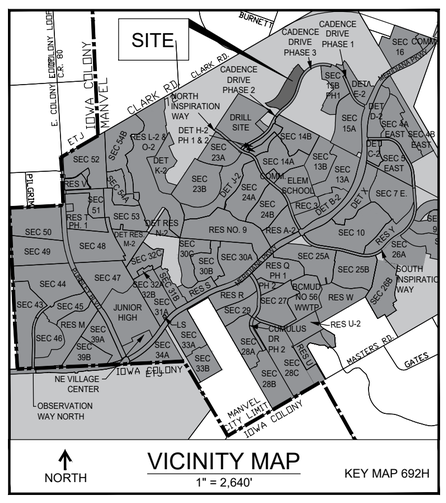
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NORTH

VICINITY MAP

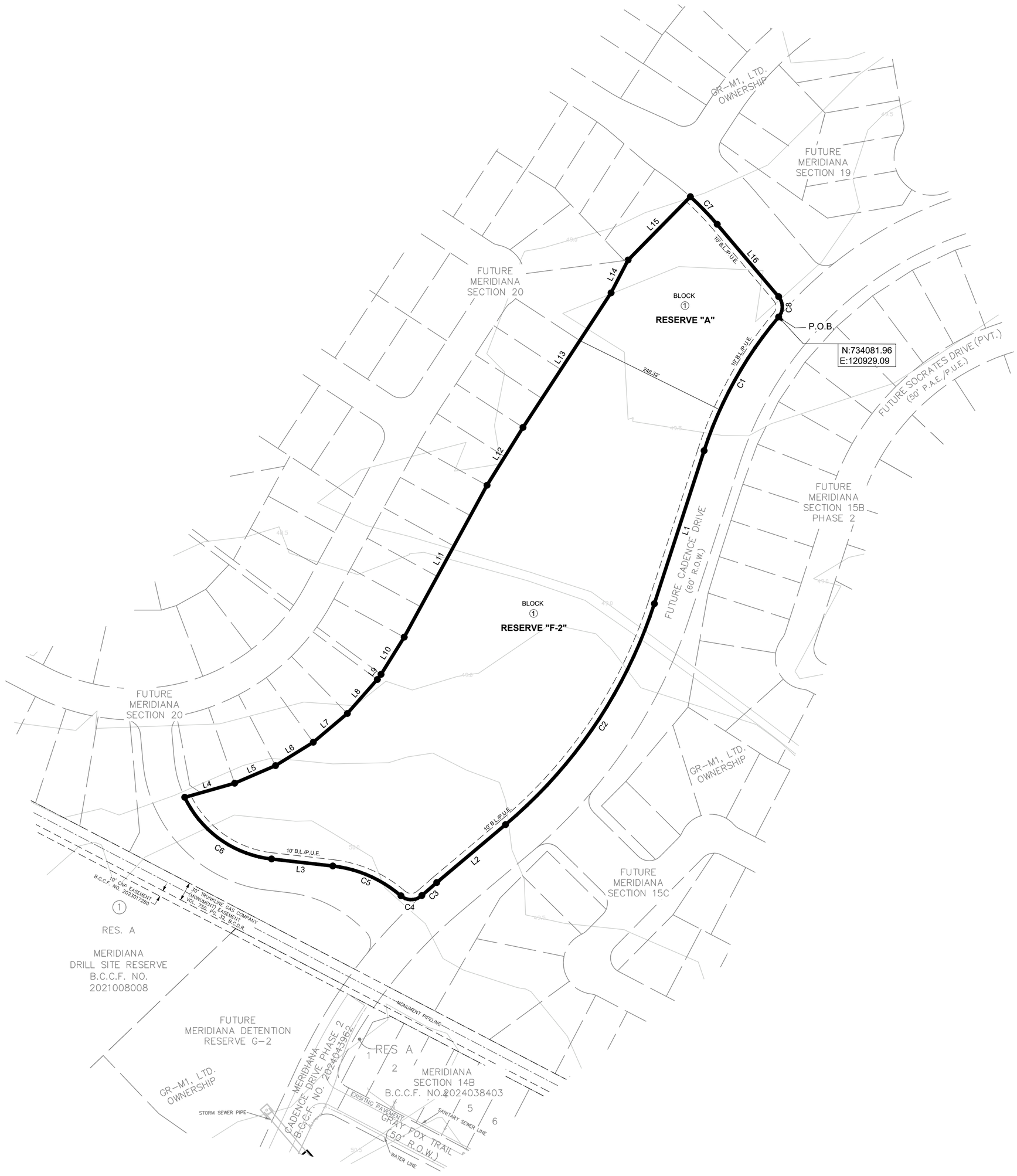
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KEY MAP 692H

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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, 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 F-2 Preliminary Plat

A Subdivision of 8.23 acres out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

1 Block and 2 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

June 15, 2026

0' 50' 100' 200'
SCALE: 1"=100'
NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRATEAM
TBPE No. F - 726
TBPLS No. 10092300

EHRA JOB NO. 081-011-214

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.

P:\081-011-214\Plat\PPLAT\Meridiana Det Res F-2_PPlat_20260515.dwg May 15, 2026-10:12am Edited by: jneukerger

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: June 15, 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 CONTINOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Ashley Waggoner

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

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the preliminary plat for Primrose Drainage Reserve, being a subdivision of 8.87 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, being out of the Emigration Land Company Subdivision as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ, Brazoria County, Texas

Plats:
Preliminary X
Final _____

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

Ashley Waggoner
SIGNATURE

6/15/2026
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Primrose Drainage Reserve Preliminary Plat
Applicant:	Ashley Waggoner, EHRA
PD&Z Meeting Date:	July 13, 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:	YES

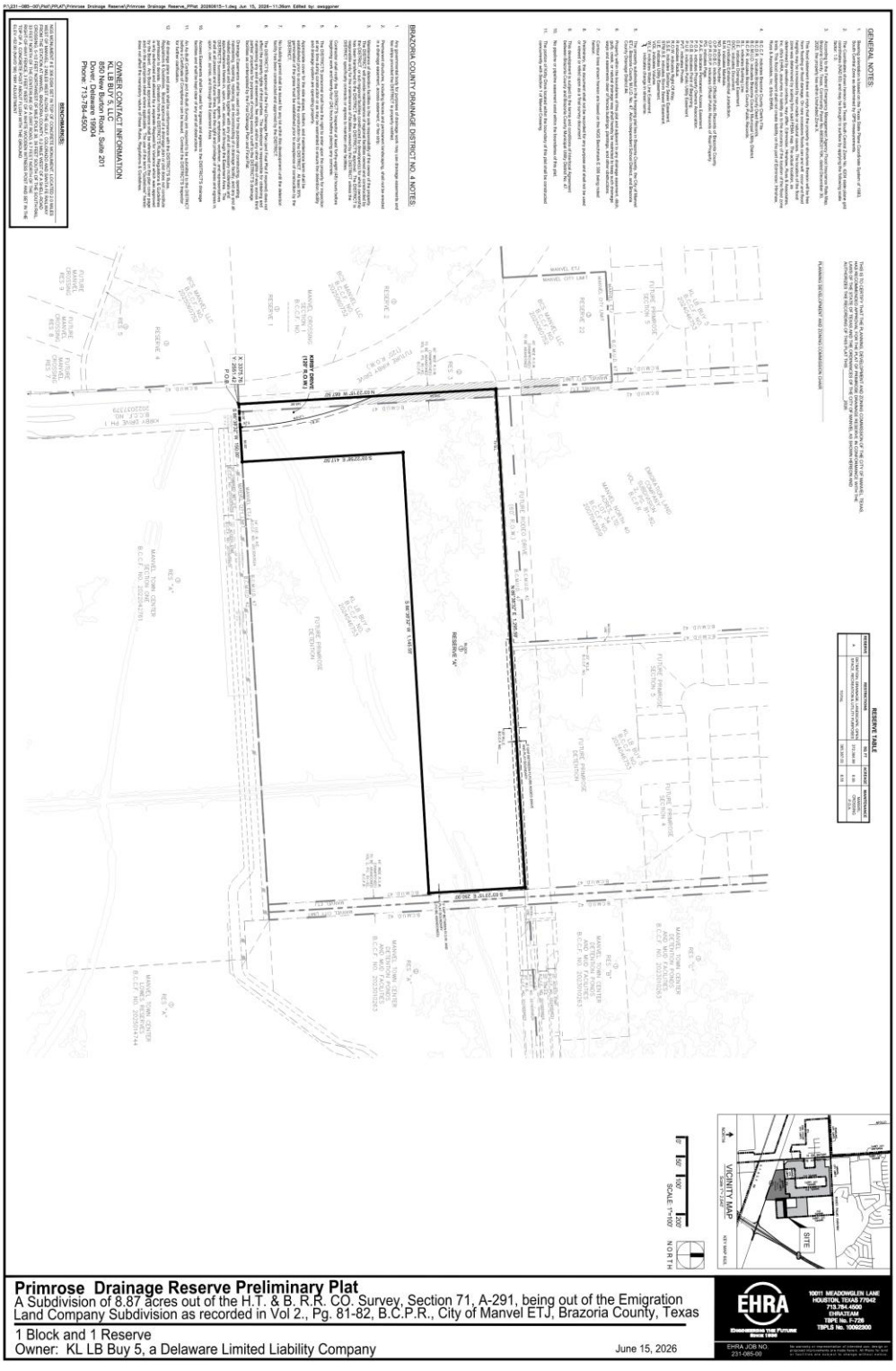
BACKGROUND/ REVIEW NOTES

- *This proposed Plat is for a detention facility within the Primrose Master Planned Development, which was approved by City Council on July 7, 2025.*
- *The subject site is located along the south side of Future Rodeo Drive, north of Manvel Town Center Section 1, and east of the future Kirby Drive extension.*
- *The subject site is located within the City of Manvel Extraterritorial Jurisdictions (ETJ) and is part of Brazoria County Municipal Utility Districts (MUDs) No. 47, and Brazoria County Drainage District No. 4.*
- *The proposed plat subdivides a 8.87-acre tract into 1 block and 1 reserve. This detention reserve will serve as a temporary detention for Mavel Crossing Development.*
- *The proposed plat conforms to the Master Plan Amendment No. 2.*
- *The applicant has requested an additional 15-day extension, extending the deadline to July 28, 2026, to allow the proposed Preliminary Plat to be considered at the July 27, 2026, meeting. The request is intended to provide additional time to bring the submittal into alignment with ordinance requirements.*

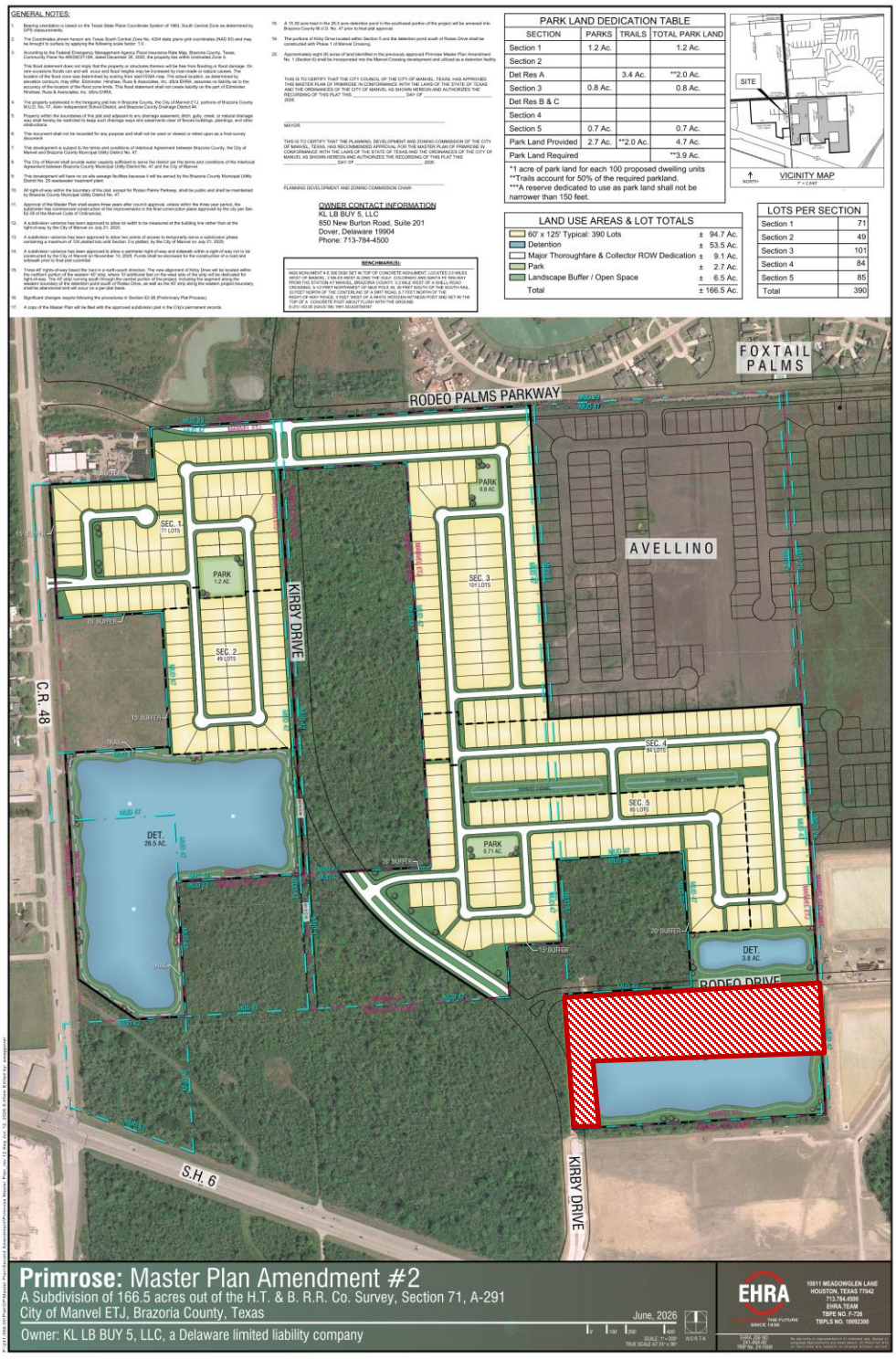
STAFF RECOMMENDATION

The City staff is recommending approval of the requested 15-day extension so that it can be acted upon before July 28, 2026.

Plat Exhibit



Primrose Master Plan Amendment #2



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

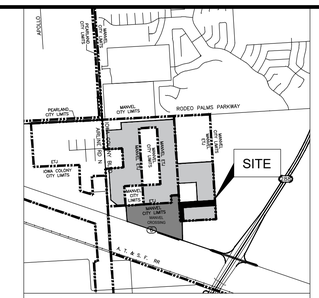
   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. B.C.C.F. indicates Brazoria County Clerk's File.
   B.C.D.R. indicates Brazoria County Deed Records.
   B.C.M.U.D. indicates Brazoria County Municipal Utility District.
   B.C.P.R. indicates Brazoria County Public Records.
   B.L. indicates Building Line.
   D.E. indicates Drainage Easement.
   DOC. indicates Document.
   ETJ indicates Extraterritorial Jurisdiction.
   M.H. indicates Manhole.
   NO. indicates Number.
   O.P.R.O.B.C. indicates Official Public Records of Brazoria County.
   O.P.R.O.R.P. indicates Official Public Records of Real Property.
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement.
   P.O.A. indicates Property Owners Association.
   P.O.B. indicates Point of Beginning.
   P.U.E. indicates Public Utility Easement.
   PVT. 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.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
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. 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
9. This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County and Brazoria County Municipal Utility District No. 47.
10. No pipeline or pipeline easement exist within the boundaries of this plat.
11. The portion of Kirby Drive located within the boundary of this plat shall be constructed concurrently with Section 1 of Manvel Crossing.

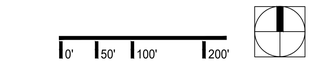
THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE PLAT OF PRIMROSE DRAINAGE RESERVE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____2026.

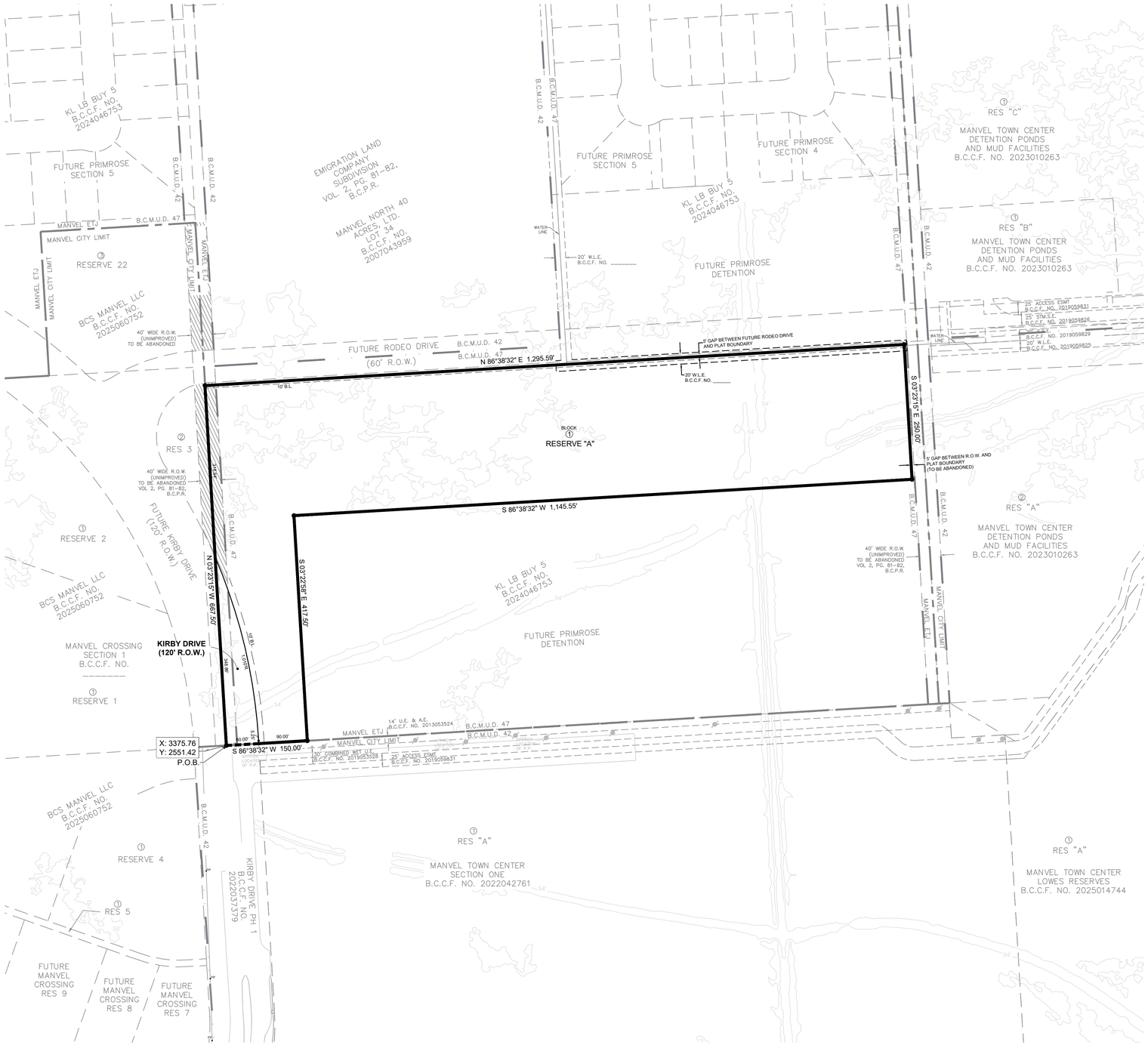
_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
A	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE, RECREATION & UTILITY PURPOSES	372,364.99	8.55	MANVEL CROSSING P.O.A.
	TOTAL	365,387.03	8.55	







BRAZORIA COUNTY DRAINAGE DISTRICT NO. 4 NOTES:

1. Any governmental body for purposes of drainage work may use drainage easements and fee strips provided the DISTRICT is properly notified.
2. Permanent structures, including fences and permanent landscaping, shall not be erected in a drainage easement, access easement, or fee strip.
3. Maintenance of detention facilities is the sole responsibility of the owner of the property. The DISTRICT will provide maintenance of regional facilities owned and constructed by the DISTRICT, or sub regional facilities constructed by developer(s) for which ownership has been transferred to the DISTRICT with the DISTRICT'S approval. The DISTRICT is responsible only for the maintenance of facilities owned by the DISTRICT unless the DISTRICT specifically contracts or agrees to maintain other facilities.
4. Contractor shall notify the DISTRICT'S Inspector at least forthy-eight (48) hours before beginning work and twenty-four (24) hours before placing any concrete.
5. The DISTRICT'S personnel shall have the right to enter upon the property for inspection at any time during construction or as may be warranted to ensure the detention facility and drainage system are operating properly.
6. Appropriate cover for the side slopes, bottom, and maintenance berm shall be established prior to acceptance of the construction by the DISTRICT. At least 95% germination of the grass must be established prior to acceptance of construction by the DISTRICT.
7. No building permit shall be issued for any lot within this development until the detention facility has been constructed and approved by the DISTRICT.
8. The DISTRICT'S approval of the Final Drainage Plan (and Final Plat if required) does not affect the property rights of third parties. The developer is responsible for obtaining and maintaining any and all easements, fee strips, and/or any other rights-of-way across third parties' properties for purposes of moving excess runoff to the DISTRICT'S drainage facilities as contemplated by the Final Drainage Plan and Final Plat.
9. Drainage Easements shall be used only for the purposes of constructing, operating, maintaining, repairing, replacing, and reconstructing of a drainage facility, and any and all related equipment and facilities together with any and all necessary incidentals and appurtenances thereto in, upon, over, across, and through the Easement Area. The DISTRICT'S successors, assigns, agents, employees, workmen, and representatives shall at all present and future times, have the right and privilege of ingress and egress in, upon, over, across, and through the Easement Area.
10. Access Easements shall be used for ingress and egress to the DISTRICT'S drainage facilities and shall be kept clear of any and all obstructions.
11. An As-Built Certificate and As-Built Survey are required to be submitted to the DISTRICT before a Certificate of Compliance can be issued. Contract the DISTRICT'S Inspector for further clarification.
12. All drainage plans and plats shall be conformance with the DISTRICT'S Rules, Regulations & Guidelines. Board approval of a drainage plan or plat does not constitute permission to deviate. Deviation from the DISTRICT'S Rules, Regulations & Guidelines is only authorized and allowed by a separate Request for Variance which was approved by the Board. Any Board approved variance shall be referenced on the plan cover page and on the appropriate sheet where applicable. The use of the term "Guidelines" herein does not affect the mandatory nature of these Rules, Regulations & Guidelines.

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

BENCHMARK(S):

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

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ENGINEERING THE FUTURE SINCE 1996
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300

No scaling/conversions of hereon may occur. All proposed improvements are schematic. As planned improvements are subject to change without notice.

EHRA JOB NO. 231-085-00

Primrose Drainage Reserve Preliminary Plat

A Subdivision of 8.87 acres out of the H.T. & B.R.R. CO. Survey, Section 71, A-291, being out of the Emigration Land Company Subdivision as recorded in Vol 2., Pg. 81-82, B.C.P.R., City of Manvel ETJ, Brazoria County, Texas

1 Block and 1 Reserve
Owner: KL LB Buy 5, a Delaware Limited Liability Company

June 15, 2026

P:\231-085-00\Plat\PRLAT\Primrose Drainage Reserve\Primrose Drainage Reserve_PPlat 20260615-1.dwg Jun 15, 2026-11:36am Edited by: owoggoner

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
6. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
7. This development is subject to the terms and conditions of Interlocal Agreement between Brazoria County, the City of Manvel and Brazoria County Municipal Utility District No. 47.
8. The City of Manvel shall provide water capacity sufficient to serve the district per the terms and conditions of the Interlocal Agreement between Brazoria County Municipal Utility District No. 47 and the City of Manvel.
9. This development will have no on-site sewage facilities because it will be served by the Brazoria County Municipal Utility District No. 29 wastewater treatment plant.
10. All right-of-way within the boundary of the plat, except for Rodeo Palms Parkway, shall be public and shall be maintained by Brazoria County Municipal Utility District No. 47.
11. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
12. A subdivision variance has been approved to allow lot width to be measured at the building line rather than at the right-of-way by the City of Manvel on July 21, 2025.
13. A subdivision variance has been approved to allow two points of access to temporarily serve a subdivision phase containing a maximum of 124 platted lots until Section 3 is platted, by the City of Manvel on July 21, 2025.
14. A subdivision variance has been approved to allow a perimeter right-of-way and sidewalk within a right-of-way not to be constructed by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
15. Three 40' rights-of-way bisect the tract in a north-south direction. The new alignment of Kirby Drive will be located within the northern portion of the western 40' strip, where 10 additional feet on the west side of the strip will be dedicated for right-of-way. The 40' strip running south through the central portion of the project, including the segment along the western boundary of the detention pond south of Rodeo Drive, as well as the 40' strip along the eastern project boundary, shall be abandoned and will occur on a per-plat basis.
16. Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
17. A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
18. A 15.39 acre tract in the 26.5 acre detention pond in the southwest portion of the project will be annexed into Brazoria County M.U.D. No. 47 prior to final plat approval.
19. The portions of Kirby Drive located within Section 5 and the detention pond south of Rodeo Drive shall be constructed with Phase 1 of Manvel Crossing.
20. Approximately eight (8) acres of land identified in the previously approved Primrose Master Plan Amendment No. 1 (Section 6) shall be incorporated into the Manvel Crossing development and utilized as a detention facility.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF PRIMROSE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF PRIMROSE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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

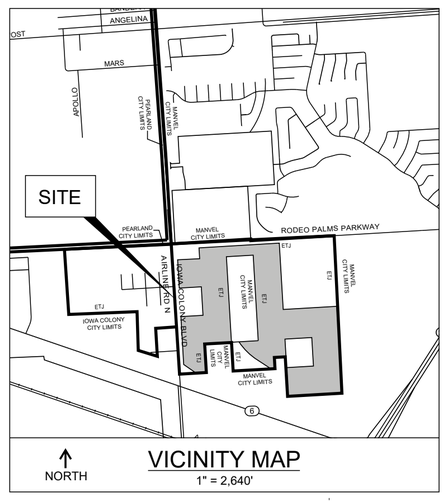
BENCHMARK(S):

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

PARK LAND DEDICATION TABLE

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

*1 acre of park land for each 100 proposed dwelling units
**Trails account for 50% of the required parkland.
***A reserve dedicated to use as park land shall not be narrower than 150 feet.

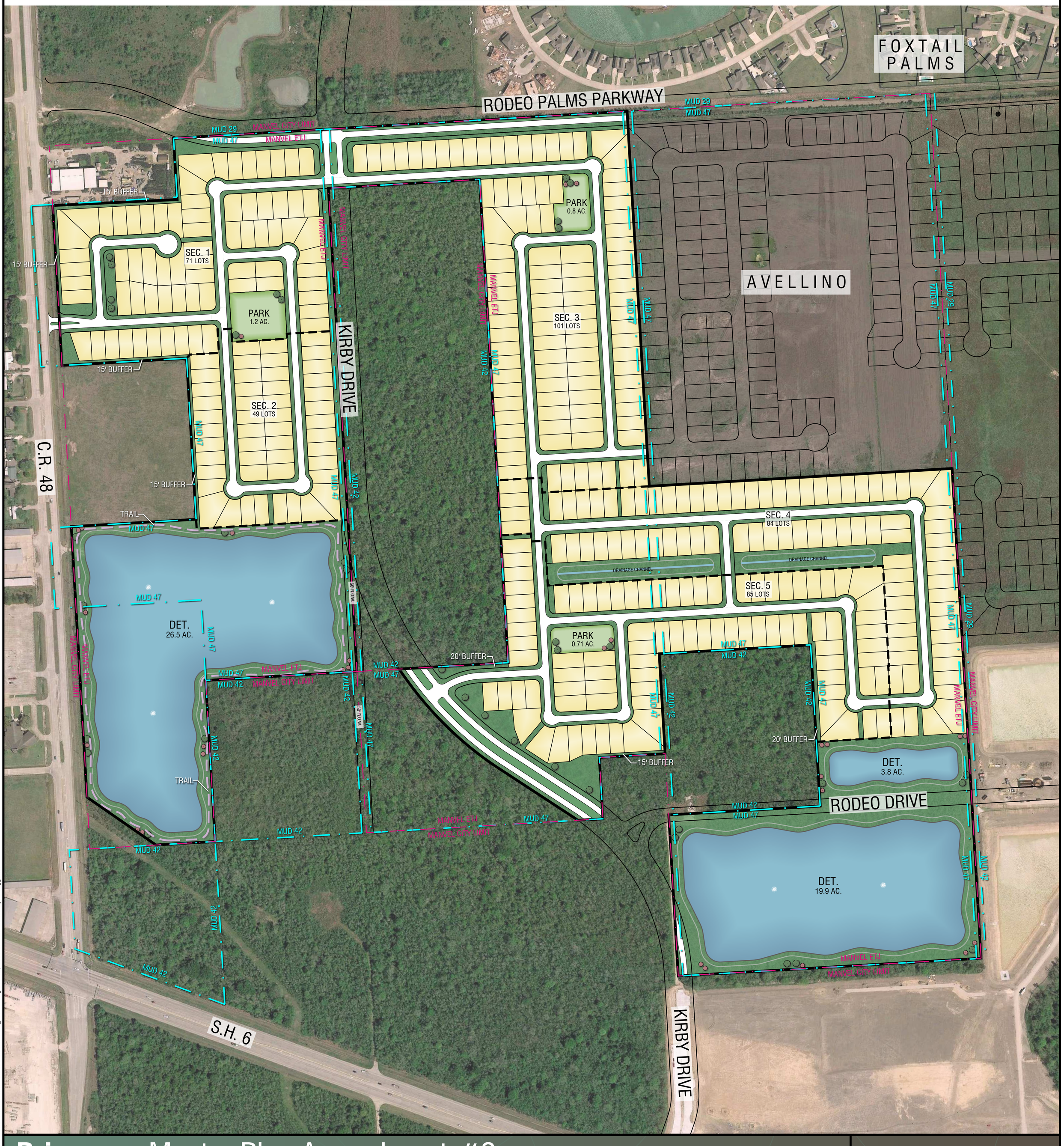


LAND USE AREAS & LOT TOTALS

60' x 125' Typical: 390 Lots	±	94.7 Ac.
Detention	±	53.5 Ac.
Major Thoroughfare & Collector ROW Dedication	±	9.1 Ac.
Park	±	2.7 Ac.
Landscape Buffer / Open Space	±	6.5 Ac.
Total		± 166.5 Ac.

LOTS PER SECTION

Section 1	71
Section 2	49
Section 3	101
Section 4	84
Section 5	85
Total	390



Primrose: Master Plan Amendment #2

A Subdivision of 166.5 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291
City of Manvel ETJ, Brazoria County, Texas

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

June, 2026

0' 100' 200' 400'
SCALE: 1"=200'
TRUE SCALE AT 24" x 36"
NORTH

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. 241-068-00
TRIP No. 24-1600

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

P:\241-068-00\Plat\GP\Master Plan\Second Amendment\Primrose Master Plan_rev 12.dwg Jun 12, 2026-9:45am Edited by: awaggoner

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: July 13, 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 CONTINOUSLY FOR AT LEAST 72 HOURS PRECEDING THE SCHEDULED TIME OF THE MEETING. PLEASE CHECK THE BOARD FOR YOUR MEETING SCHEDULE. WE STRONGLY ENCOURAGE YOU TO ATTEND THE MEETING FOR QUESTIONS AND ANSWERS. IF YOU ARE UNABLE TO ATTEND ACTION MAY BE TABLED UNTIL THE FOLLOWING MEETING.

Person to Speak: Ashley Waggoner

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

E-mail Address: awaggoner@ehra.team

Description of Request and Physical Address:

Consideration and possible action to approve the Manvel Crossing Section 1 Preliminary Plat, being a Subdivision of 30.30 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, and also being out of the Emigration Land Company Subdivision as recorded in Vol. 2, Pg. 81, B.C.P.R. in the City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.

Plats:
Preliminary ☑
Final ☐

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

Ashley Waggoner
SIGNATURE

7/1/2026
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Manvel Crossing Section 1 Preliminary Plat
Applicant:	Ashley Waggoner– EHRA Engineering
PD&Z Meeting Date:	July 13, 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:	YES

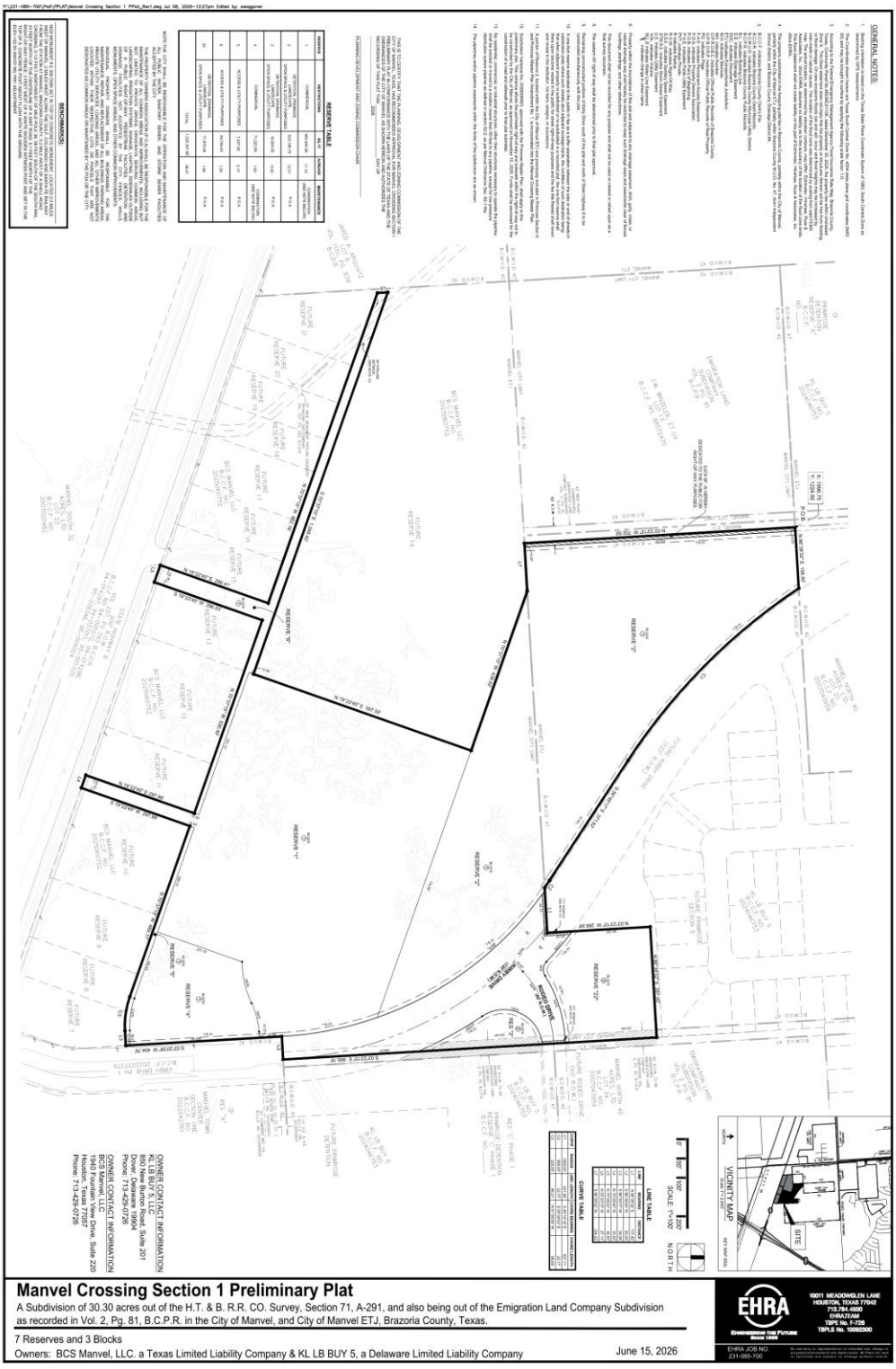
BACKGROUND/ REVIEW NOTES

- *This proposed plat is for a new section within Manvel Crossing established as a Planned Unit Development with State Highway 6 Overlay (PUD-SH6) on December 1, 2025.*
- *The subject site is located at the northwest corner of Kirby Drive and State Highway 6/Morris Avenue, south of future Primrose Development.*
- *The subject site lies partially within Brazoria County M.U.D. No. 47 and Brazoria County Drainage District #4.*
- *The subject site contains approximately 30.30 acres, is currently undeveloped, and is located primarily within the City of Manvel, with a portion extending into the City's extraterritorial jurisdiction (ETJ).*
- *The proposed plat subdivides a 30.30-acre tract into four blocks and seven reserves for commercial, detention, drainage, landscaping, open space, utility, and access purposes.*
- *The proposed plat generally conforms to the Master plan conditionally approved on July 6, 2026.*
- *The applicant has requested an additional 15-day extension, extending the deadline to July 28, 2026, to allow the proposed Preliminary Plat to be considered at the July 27, 2026, meeting. The request is intended to provide additional time to bring the submittal into alignment with ordinance requirements.*

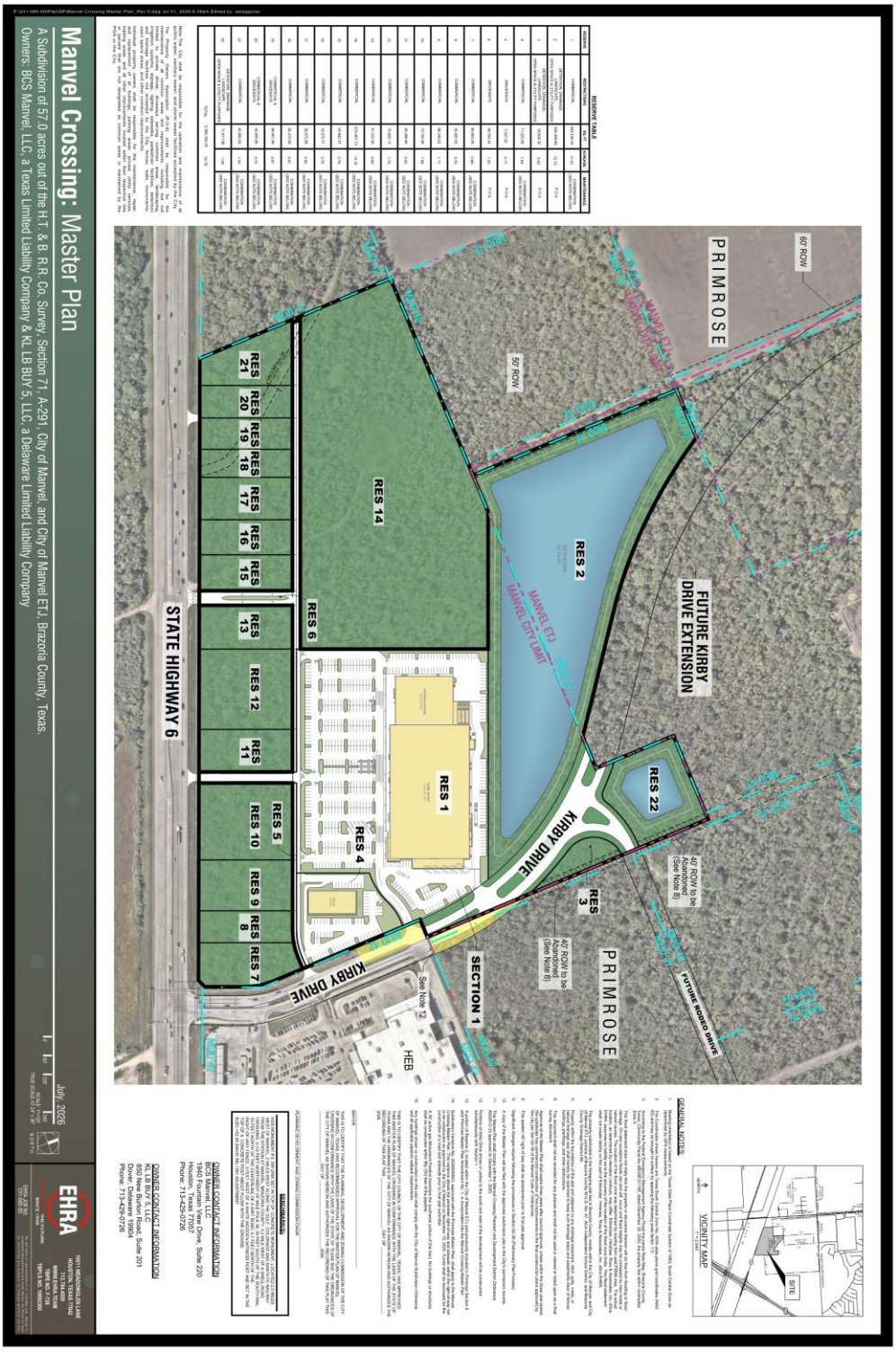
STAFF RECOMMENDATION

The City staff is recommending approval of the requested 15-day extension so that it can be acted upon before July 28, 2026.

Plat Exhibit



Manvel Crossing Master Plan



GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.

2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.

3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X. This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.

4. The property subdivided in the foregoing plat lies in Brazoria County, partially within the City of Manvel, partially within the City of Manvel ETJ, partially within Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.

5. B.C.C.F. indicates Brazoria County Clerk's File.
B.C.D.R. indicates Brazoria County Deed Records.
B.C.M.U.D. indicates Brazoria County Municipal Utility District.
B.C.P.R. indicates Brazoria County Public Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
DOC. indicates Document.
ETJ indicates Extraterritorial Jurisdiction.
M.H. indicates Manhole.
NO. indicates Number.
O.P.R.O.B.C. indicates Official Public Records of Brazoria County.
O.P.R.O.R.P. indicates Official Public Records of Real Property.
PG. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.A. indicates Property Owners Association.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
PVT. 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.

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. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

8. The eastern 40' right of way shall be abandoned prior to final plat approval..

9. Remaining unconstructed portions of Kirby Drive south of this plat and north of State Highway 6 to be constructed simultaneously with this plat.

10. A one-foot reserve dedicated to the public in fee as a buffer separation between the side or end of streets in subdivision plats where such streets abut adjacent acreage tracts, the condition of such dedication being that when adjacent property is subdivided or re-subdivided in a recorded plat, the one-foot reserve shall there upon become vested in the public for street right-of-way purposes and the fee title thereto shall revert and revest in the dedicator, his heirs, assigns, or successors.

11. A portion of Reserve 2, located within the City of Manvel ETJ and previously included in Primrose Section 6 and Primrose Master Plan Amendment No. 1, is incorporated into the Manvel Crossing Master Plan.

12. Subdivision Variance No. 2026006803, approved with the Primrose Master Plan, shall apply to this preliminary plat. This variance allows the perimeter right-of-way and sidewalk within the right-of-way not to be constructed by the City of Manvel, as approved on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.

13. No residential, commercial, or industrial structures, 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.

14. The pipelines and/or pipeline easements within the limits of the subdivision are as shown.

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR MANVEL CROSSING SECTION 1 PRELIMINARY PLAT IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
1	COMMERCIAL	483,443.56	11.10	COMBINATION (SEE NOTE BELOW)
2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	523,168.79	12.01	P.O.A.
3	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,504.55	0.42	P.O.A.
4	COMMERCIAL	71,223.09	1.63	COMBINATION (SEE NOTE BELOW)
5	ACCESS & UTILITY PURPOSES	7,427.52	0.17	P.O.A.
6	ACCESS & UTILITY PURPOSES	44,754.43	1.03	P.O.A.
22	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	71,819.94	1.65	P.O.A.
	TOTAL	1,220,341.88	28.01	

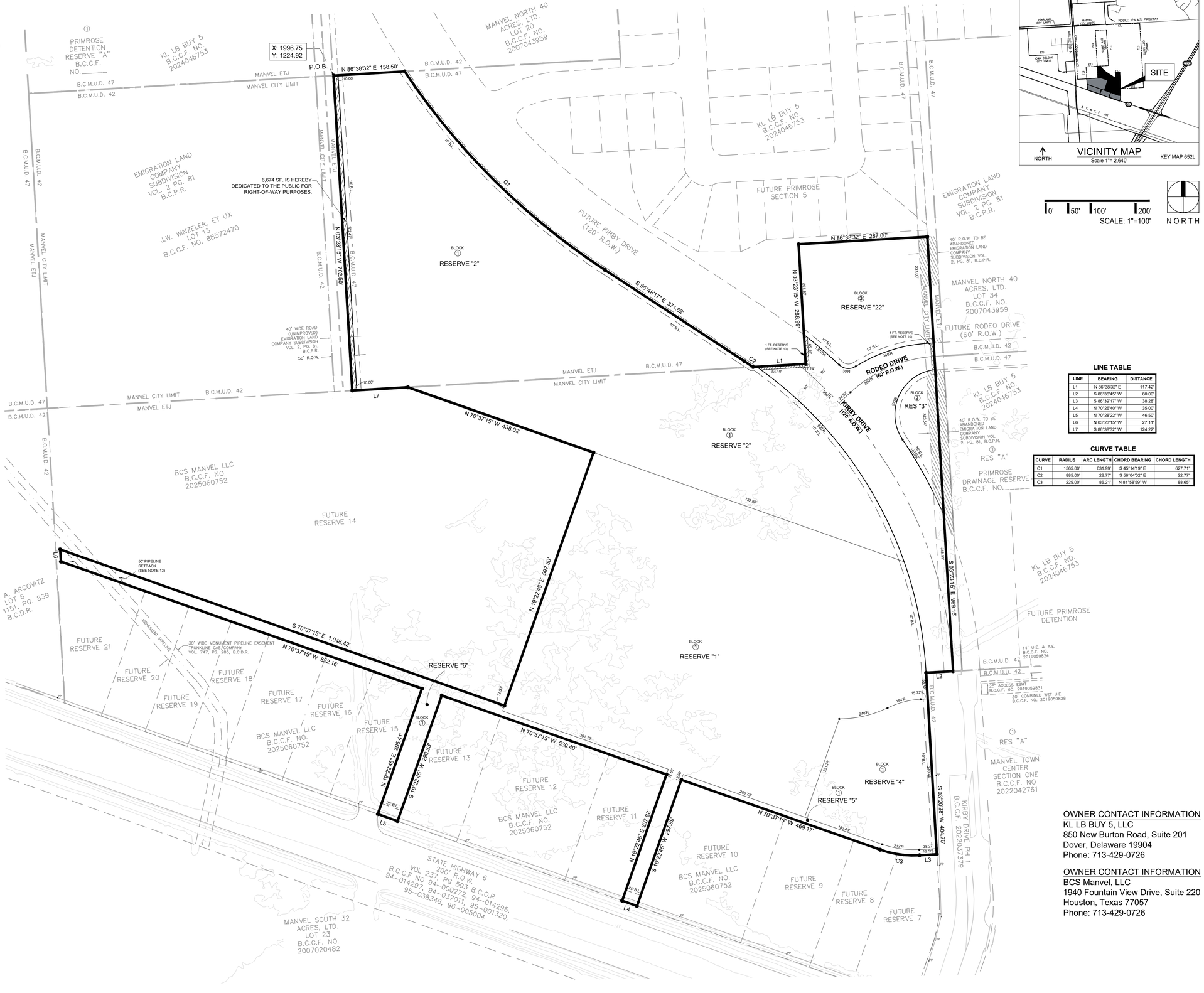
NOTE:THE CITY SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF ALL PUBLIC WATER, SANITARY SEWER, AND STORM SEWER FACILITIES ACCEPTED BY THE CITY.

THE PROPERTY OWNERS ASSOCIATION (P.O.A) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL COMMON AREAS AND IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PRIVATE DRIVES, DRIVEWAYS SERVING COMMON AREAS, LANDSCAPING, IRRIGATION SYSTEMS, SIGNAGE, LIGHTING, SIDEWALKS OUTSIDE OF A PUBLIC RIGHT-OF-WAY, PEDESTRIAN FACILITIES, DETENTION AND DRAINAGE FACILITIES NOT ACCEPTED BY THE CITY, FENCES, WALLS, MONUMENTS, OPEN SPACE AREAS, AND OTHER COMMON IMPROVEMENTS.

INDIVIDUAL PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL BUILDINGS, PARKING AREAS, PRIVATE UTILITY SERVICES, LOADING AREAS, AND ALL OTHER IMPROVEMENTS LOCATED WITHIN THEIR RESPECTIVE LOTS OR PARCELS THAT ARE NOT DESIGNATED AS COMMON AREAS OR MAINTAINED BY THE POA OR THE CITY.

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



SCALE: 1"=100' (0' 50' 100' 200') NORTH

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 86°38'32" E	117.42'
L2	S 86°36'45" W	60.00'
L3	S 86°39'17" W	38.28'
L4	N 70°26'40" W	35.00'
L5	N 70°28'22" W	46.50'
L6	N 03°23'15" W	27.11'
L7	S 86°38'32" W	124.22'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1565.00'	631.99'	S 45°14'19" E	627.71'
C2	885.00'	22.77'	S 56°04'02" E	22.77'
C3	225.00'	86.21'	N 81°58'59" W	88.65'

EHRA
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
EHRATEAM
TBPE No. F-726
TBPLS No. 10092300
ENGINEERING THE FUTURE SINCE 1986
EHRA JOB NO. 231-085-700

No express representations or implied warranties of any kind are made. Alterations of this drawing or its contents are prohibited without written authorization from EHRA. Reuse of these plans and specifications on any extension of this project or on any other project without written authorization from EHRA shall be at user's sole risk and without liability to EHRA. Electronic media versions of this drawing are provided for convenience only. Use of electronic media versions is subject to verification against printed hard copy versions. Because electronic media versions can be altered unintentionally or deliberately, EHRA disclaims all responsibility for the content, completeness or accuracy of electronic media versions. Use of electronic media versions is subject to these restrictions and to the recipient's indemnification of EHRA against all damages, liabilities or costs arising from such use. Reuse or modification of these plans and specifications by the owner or by others on any other project without EHRA's prior written consent is prohibited. Any such reuse or modification without EHRA's prior written consent shall be at the owner's or user's sole risk and without liability to EHRA. The owner or user shall indemnify and hold harmless EHRA against all damages, liabilities or costs arising from such reuse or modification.

Manvel Crossing Section 1 Preliminay Plat

A Subdivision of 30.30 acres out of the H.T. & B. R.R. CO. Survey, Section 71, A-291, and also being out of the Emigration Land Company Subdivision as recorded in Vol. 2, Pg. 81, B.C.P.R. in the City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.

7 Reserves and 3 Blocks

Owners: BCS Manvel, LLC. a Texas Limited Liability Company & KL LB BUY 5, a Delaware Limited Liability Company

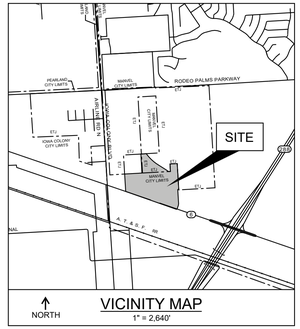
June 15, 2026

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

OWNER CONTACT INFORMATION
BCS Manvel, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 77057
Phone: 713-429-0726

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RESERVE TABLE

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE	MAINTENANCE
1	COMMERCIAL	483,446.45	11.01	COMBINATION (SEE NOTE BELOW)
2	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	528,306.85	12.13	P.O.A.
3	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	18,504.32	0.42	P.O.A.
4	COMMERCIAL	71,223.09	1.64	COMBINATION (SEE NOTE BELOW)
5	DRIVEWAYS	7,427.52	0.17	P.O.A.
6	DRIVEWAYS	44,754.34	1.03	P.O.A.
7	COMMERCIAL	40,903.49	0.94	COMBINATION (SEE NOTE BELOW)
8	COMMERCIAL	30,450.52	0.70	COMBINATION (SEE NOTE BELOW)
9	COMMERCIAL	48,349.02	1.11	COMBINATION (SEE NOTE BELOW)
10	COMMERCIAL	73,105.08	1.68	COMBINATION (SEE NOTE BELOW)
11	COMMERCIAL	40,388.95	0.93	COMBINATION (SEE NOTE BELOW)
12	COMMERCIAL	75,925.13	1.74	COMBINATION (SEE NOTE BELOW)
13	COMMERCIAL	41,322.46	0.95	COMBINATION (SEE NOTE BELOW)
14	COMMERCIAL	572,467.73	13.14	COMBINATION (SEE NOTE BELOW)
15	COMMERCIAL	33,842.37	0.78	COMBINATION (SEE NOTE BELOW)
16	COMMERCIAL	33,072.71	0.76	COMBINATION (SEE NOTE BELOW)
17	COMMERCIAL	39,872.98	0.92	COMBINATION (SEE NOTE BELOW)
18	COMMERCIAL	26,372.08	0.61	COMBINATION (SEE NOTE BELOW)
19	COMMERCIAL & DRIVEWAYS	29,401.59	0.67	COMBINATION (SEE NOTE BELOW)
20	COMMERCIAL & DRIVEWAYS	30,555.56	0.70	COMBINATION (SEE NOTE BELOW)
21	COMMERCIAL	43,680.02	1.00	COMBINATION (SEE NOTE BELOW)
22	DETENTION, DRAINAGE, LANDSCAPE, OPEN SPACE & UTILITY PURPOSES	71,811.99	1.65	COMBINATION (SEE NOTE BELOW)
	TOTAL	2,385,184.25	54.76	

Note:The City shall be responsible for the operation and maintenance of all public water, sanitary sewer, and storm sewer facilities accepted by the City.

The Property Owners Association (P.O.A) shall be responsible for the maintenance of all common areas and improvements, including but not limited to private drives, driveways serving common areas, landscaping, irrigation systems, signage, lighting, sidewalks, pedestrian facilities, detention and drainage facilities not accepted by the City, fences, walls, monuments, open space areas, and other common improvements.

Individual property owners shall be responsible for the maintenance, repair, and replacement of all buildings, parking areas, private utility services, loading areas, and all other improvements located within their respective lots or parcels that are not designated as common areas or maintained by the POA or the City.

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
2. The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 1.0.
3. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.

   This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminster, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
4. The property subdivided in the foregoing plat lies in Brazoria County, mostly within the City of Manvel, and City of Manvel ETJ, portions of Brazoria County M.U.D. No. 47, Alvin Independent School District, and Brazoria County Drainage District #4.
5. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences buildings, plantings, and other obstructions.
6. This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
7. Approval of the Master Plan shall expire three years after council approval, unless within the three year period, the subdivider has commenced construction of the improvements in the final construction plans approved by the city per Sec 62-39 of the Manvel Code of Ordinances.
8. This eastern 40' right of way shall be abandoned prior to final plat approval.
9. Significant changes require following the procedures in Section 62-38 (Preliminary Plat Process).
10. A copy of the Master Plan will be filed with the approved subdivision plat in the City's permanent records.
11. This Master Plan shall comply with the Manvel Crossing Planned Unit Development District Ordinance #2025-O-33 approved on December 1, 2025.
12. Portions of Kirby Drive shown in yellow to the south and east of the development will be constructed simultaneously with Section 1.
13. A portion of Reserve 2, located within the City of Manvel ETJ and previously included in Primrose Section 6 and Primrose Master Plan Amendment No. 1, is incorporated into the Manvel Crossing Master Plan.
14. Subdivision Variance No. 2026006803, approved with the Primrose Master Plan, shall apply to the Manvel Crossing Master Plan. This variance allows the perimeter right-of-way and sidewalk within the right-of-way not to be constructed as approved by the City of Manvel on November 10, 2025. Funds shall be escrowed for the construction of a road and sidewalk prior to final plat submittal.
15. A 30' active gas Monument Pipeline traverses the southwest portion of this tract. No buildings or structures shall be constructed within fifty (50) feet of the pipeline.
16. Any buildings shown or constructed on this plat shall comply with the City of Manvel Subdivision Ordinance and all applicable pipeline setback requirements.

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS MASTER PLAN OF MANVEL CROSSING IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
MAYOR

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL FOR THE MASTER PLAN OF MANVEL CROSSING IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS _____ DAY OF _____, 2026.

_____
PLANNING DEVELOPMENT AND ZONING COMMISSION CHAIR

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

OWNER CONTACT INFORMATION
BCS Manvel, LLC
1940 Fountain View Drive, Suite 220
Houston, Texas 77057
Phone: 713-429-0726

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

Manvel Crossing: Master Plan

A Subdivision of 57.0 acres out of the H.T. & B. R.R. Co. Survey, Section 71, A-291, City of Manvel, and City of Manvel ETJ, Brazoria County, Texas.
Owners: BCS Manvel, LLC, a Texas Limited Liability Company & KL LB BUY 5, LLC, a Delaware Limited Liability Company

July, 2026

0' 60' 120' 240'
SCALE: 1"=120'
TRUE SCALE AT 24" x 36"

NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
WWW.EHRA.TEAM
TBPE NO. F-726
TBPLS NO. 10092300

EHRA JOB NO. 231-085-00

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.

P:\231-085-00\Plat\GP\Manvel Crossing Master Plan_Rev 5.dwg Jul 01, 2026-9:39am Edited by: awaggoner

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: 06/15/2026 (07/13/2026 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 32D

Being a subdivision of 9.670 acres out of the Oliver Hall Survey, Abstract 203, in the

City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final X

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

Kaitlin Gile
SIGNATURE

06/15/2026
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Section 32D - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	July 13, 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:	Conditional Approval

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 fourth O-PUD amendment on May 18, 2026.*
- *The 24th Amendment to the Meridiana General Development Plan (GDP) was approved by City Council on August 4, 2025.*
- *The subject site is located on the east side of Brazoria County MUD No.56 Water Plant and west side of Meridiana Pkwy.*
- *The subject site is located within the City of Manvel and is part of Brazoria County Municipal Utility District (MUD) No. 56 and Brazoria County Drainage District No. 5.*
- *The proposed section includes townhome lots for attached single family dwelling units with a minimum lot width of 25 feet at the building setback line and minimum lot area of 2,500 square feet.*
- *The proposed plat subdivides 9.67-acre tract into 52 residential lots, 3 blocks, and 8 reserves for landscaping, open space, parking, and utility purposes.*
- *The proposed plat generally conforms to the preliminary plat approved in August 2025.*

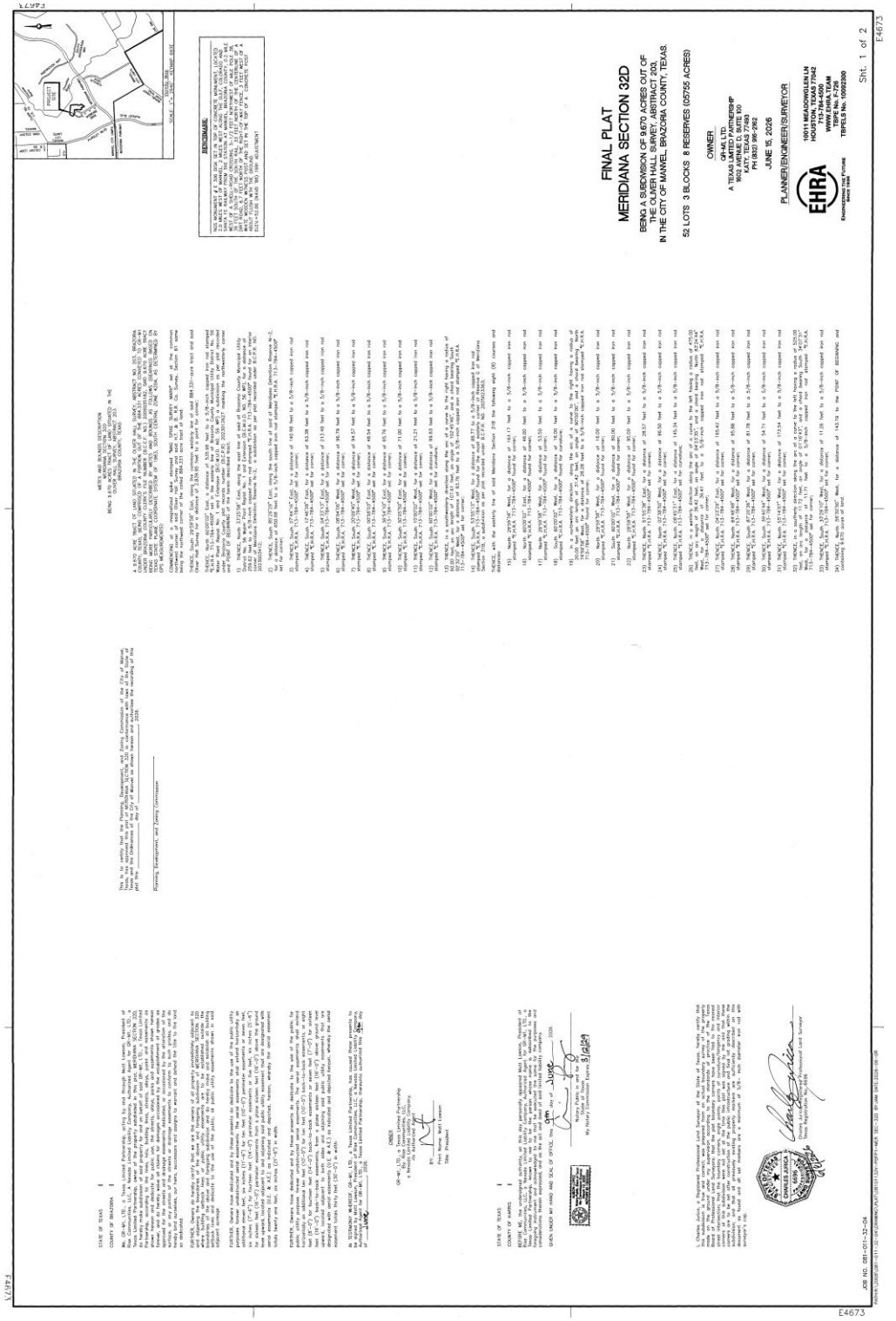
STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 32D - Final Plat with the following conditions:

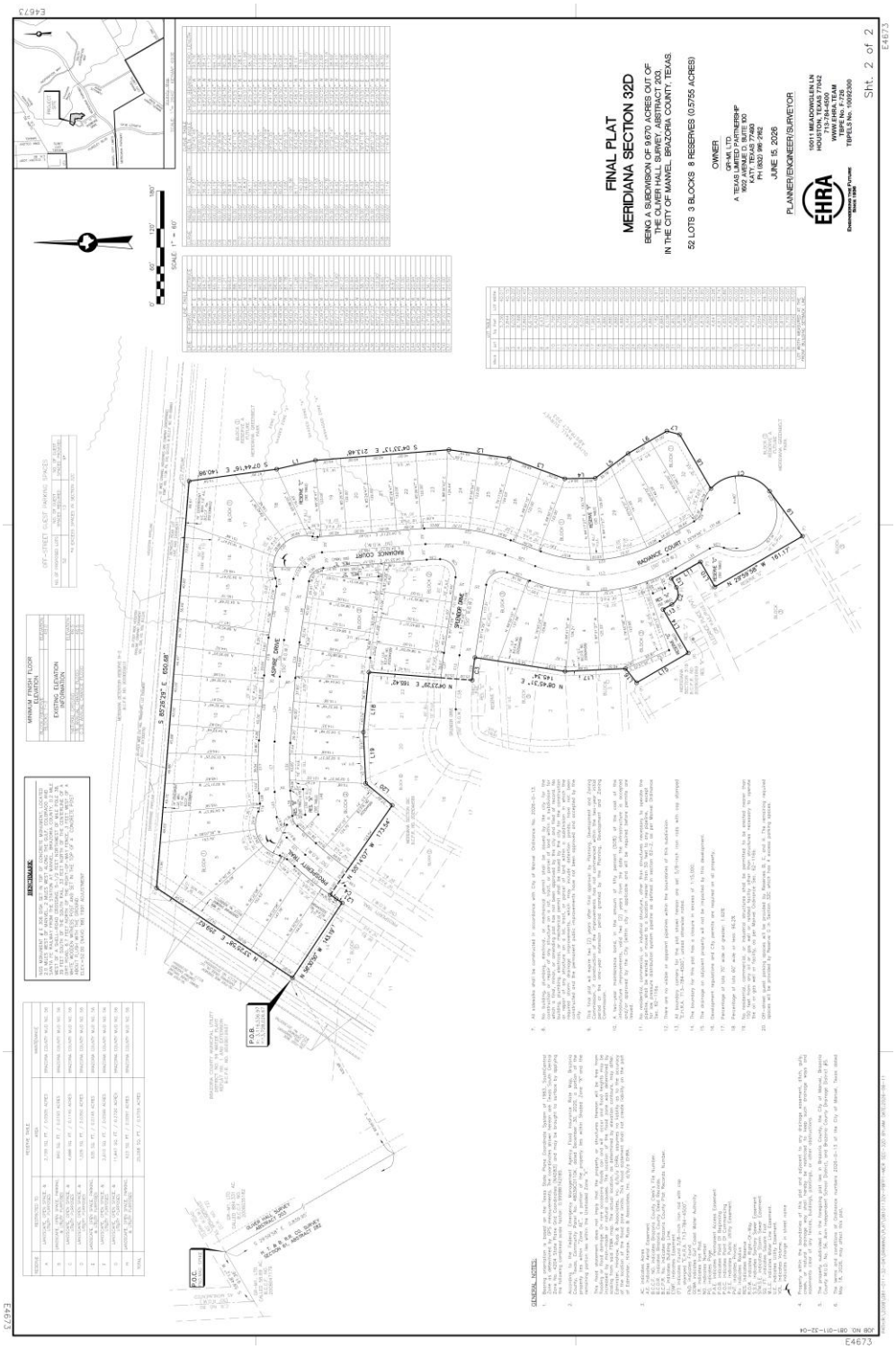
1. Please provide the recording information for the adjacent property to the east (Section 62-41(b)(11)).
2. Please use a different line type to depict the floodplain boundaries. (section 62-41(b)(12)).
3. Please clarify the purpose of the 1-foot dimension shown along the north and west boundaries. The dimension along the west side appears to exceed 1 foot. Please explain or revise as necessary. (Section 62-41(b)(13)).

4. As indicated on the approved preliminary plat, please add a note identifying the type of residential development, the applicable minimum development requirements, and the number of one-story and two-story structures for the applicable lots (Section 62-41(b)(18)).

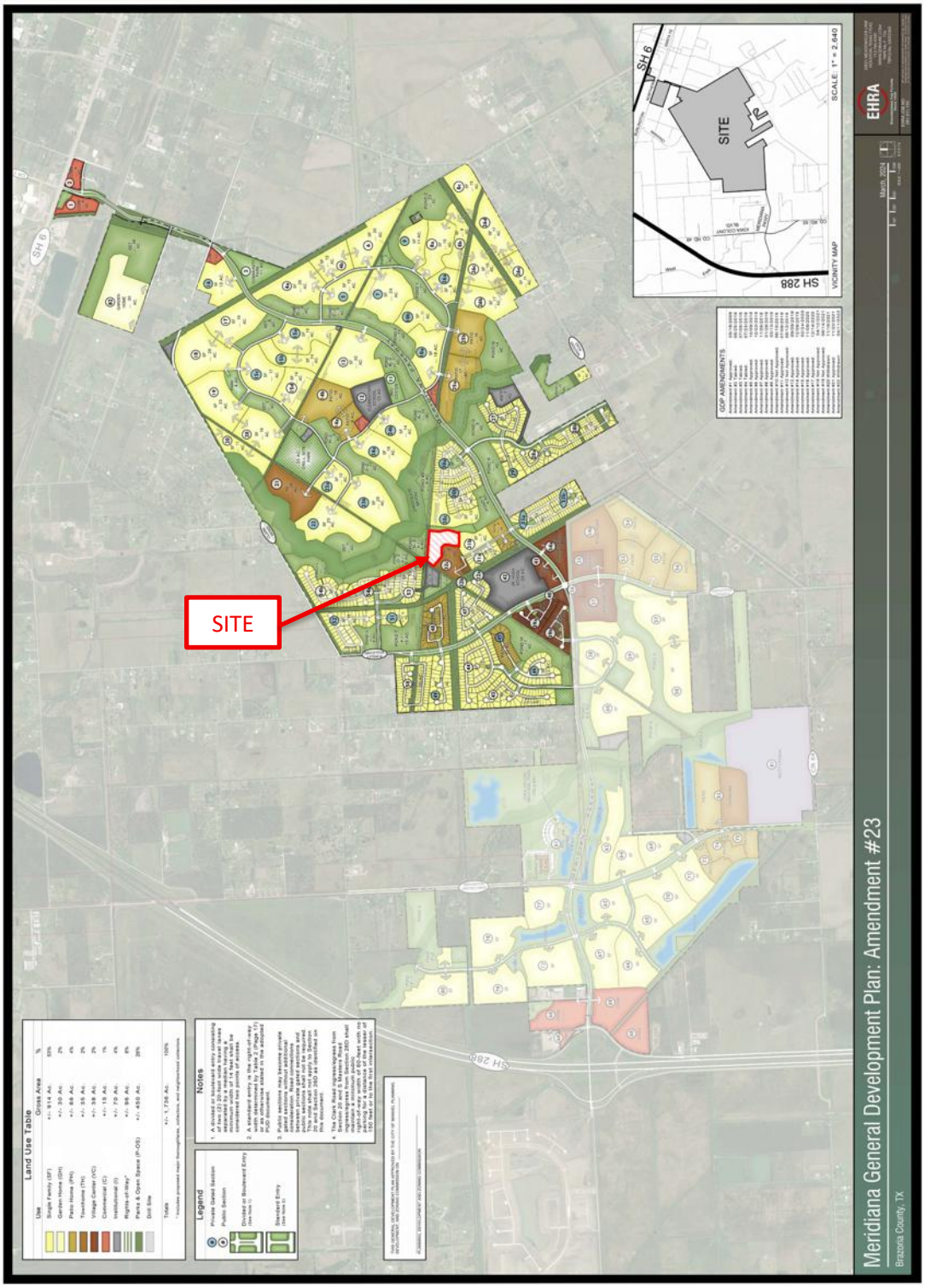
Plat Exhibit



Plat Exhibit



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 SECTION 32D, 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, Owners do hereby certify that we are the owners of all property immediately adjacent to and adjoining the boundaries of the above and foregoing subdivision of MERIDIANA SECTION 32D 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 9th day of June, 2026.

OWNER

GR-M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its 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 9th day of June, 2026.

ALISON LOPEZ
Notary Public, State of Texas
My Commission Expires
March 12, 2029
NOTARY ID 130009264

Notary Public in and for the
State of Texas
My Notary Commission Expires 3/12/29

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.

STATE OF TEXAS
REGISTERED
CHARLES JURICA
6696
PROFESSIONAL
LAND SURVEYOR
6/2026

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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of MERIDIANA SECTION 32D in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2026.

_____
Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 32D
BEING 9.670 ACRES TRACT OF LAND SITUATED IN THE
OLIVER HALL SURVEY, ABSTRACT 203
BRAZORIA COUNTY, TEXAS

A 9.670 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING COMPRISED OF A PORTION OUT OF THE 884.331 ACRES CONVEYED TO GR-M1 UNDER BRAZORIA COUNTY CLERK'S FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 9.670 ACRE TRACT 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 magnetized spike stamped "MAG SPIKE SURVEY MARK" set at the common northwest corner of said Oliver Hall Survey and said H.T. & B. R.R. Co. Survey, Section 61 same being the northwest corner of the called 884.331 acre tract of land;

THENCE, South 29°59'58" East, along the common westerly line of said 884.331-acre tract and said Oliver Hall Survey for a distance of 2,839.95 feet to a point for corner;

THENCE, North 60°00'02" East, a distance of 535.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set in the easterly line of Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension (B.C.M.U.D. NO. 56 WP) a subdivision as per plat recorded under Brazoria County plat records number (B.C.P.R) 2023012627 marking the northwesterly corner and POINT OF BEGINNING of the herein described tract;

1) THENCE, North 33°25'58" East, along the east line of said of Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension (B.C.M.U.D. NO. 56 WP), for a distance of 259.62 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for an interior corner of Meridiana Detention Reserve N-2, a subdivision as per plat recorded under B.C.P.R. NO. 2023003412;

2) THENCE, South 85°26'29" East, along the south line of said of Meridiana Detention Reserve N-2, for a distance of 650.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

3) THENCE, South 07°44'16" East, for a distance of 140.98 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

4) THENCE, South 12°46'28" East, for a distance of 63.38 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

5) THENCE, South 04°33'13" East, for a distance of 213.48 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 08°04'06" West, for a distance of 96.79 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

7) THENCE, South 20°09'45" West, for a distance of 94.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

8) THENCE, South 00°58'03" East, for a distance of 48.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, South 36°54'10" East, for a distance of 65.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, South 30°05'50" East, for a distance of 71.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, South 15°00'02" West, for a distance of 21.21 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, South 60°00'02" West, for a distance of 99.63 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

13) THENCE, in a southwesterly direction along the arc of a curve to the right having a radius of 60.00 feet, an arc length of 107.61 feet, an angle of 102°45'46", and a chord bearing South 02°32'20" West, for a distance of 93.76 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, South 53°55'13" West, for a distance of 88.77 to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the most easterly corner of Reserve G of Meridiana Section 31B, a subdivision as per plat recorded under B.C.P.R. NO. 2025023363;

THENCE, with the easterly line of said Meridiana Section 31B the following eight (8) courses and distances:

15) North 29°59'58" West, for a distance of 161.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

16) North 60°00'02" East, for a distance of 46.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

17) North 29°59'58" West, for a distance of 53.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

18) South 60°00'02" West, for a distance of 16.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for curvature;

19) In a northwesterly direction along the arc of a curve to the right having a radius of 20.00 feet an arc length of 31.42 feet, an angle of 90°00'00", and a chord bearing North 74°59'58" West, for a distance of 28.28 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

20) North 29°59'58" West, for a distance of 16.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

21) South 60°00'02" West, for a distance of 80.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

22) North 29°59'58" West, for a distance of 95.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for corner;

23) THENCE, North 51°55'38" East, for a distance of 28.57 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

24) THENCE, North 02°38'50" West, for a distance of 96.50 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

25) THENCE, North 08°45'31" East, for a distance of 145.34 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for curvature;

26) THENCE, in a westerly direction along the arc of a curve to the left having a radius of 475.00 feet, an arc length of 36.42 feet, an angle of 04°23'35", and a chord bearing North 83°24'44" West, for a distance of 36.41 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

27) THENCE, North 04°23'29" East, for a distance of 165.42 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

28) THENCE, North 84°48'48" West, for a distance of 95.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

29) THENCE, South 87°20'36" West, for a distance of 81.78 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

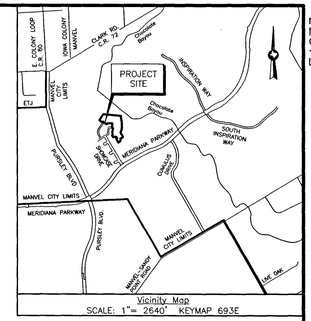
30) THENCE, South 39°40'44" West, for a distance of 54.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

31) THENCE, North 55°14'07" West, for a distance of 173.54 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

32) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 525.00 feet, an arc length of 11.72 feet, an angle of 01°16'43", and a chord bearing South 34°07'31" West, for a distance of 11.71 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

33) THENCE, South 33°29'10" West, for a distance of 11.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

34) THENCE, North 56°30'50" West, for a distance of 143.19 to the POINT OF BEGINNING and containing 9.670 acres of land.



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693E

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
MERIDIANA SECTION 32D

BEING A SUBDIVISION OF 9.670 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

52 LOTS 3 BLOCKS 8 RESERVES (05755 ACRES)

OWNER

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

JUNE 15, 2026

PLANNER/ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081-011-32-04

PATH:R:\2008\081-011-32-04\DRAWING\PLAT\08101132V-PBFP1-MER SEC-32D BY:JAM DATE:2026-06-08

E4673

RESERVE TABLE			
RESERVE	RESTRICTED TO	AREA	MAINTENANCE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,199 SQ. FT. / 0.0505 ACRES	BRAZORIA COUNTY MUD NO. 56
B	LANDSCAPE, OPEN SPACE, PARKING, & UTILITY PURPOSES	840 SQ. FT. / 0.0193 ACRES	BRAZORIA COUNTY MUD NO. 56
C	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	4,988 SQ. FT. / 0.1145 ACRES	BRAZORIA COUNTY MUD NO. 56
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,526 SQ. FT. / 0.0350 ACRES	BRAZORIA COUNTY MUD NO. 56
E	LANDSCAPE, OPEN SPACE, PARKING, & UTILITY PURPOSES	635 SQ. FT. / 0.0146 ACRES	BRAZORIA COUNTY MUD NO. 56
F	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	2,610 SQ. FT. / 0.0599 ACRES	BRAZORIA COUNTY MUD NO. 56
G	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	11,847 SQ. FT. / 0.2720 ACRES	BRAZORIA COUNTY MUD NO. 56
H	LANDSCAPE, OPEN SPACE, PARKING, & UTILITY PURPOSES	423 SQ. FT. / 0.0097 ACRES	BRAZORIA COUNTY MUD NO. 56
TOTAL		25,068 SQ. FT. / 0.5755 ACRES	

BENCHMARK:

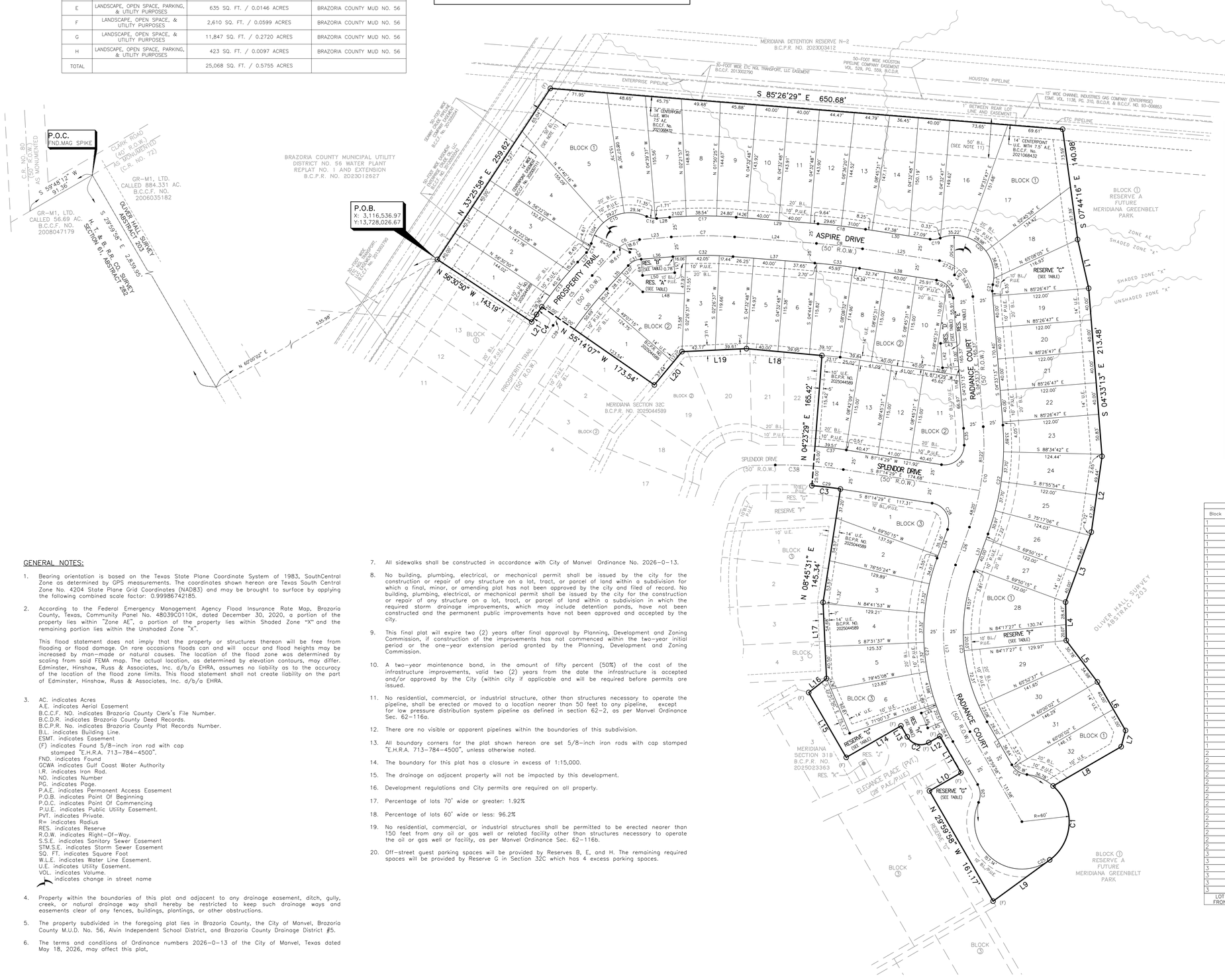
NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH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

MINIMUM FINISH FLOOR ELEVATION	
BLOCK/RESERVE	ELEVATION
BLOCKS 1-3	49.0

EXISTING ELEVATION INFORMATION	
	ELEVATION
NATURAL GROUND	46.5
1% ANNUAL CHANCE FLOOD	46.5
0.2% ANNUAL CHANCE FLOOD	47.0

OFF-STREET GUEST PARKING SPACES

NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
52	13	9*
*4 EXCESS SPACES IN SECTION 32C		


P.O.C.
FND.MAG SPIKE
P.O.B.
X: 3,116,536.97
Y:13,728,026.67
S 85°26'29" E 650.68'
N 33°25'58" E 259.62'
S 59°48'12" W 91.36'
N 56°30'50" W 143.19'
N 55°14'07" W 173.54'
N 60°00'02" E 535.96'
S 29°59'58" E 2,639.95'
S 07°44'16" E 140.98'
S 04°33'13" E 213.48'
N 04°23'29" E 165.42'
N 08°45'31" E 145.34'
N 29°59'58" W 161.17'
ASPIRE DRIVE (50' R.O.W.)
PROSPERITY TRAIL (50' R.O.W.)
SPLENDOR DRIVE (50' R.O.W.)
RADIANCE COURT (50' R.O.W.)
BLOCK 1
BLOCK 2
BLOCK 3
RESERVE "A" (SEE TABLE)
RESERVE "B" (SEE TABLE)
RESERVE "C" (SEE TABLE)
RESERVE "D" (SEE TABLE)
RESERVE "E" (SEE TABLE)
RESERVE "F" (SEE TABLE)
RESERVE "G" (SEE TABLE)
BLOCK 1 RESERVE A FUTURE MERIDIANA GREENBELT PARK
MERIDIANA DETENTION RESERVE N-2 B.C.P.R. NO. 2023003412
50-FOOT WIDE HOUSTON PIPELINE COMPANY EASEMENT VOL. 529, PG. 599, B.C.D.R.
HOUSTON PIPELINE
ENTERPRISE PIPELINE
ETC PIPELINE
BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 AND EXTENSION B.C.P.R. NO. 2023012627
GR-M1, LTD. CALLED 884.331 AC. B.C.C.F. NO. 2006035182
GR-M1, LTD. CALLED 56.69 AC. B.C.C.F. NO. 2008047179
OLIVER HALL SURVEY ABSTRACT 203
H.T. & B. R.R. CO. SURVEY SECTION 61, ABSTRACT 282
MERIDIANA SECTION 32C B.C.P.R. NO. 2025044589
MERIDIANA SECTION 31B B.C.P.R. NO. 2025023363
ELEGANCE PLACE (PVT.) (28' P.A.E./P.U.E.)
CLARK ROAD (40' R.O.W.) AS MONUMENTED (C.R. NO. 72)
C.R. NO. 80 (FARM TO MARKET ROAD) AS MONUMENTED
50-FOOT WIDE ENTERPRISE PRODUCTS OPERATING LLC EASEMENT B.C.C.F. NO. 2015000790
50-FOOT WIDE ENTERPRISE PRODUCTS OPERATING LLC EASEMENT B.C.C.F. NO. 2015000790
50-FOOT WIDE ETC NGL TRANSPORT, LLC EASEMENT B.C.C.F. 2013002790
15' WIDE CHANNEL INDUSTRIES GAS COMPANY (ENTERPRISE) ESMT. VOL. 1136, PG. 310, B.C.D.R. & B.C.C.F. NO. 93-006853
14' CENTERPOINT U.E. WITH 7.5' A.E. B.C.C.F. NO. 2021068432
10' U.E. B.C.P.R. NO. 2020044589
14' U.E. B.C.P.R. NO. 2020044589
10' U.E. B.C.P.R. NO. 2020044589
14' U.E. B.C.P.R. NO. 2025044589
10' U.E. B.C.P.R. NO. 2025044589
10' U.E. B.C.P.R. NO. 2025044589
10' U.E. B.C.P.R. NO. 2025044589
10' U.E. B.C.P.R. NO. 2025044589
14' U.E. B.C.P.R. NO. 2025044589
14' U.E. B.C.P.R. NO. 2025044589
14

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	■	City Council	☐	Both	☐

Date of Request: 06/15/2026 (07/13/2026 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Section 15A

Being a subdivision of 19.40 acres out of the Oliver Hall Survey, Abstract 203,

also being a partial replat of of Reserve A of Meridiana Section 13A Amending Plat No 1 as recorded under

B.C.P.R. 2024055028, City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final x

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

Kaitlin Gile
SIGNATURE

06/15/2026
DATE

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Section 15A - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	July 13, 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:	Conditional Approval

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 fourth O-PUD amendment on May 18, 2026.*
- *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 falls under the jurisdiction of Brazoria County Drainage District No. 5 and Brazoria County MUD No. 57.*
- *The subject site is located west of Meridiana Parkway and south of future Cadence Drive Phase 1.*
- *The proposed plat subdivides a 19.37-acre tract into 67 residential lots, 2 blocks, and 5 reserves designated for landscaping, open space, recreation, and utility purposes.*
- *The proposed section includes 67 Single family homes lots with a minimum lot width of 55 feet.*
- *The proposed plat generally conforms to the preliminary plat approved in November 2025.*

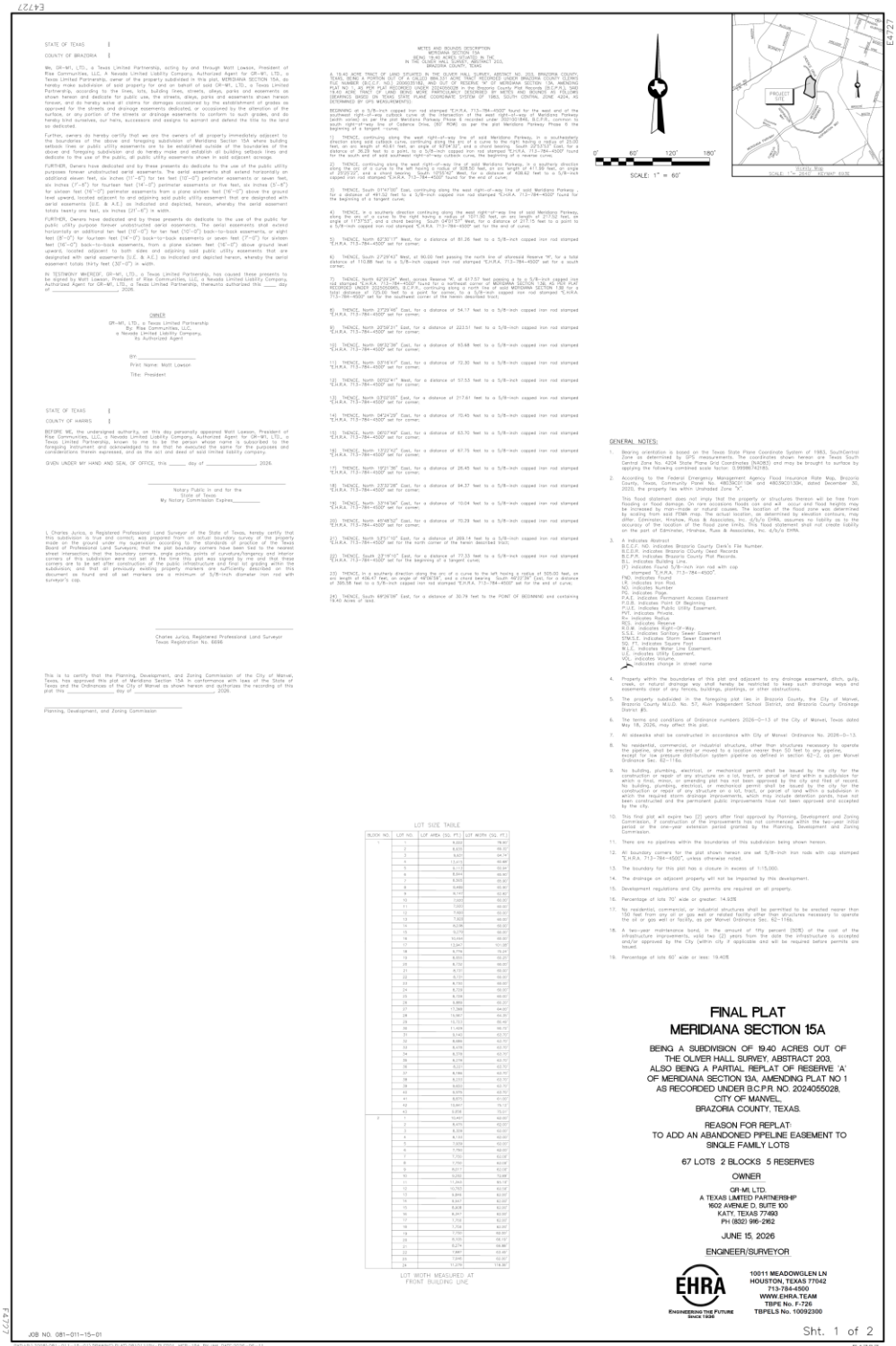
Note: According to the ordinance Section 62-108(a)(8), a proposed plat must have access to a public or a private street. In this case, approval of the proposed plat is contingent upon approval of the final plat for the specific section that provides such access. The subject site will obtain access from the future Meridiana Cadence Drive Phase 1. The final plat for Cadence Drive Phase 1 was submitted concurrently with this plat application.
Not later than the 15th day after the date the replat is approved, the City shall provide written notice by mail of the approval of the replat to each owner of a lot in the original subdivision that is within 200 feet of the lots to be replatted, according to the most recent municipality or county tax roll.

STAFF RECOMMENDATION

The City staff recommends approval of the Meridiana Section 15A - Final Plat with the following conditions:

1. The subject site 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 (Meridiana Cadence Drive Phase 1) (Section 62-108 (a) (8)).
2. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies). (Section 62-41(b)(4)).
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 label the adjacent properties on the west side as Future Meridiana Section 15B and Future Meridiana Section 15C (Section 62-41(b)(11)).
5. Please indicate centerline for Meridiana parkway phase 6. (Section 62-41(b)(13)).
6. Please verify that the bearings along the south boundary, as it does not appear to match the boundary shown on the Preliminary Plat. Please verify and revise as necessary. (Section 62-41(b)(13)).
7. Along the north side of Block 1, the Public Utility Easement (PUE) is labeled as 10 feet but then changes to 15 feet. The Construction Plan and Preliminary Plat show a 10-foot PUE throughout. Please verify the correct easement width and revise the plat to ensure consistency between the plans. (Section 62-41(b)(13)).
8. Please verify if the 10' easement for Reserve D is a storm sewer easement as per construction. Additionally, please revise the easement on lot 40 to show 15' PUE. Please also show the width of the easement in Detail "A" (section 62-41(b)(13)).
9. Adjacent recorded plats indicate a 20-foot-wide LGS Pipeline right-of-way and easement along the southern property boundary. Please provide documentation confirming its abandonment (Sections 62-41(b)(5) and 62-41(b)(21)).

Plat Exhibit



STATE OF TEXAS
COUNTY OF BRAZORIA

We, GR-MI, LTD., a Texas Limited Partnership, acting by and through Matt Lowson, President of Rise Communities, LLC, A Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, owner of the property subdivided in this plat, MERIDIANA SECTION 15A, do hereby make subdivision of said property for and on behalf of said owner as to the lots, 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, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 15A where building setback lines or public utility easements are to be established outside of 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-MI, LTD., a Texas Limited Partnership, has caused these presents to be signed by Matt Lowson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, LTD., a Texas Limited Partnership, thereunto authorized this _____ day of _____, 2026.

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

BY:_____
Print Name: Matt Lowson
Title: President

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, the undersigned authority, on this day personally appeared Matt Lowson, President of Rise Communities, LLC, a Nevada Limited Liability Company, Authorized Agent for GR-MI, 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 _____, 2026.

_____
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 will be set with monuments of the kind, size and location shown hereon upon completion of the subdivision; and that all previously existing monuments were 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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of Meridiana Section 15A in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2026.

_____
Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 15A
(BEING 19.40 ACRES (ACTUAL) IN THE
IN THE OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 19.40 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTRACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PARTIAL REPLAT OF RESERVE "A" OF MERIDIANA SECTION 13A, AMENDING PLAT NO. 1 (B.C.C.F. NO. 2024055028), AND OUT OF RESERVE "A" OF MERIDIANA SECTION 13A, AMENDING PLAT NO. 1, AS PER PLAT RECORDED UNDER 2024055028 in the Brazoria County Plat Records (B.C.P.R.), SAID 19.40 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the west end of the southwest right-of-way cutback curve of the intersection of the west right-of-way of Meridiana Parkway (width varies) as per the plat Meridiana Parkway Phase 6 recorded under 2021301846, B.C.P.R., common to south right-of-way line of Cadence Drive, (80' ROW) as per the plat Meridiana Parkway Phase 6 the beginning of a tangent curve;

1) THENCE, continuing along the west right-of-way line of said Meridiana Parkway, in a southeasterly direction, with the arc of a curve to the left having a radius of 1030.00 feet, an arc length of 46.81 feet, an angle of 02°36'32", and a chord bearing South 22°53'57" East, for a distance of 36.23 feet to a point, in a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the south end of said southwest right-of-way cutback curve, the beginning of a reverse curve;

2) THENCE, continuing along the west right-of-way line of said Meridiana Parkway, in a southerly direction with the arc of a curve to the right having a radius of 970.00 feet, an arc length of 411.88 feet, an angle of 24°19'27", and a chord bearing South 22°56'40" West, for a distance of 408.82 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the end of curve;

3) THENCE, South 01°47'00" East, continuing along the west right-of-way line of said Meridiana Parkway, for a distance of 49.52 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for the beginning of a tangent curve;

4) THENCE, in a southerly direction continuing along the west right-of-way line of said Meridiana Parkway, with the arc of a curve to the left having a radius of 1030.00 feet, an arc length of 1737.52 feet, an angle of 173°31'57", and a chord bearing South 04°47'57" West, for a distance of 2171.76 feet to a point to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;

5) THENCE, North 82°32'17" West, for a distance of 81.26 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

6) THENCE, South 2°29'43" West, at 90.00 feet passing the north line of aforesaid Reserve "A", for a total distance of 110.88 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for a south corner;

7) THENCE, North 62°29'24" West, across Reserve "A", at 317.57 feet passing a to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found for a southeast corner of MERIDIANA SECTION 13B, AS PER PLAT RECORDED UNDER 2024055085, B.C.P.R., continuing along a north line of said MERIDIANA SECTION 13B for a total distance of 1,130.00 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the southwest corner of the herein described tract;

8) THENCE, North 27°29'36" East, for a distance of 54.17 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

9) THENCE, North 20°59'21" East, for a distance of 223.51 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

10) THENCE, North 09°31'39" East, for a distance of 93.68 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

11) THENCE, North 03°16'17" East, for a distance of 72.30 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

12) THENCE, North 00°03'47" West, for a distance of 57.53 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

13) THENCE, North 03°00'05" East, for a distance of 217.61 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

14) THENCE, North 04°24'29" East, for a distance of 70.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

15) THENCE, North 06°07'49" East, for a distance of 63.70 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

16) THENCE, North 13°23'47" East, for a distance of 67.75 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

17) THENCE, North 19°21'39" East, for a distance of 28.45 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

18) THENCE, North 23°33'38" East, for a distance of 64.37 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

19) THENCE, North 33°14'36" East, for a distance of 10.04 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

20) THENCE, North 45°48'55" East, for a distance of 70.29 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for corner;

21) THENCE, North 51°51'10" East, for a distance of 288.14 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the north corner of the herein described tract;

22) THENCE, South 37°19'10" East, for a distance of 77.33 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the beginning of a tangent curve;

23) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 505.00 feet, an arc length of 458.47 feet, an angle of 46°36'38", and a chord bearing South 49°23'29" East, for a distance of 385.58 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" set for the end of curve;

24) THENCE, South 69°36'09" East, for a distance of 30.79 feet to the POINT OF BEGINNING and containing 19.40 acres of land.

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South-Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99988740185.
2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 48039C0130K, dated December 30, 2020, the property lies within Unmarked 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 FIRM map. The actual location, as determined by elevation contours, may vary from the location shown. This flood statement shall not create liability on the part of the surveyor 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.
3. A indicates Abstract
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria County Deed Records
   B.C.P.R. indicates Brazoria County Plat Records
   B.L. indicates Building Line.
   (F) indicates Found 5/8-inch iron rod with cap stamped "E.H.R.A. 713-784-4500".
   FND. indicates Found
   I.R.F. indicates Iron Rod.
   NO. indicates Number
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement
   P.O.B. indicates Point Of Beginning
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private
   Rad. indicates Radius
   RES. indicates Reserve
   R.O.W. indicates Right-Of-Way.
   S.S.E. indicates Sanitary Sewer Easement
   STM.S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Feet
   W.L.E. indicates Water Line Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume
   ⚓ indicates change in street name
4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.
5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.
6. The terms and conditions of Ordinance numbers 2026-0-13 of the City of Manvel, Texas dated May 18, 2026, may affect this plat.
7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026-0-13.
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. 62-1166.
9. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the owner or agent has not complied with the requirements of this article or has not been constructed and the permitted public improvements have not been approved and accepted by the city.
10. This final plat will expire two (2) years after final approval by Planning, Development and Zoning Commission if the construction of the improvements has not commenced within the two-year initial period or the one-year extension period granted by the Planning, Development and Zoning Commission.
11. There are no pipelines within the boundaries of this subdivision being shown hereon.
12. All boundary corners for the plat shown hereon are set 5/8-inch iron rods with cap stamped "E.H.R.A. 713-784-4500", unless otherwise noted.
13. The boundary for this plat has a closure in excess of 1:15,000.
14. The drainage on adjacent property will not be impacted by this development.
15. Development regulations and City permits are required on all property.
16. Percentage of lots 70' wide or greater: 14.93%
17. 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. 62-1166.
18. 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.
19. Percentage of lots 60' wide or less: 19.40%

LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	9,322	79.80'
	2	8,625	69.70'
	3	8,621	64.74'
	4	11,615	60.80'
	5	8,113	60.84'
	6	8,094	60.80'
	7	8,065	60.80'
	8	8,498	60.80'
	9	8,197	60.80'
	10	7,929	60.80'
	11	7,660	60.80'
	12	7,660	60.80'
	13	7,660	60.80'
	14	7,428	66.00'
	15	8,196	60.80'
	16	9,279	68.80'
	17	10,049	68.80'
	18	13,947	101.38'
	19	8,774	79.69'
	20	9,202	83.20'
	21	8,732	66.80'
	22	8,731	66.80'
	23	8,731	66.80'
	24	8,730	66.80'
	25	8,729	66.80'
	26	8,728	66.80'
	27	17,388	64.80'
	28	19,867	66.80'
	29	13,731	85.46'
	30	11,404	98.70'
	31	9,741	63.70'
	32	8,886	62.70'
	33	8,418	62.70'
	34	8,378	62.70'
	35	8,378	62.70'
	36	8,378	62.70'
	37	8,378	62.70'
	38	8,377	62.70'
	39	8,376	62.70'
	40	8,375	62.70'
	41	8,374	62.70'
	42	8,373	62.70'
	43	8,372	62.70'
2	1	10,401	90.00'
	2	8,470	62.70'
	3	8,109	62.70'
	4	8,144	62.70'
	5	7,670	62.70'
	6	7,790	62.70'
	7	7,722	62.70'
	8	7,790	62.70'
	9	8,017	62.70'
	10	8,252	72.80'
	11	11,243	93.10'
	12	10,753	62.70'
	13	8,848	62.70'
	14	8,847	62.70'
	15	8,828	62.70'
	16	8,827	62.70'
	17	7,728	62.70'
	18	7,728	62.70'
	19	7,728	62.70'
	20	8,125	62.70'
	21	8,274	68.80'
	22	7,997	62.70'
	23	7,998	62.70'
	24	11,276	118.28'

LOT WIDTH MEASURED AT FRONT BUILDING LINE

FINAL PLAT
MERIDIANA SECTION 15A

BEING A SUBDIVISION OF 19.40 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF RESERVE 'A' OF MERIDIANA SECTION 13A, AMENDING PLAT NO 1 AS RECORDED UNDER B.C.P.R. NO. 2024055028, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO ADD AN ABANDONED PIPELINE EASEMENT TO SINGLE FAMILY LOTS

67 LOTS 2 BLOCKS 5 RESERVES

OWNER

GR-MI LTD.
A TEXAS LIMITED PARTNERSHIP
1602 AVENUE D, SUITE 100
KATY, TEXAS 77493
PH (832) 995-2952

JUNE 15, 2026

ENGINEER/SURVEYOR

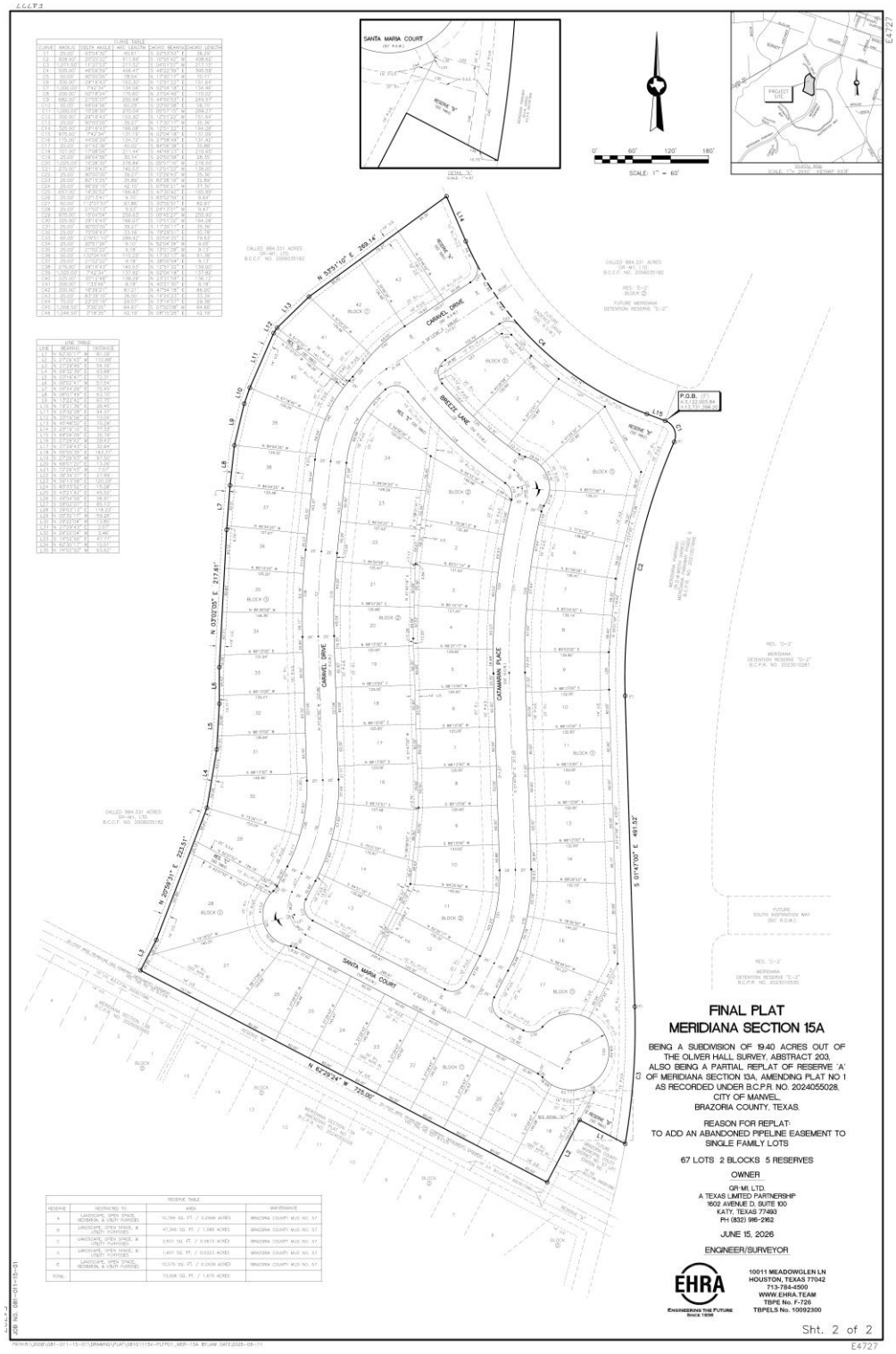
EHRA
ENGINEERING THE FUTURE SINCE 1930
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713-784-4500
WWW.EHRA.TEAM
TBPE No. F-726
TBPELS No. 10092300

Sht. 1 of 2

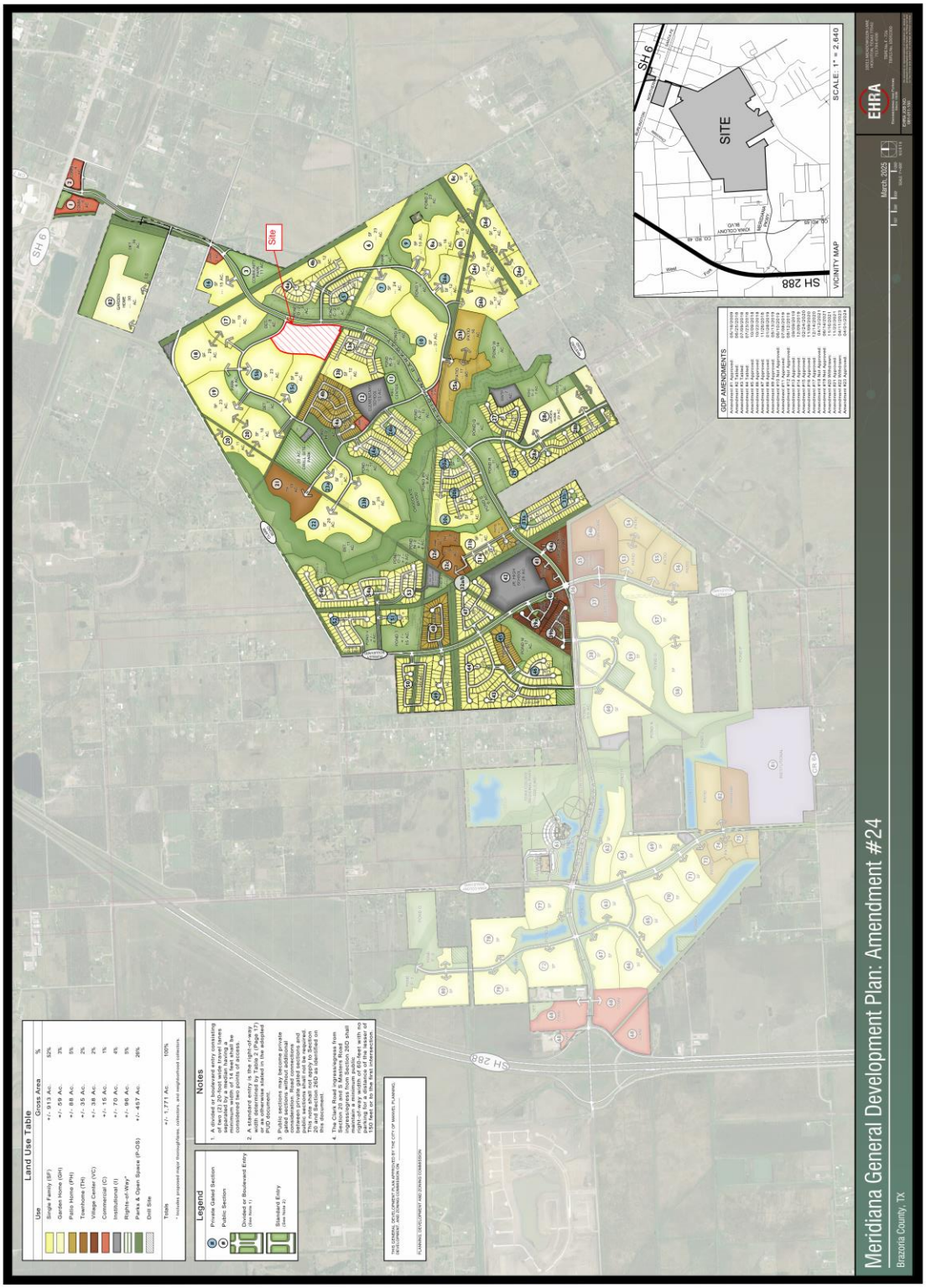
JOB NO. 081-011-15-01

E4727

Plat Exhibit



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



E4727

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 SECTION 15A, 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, owners do hereby certify that we are the owners of all property immediately adjacent to the boundaries of the above and foregoing subdivision of Meridiana Section 15A where building setback lines or public utility easements are to be established outside of 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 _____, 2026.

OWNER

GR–M1, LTD., a Texas Limited Partnership
By: Rise Communities, LLC,
a Nevada Limited Liability Company,
its 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 _____, 2026.

_____
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

This is to certify that the Planning, Development, and Zoning Commission of the City of Manvel, Texas, has approved this plat of Meridiana Section 15A in conformance with laws of the State of Texas and the Ordinances of the City of Manvel as shown hereon and authorizes the recording of this plat this _____ day of _____, 2026.

_____
Planning, Development, and Zoning Commission

METES AND BOUNDS DESCRIPTION
MERIDIANA SECTION 15A
BEING 19.40 ACRES SITUATED IN THE
IN THE OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

A 19.40 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING A PORTION OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, AND OUT OF RESERVE "A" OF MERIDIANA SECTION 13A, AMENDING PLAT NO 1, AS PER PLAT RECORDED UNDER 2024055028 in the Brazoria County Plat Records (B.C.P.R.), SAID 19.40 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the west end of the southwest right–of–way cutback curve at the intersection of the west right–of–way of Meridiana Parkway (width varies) as per the plat Meridiana Parkway Phase 6 recorded under 2021001846, B.C.P.R., common to south right–of–way line of Cadence Drive, (60' ROW) as per the plat Meridiana Parkway Phase 6 the beginning of a tangent –curve;

1) THENCE, continuing along the west right–of–way line of said Meridiana Parkway, in a southeasterly direction along said cutback curve, continuing along the arc of a curve to the right having a radius of 25.00 feet, an arc length of 40.61 feet, an angle of 93°04'32", and a chord bearing South 22°53'53" East, for a distance of 36.29 feet to a point, to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the south end of said southwest right–of–way cutback curve, the beginning of a reverse curve;

2) THENCE, continuing along the west right–of–way line of said Meridiana Parkway, in a southerly direction along the arc of a curve to the left having a radius of 928.50 feet, an arc length of 411.99 feet, an angle of 25°25'22", and a chord bearing South 10°55'42" West, for a distance of 408.62 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the end of curve;

3) THENCE, South 01°47'00" East, continuing along the west right–of–way line of said Meridiana Parkway , for a distance of 491.52 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the beginning of a tangent curve;

4) THENCE, in a southerly direction continuing along the west right–of–way line of said Meridiana Parkway, along the arc of a curve to the right having a radius of 1071.50 feet, an arc length of 217.52 feet, an angle of 11°37'53", and a chord bearing South 04°01'57" West, for a distance of 217.15 feet to a point to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;

5) THENCE, North 62°30'17" West, for a distance of 81.26 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

6) THENCE, South 27°29'43" West, at 90.00 feet passing the north line of aforesaid Reserve "A", for a total distance of 110.88 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for a south corner;

7) THENCE, North 62°29'24" West, across Reserve "A", at 617.57 feet passing a to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for a northeast corner of MERIDIANA SECTION 13B, AS PER PLAT RECORDED UNDER 2025050965, B.C.P.R., continuing along a north line of said MERIDIANA SECTION 13B for a total distance of 725.00 feet to a point for corner, to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the southwest corner of the herein described tract;

8) THENCE, North 27°29'46" East, for a distance of 54.17 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

9) THENCE, North 20°59'31" East, for a distance of 223.51 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

10) THENCE, North 09°32'39" East, for a distance of 93.68 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

11) THENCE, North 03°16'47" East, for a distance of 72.30 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

12) THENCE, North 00°02'41" West, for a distance of 57.53 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

13) THENCE, North 03°02'05" East, for a distance of 217.61 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

14) THENCE, North 04°24'29" East, for a distance of 70.45 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

15) THENCE, North 06°07'49" East, for a distance of 63.70 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

16) THENCE, North 13°22'42" East, for a distance of 67.75 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

17) THENCE, North 19°21'36" East, for a distance of 26.45 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

18) THENCE, North 23°32'28" East, for a distance of 94.37 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

19) THENCE, North 33°16'56" East, for a distance of 10.04 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

20) THENCE, North 45°48'52" East, for a distance of 70.29 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for corner;

21) THENCE, North 53°51'10" East, for a distance of 269.14 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the north corner of the herein described tract;

22) THENCE, South 23°19'10" East, for a distance of 77.33 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the beginning of a tangent curve;

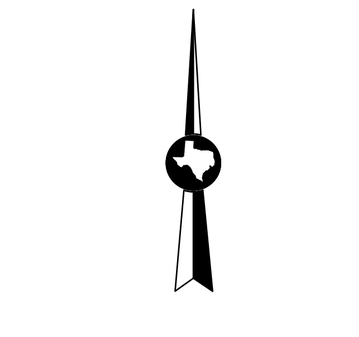
23) THENCE, in a southerly direction along the arc of a curve to the left having a radius of 505.00 feet, an arc length of 406.47 feet, an angle of 46°06'59", and a chord bearing South 46°22'39" East, for a distance of 395.58 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;

24) THENCE, South 69°26'09" East, for a distance of 30.79 feet to the POINT OF BEGINNING and containing 19.40 Acres of land.

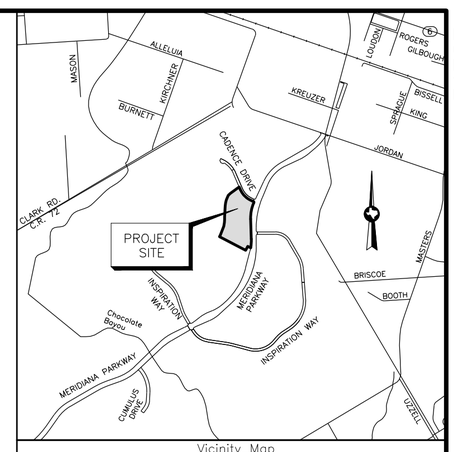
LOT SIZE TABLE

BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	LOT WIDTH (SQ. FT.)
1	1	9,222	78.90'
	2	8,635	69.32'
	3	9,631	64.74'
	4	13,415	60.68'
	5	9,113	60.94'
	6	8,644	65.90'
	7	8,565	65.90'
	8	8,489	65.90'
	9	8,147	62.82'
	10	7,920	60.00'
	11	7,920	60.00'
	12	7,920	60.00'
	13	7,920	60.00'
	14	8,238	60.00'
	15	9,279	60.00'
	16	10,454	60.00'
	17	13,947	101.08'
	18	9,776	70.24'
	19	8,655	60.25'
	20	8,732	60.00'
	21	8,731	60.00'
	22	8,731	60.00'
	23	8,730	60.00'
	24	8,729	60.00'
	25	8,728	60.00'
	26	9,889	60.20'
	27	17,398	64.00'
	28	15,967	64.35'
	29	10,723	80.49'
	30	11,429	90.72'
	31	9,140	63.70'
	32	8,686	63.70'
	33	8,478	63.70'
	34	8,378	63.70'
	35	8,278	63.70'
	36	8,221	63.70'
	37	8,186	63.70'
	38	8,233	63.70'
	39	9,650	63.70'
	40	9,975	63.70'
	41	8,875	61.00'
	42	10,847	75.12'
	43	9,656	75.01'
2	1	10,401	62.00'
	2	8,475	62.00'
	3	8,309	62.00'
	4	8,133	62.00'
	5	7,939	62.00'
	6	7,750	62.00'
	7	7,750	62.00'
	8	7,750	62.00'
	9	8,017	62.00'
	10	9,262	72.89'
	11	11,343	95.10'
	12	10,763	62.50'
	13	9,846	62.00'
	14	9,547	62.00'
	15	8,908	62.00'
	16	8,347	62.00'
	17	7,750	62.00'
	18	7,750	62.00'
	19	7,750	62.00'
	20	8,105	66.19'
	21	8,274	69.88'
	22	7,887	63.49'
	23	7,946	62.00'
	24	11,279	118.36'

LOT WIDTH MEASURED AT
FRONT BUILDING LINE



SCALE: 1" = 60'



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693E

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, SouthCentral Zone as determined by GPS measurements. The coordinates shown hereon are Texas South Central Zone No. 4204 State Plane Grid Coordinates (NAD83) and may be brought to surface by applying the following combined scale factor: 0.99986742185.

2. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039C0110K and 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.

3. A indicates Abstract
   B.C.C.F. NO. indicates Brazoria County Clerk's File Number.
   B.C.D.R. indicates Brazoria COunty Deed Records
   B.C.P.R. indicates Brazoria County Plat Records.
   B.L. indicates Building Line.
   (F) indicates Found 5/8–inch iron rod with cap stamped "E.H.R.A. 713–784–4500".
   FND. indicates Found
   I.R. indicates Iron Rod.
   NO. indicates Number
   PG. indicates Page.
   P.A.E. indicates Permanent Access Easement
   P.O.B. indicates Point Of Beginning
   P.U.E. indicates Public Utility Easement.
   PVT. indicates Private.
   R= indicates Radius
   RES. indicates Reserve
   R.O.W. indicates Right–Of–Way.
   S.S.E. indicates Sanitary Sewer Easement
   STM.S.E. indicates Storm Sewer Easement
   SQ. FT. indicates Square Foot
   W.L.E. indicates Water Line Easement.
   U.E. indicates Utility Easement.
   VOL. indicates Volume.
   indicates change in street name

4. Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of any fences, buildings, plantings, or other obstructions.

5. The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 57, Alvin Independent School District, and Brazoria County Drainage District #5.

6. The terms and conditions of Ordinance numbers 2026–0–13 of the City of Manvel, Texas dated May 18, 2026, may affect this plat.

7. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026–0–13.

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. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision for which a final, minor, or amending plat has not been approved by the city and filed of record. No building, plumbing, electrical, or mechanical permit shall be issued by the city for the construction or repair of any structure on a lot, tract, or parcel of land within a subdivision in which the required storm drainage improvements, which may include detention ponds, have not been constructed and the permanent public improvements have not been approved and accepted by the city.

10. 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 the Planning, Development and Zoning Commission.

11. There are no pipelines within the boundaries of this subdivision being shown hereon.

12. All boundary corners for the plat shown hereon are set 5/8–inch iron rods with cap stamped "E.H.R.A. 713–784–4500", unless otherwise noted.

13. The boundary for this plat has a closure in excess of 1:15,000.

14. The drainage on adjacent property will not be impacted by this development.

15. Development regulations and City permits are required on all property.

16. Percentage of lots 70' wide or greater: 14.93%

17. 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.

18. 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.

19. Percentage of lots 60' wide or less: 19.40%

FINAL PLAT
MERIDIANA SECTION 15A

BEING A SUBDIVISION OF 19.40 ACRES OUT OF
THE OLIVER HALL SURVEY, ABSTRACT 203,
ALSO BEING A PARTIAL REPLAT OF RESERVE 'A'
OF MERIDIANA SECTION 13A, AMENDING PLAT NO 1
AS RECORDED UNDER B.C.P.R. NO. 2024055028,
CITY OF MANVEL,
BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT:
TO ADD AN ABANDONED PIPELINE EASEMENT TO
SINGLE FAMILY LOTS

67 LOTS 2 BLOCKS 5 RESERVES

OWNER

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

JUNE 15, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE
SINCE 1936

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

JOB NO. 081–011–15–01

Sht. 1 of 2

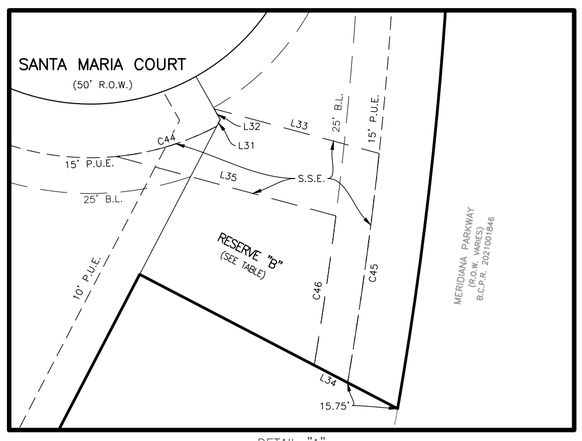
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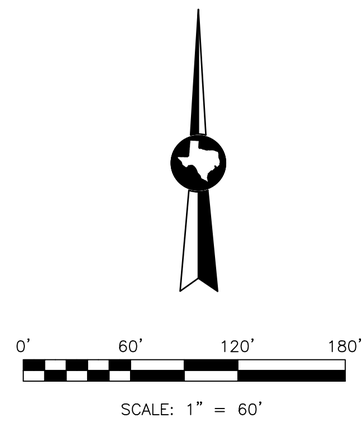
E4727

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	93°04'32"	40.61'	S 22°53'53" E	36.29'
C2	928.50'	25°25'22"	411.99'	S 10°55'42" W	408.62'
C3	1,071.50'	11°37'53"	217.52'	S 04°01'57" W	217.15'
C4	505.00'	46°06'59"	406.47'	S 46°22'39" E	395.58'
C5	50.00'	90°00'00"	78.54'	N 17°30'17" W	70.71'
C6	300.00'	29°16'43"	153.30'	N 12°51'22" E	151.64'
C7	1,000.00'	7°42'34"	134.56'	N 02°04'18" E	134.46'
C8	200.00'	50°18'24"	175.60'	N 31°04'46" E	170.02'
C9	682.00'	21°05'07"	250.98'	S 44°50'53" E	249.57'
C10	50.00'	69°04'56"	60.29'	S 20°50'58" E	56.70'
C11	1,000.00'	15°28'30"	270.09'	S 05°57'15" W	269.27'
C12	300.00'	29°16'43"	153.30'	S 12°51'22" W	151.64'
C13	25.00'	90°00'00"	39.27'	N 17°30'17" W	35.36'
C14	325.00'	29°16'43"	166.08'	N 12°51'22" E	164.28'
C15	975.00'	7°42'34"	131.19'	N 02°04'18" E	131.09'
C16	175.00'	44°06'29"	134.72'	N 27°58'49" E	131.42'
C17	25.00'	91°42'36"	40.02'	S 84°06'38" E	35.88'
C18	707.00'	17°08'06"	211.44'	S 46°49'23" E	210.65'
C19	25.00'	69°04'56"	30.14'	S 20°50'58" E	28.35'
C20	1,025.00'	15°28'30"	276.84'	S 05°57'15" W	276.00'
C21	275.00'	29°16'43"	140.53'	S 12°51'22" W	139.00'
C22	25.00'	90°00'00"	39.27'	S 72°29'43" W	35.36'
C23	25.00'	82°15'25"	35.89'	N 82°38'19" W	32.89'
C24	25.00'	96°29'15"	42.10'	S 07°59'21" W	37.30'
C25	657.00'	14°30'52"	166.43'	S 47°30'42" E	165.99'
C26	25.00'	22°13'41"	9.70'	S 65°52'59" E	9.64'
C27	50.00'	112°07'57"	97.86'	S 20°55'51" E	82.97'
C28	25.00'	21°50'13"	9.53'	S 24°13'01" W	9.47'
C29	975.00'	15°04'54"	256.63'	S 05°45'27" W	255.90'
C30	325.00'	29°16'43"	166.07'	S 12°51'22" W	164.28'
C31	25.00'	90°00'00"	39.27'	S 17°30'17" E	35.36'
C32	25.00'	75°59'43"	33.16'	N 79°29'51" E	30.78'
C33	60.00'	276°51'10"	289.92'	S 00°04'25" E	79.63'
C34	25.00'	20°51'26"	9.10'	N 52°04'34" W	9.05'
C35	25.00'	21°02'22"	9.18'	N 73°01'28" W	9.13'
C36	50.00'	132°04'44"	115.25'	N 17°30'17" W	91.38'
C37	25.00'	21°02'22"	9.18'	N 38°00'54" E	9.13'
C38	275.00'	29°16'43"	140.53'	N 12°51'22" E	139.00'
C39	1,025.00'	7°42'34"	137.92'	N 02°04'18" E	137.82'
C40	225.00'	35°12'48"	138.29'	N 23°31'59" E	136.12'
C41	300.00'	1°33'46"	8.18'	N 40°21'30" E	8.18'
C42	300.00'	16°39'21"	87.21'	N 47°54'18" E	86.90'
C43	25.00'	83°39'10"	36.50'	N 14°24'23" E	33.34'
C44	75.00'	22°35'19"	29.57'	N 73°14'57" E	29.38'
C45	1,056.50'	3°30'25"	64.67'	S 07°50'08" W	64.66'
C46	1,046.50'	2°18'35"	42.19'	N 08°15'26" E	42.19'

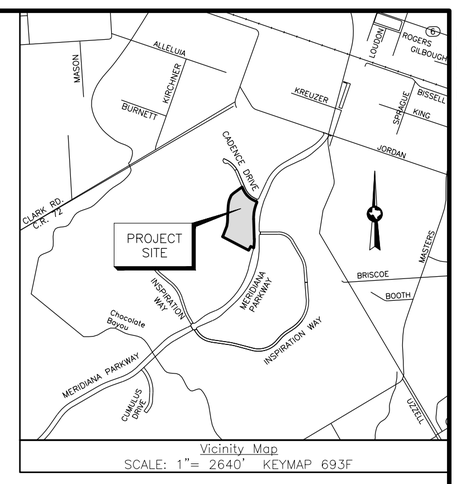
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 62°30'17" W	81.26'
L2	S 27°29'43" W	110.88'
L3	N 27°29'46" E	54.16'
L4	N 09°32'39" E	93.68'
L5	N 03°16'47" E	72.31'
L6	N 00°02'41" W	57.54'
L7	N 04°24'29" E	70.45'
L8	N 06°07'49" E	63.70'
L9	N 13°22'42" E	67.75'
L10	N 19°21'36" E	26.45'
L11	N 23°32'28" E	94.37'
L12	N 33°16'56" E	10.04'
L13	N 45°48'52" E	70.29'
L14	S 23°19'10" E	77.33'
L15	S 69°26'09" E	30.79'
L16	S 27°29'43" W	29.43'
L17	N 27°29'43" E	32.64'
L18	N 05°55'35" E	143.37'
L19	S 27°29'43" W	97.50'
L20	N 69°01'22" E	13.26'
L21	S 72°29'43" W	7.57'
L22	N 39°34'37" E	27.69'
L23	N 56°13'58" E	120.29'
L24	S 83°33'52" E	15.28'
L25	S 43°21'42" E	45.52'
L26	S 49°54'59" E	56.91'
L27	S 59°02'07" E	85.13'
L28	S 29°03'13" E	118.23'
L29	N 00°32'17" W	59.26'
L30	N 29°22'04" W	13.85'
L31	N 27°29'43" E	2.07'
L32	N 29°22'04" W	3.46'
L33	S 74°52'50" E	47.77'
L34	N 62°30'17" W	10.51'
L35	N 74°52'50" W	63.62'



DETAIL "A"
SCALE: 1"=30'



SCALE: 1" = 60'



Vicinity Map
SCALE: 1"= 2640' KEYMAP 693F

E4727


CALLED 884.331 ACRES
GR-M1, LTD.
B.C.C.F. NO. 2006035182
N 53°51'10" E 269.14'
14' U.E.
94.52'
L14
10' B.L./P.U.E.
36.14'
RESERVE "A"
(SEE TABLE)
75.37'
99.45'
N 33°46'07" W
130.17'
10' U.E.
10' B.L./P.U.E.
50.09'
C43
62.35'
30.00'
6.84'
L13
N 33°56'24" W
126.98'
25' B.L.
10' P.U.E.
74.92'
125.01'
CARAVEL DRIVE
(80' R.O.W.)
208.60'
177.01'
N 56°13'58" E
40'
C23
L24
L25
44.93'
14' U.E.
10' B.L./P.U.E.
102.79'
L12
N 47°02'25" W
134.46'
42
BLOCK ①
41
RES. "D"
(SEE TABLE)
N 51°37'01" W
141.17'
N 51°37'01" W
140.26'
14' U.E.
10' W.L.E.
25' B.L.
15' P.U.E.
10' B.L./P.U.E.
10.00'
5.43'
17.71'
C42
C41
L22
31.59'
L11
40
C24
28.98'
L23
BLOCK ①
1
0.90'
L26
246.14'
L4
C4
13.12'
25' B.L.
10' P.U.E.
7.16'
N 43°29'58" E
132.69'
2
3
N 37°12'41" E
132.89'
L27
10' B.L./P.U.E.
P.O.B. (F)
X:3,122,005.84
Y:13,731,398.20
L15
C1
(F)
L10
N 67°18'40" W
129.25'
39
C40
56.56'
C8
C9
C16
C17
45.74'
10' B.L./P.U.E.
RES. "F"
(SEE TABLE)
S 54°56'29" E
125.00'
C18
BREEZE LANE
(50' R.O.W.)
C5
72.10'
22.71'
C26
28.56'
N 47°29'33" E
137.95'
L28
RESERVE "B"
(SEE TABLE)
14' U.E.
25' B.L.
15' P.U.E.
L9
N 84°04'25" W
129.32'
38
54.44'
9.27'
88.98'
10' P.U.E.
25' B.L.
24
31.08'
S 84°04'25" E
129.29'
23
62.00'
143.37'
55.45'
10.01'
BLOCK ②
1
N 60°33'16" W
146.08'
2.99'
C19
C10
5.05'
C20
C27
4.96'
10' P.U.E.
25' B.L.
4
BLOCK ①
L8
7'
N 84°04'25" W
129.36'
37
63.72'
63.70'
143.37'
S 84°04'25" E
127.02'
22
50.29'
13.20'
7'
N 08°01'41" E
62.04'
68.32'
N 79°28'13" W
132.39'
2
25' B.L.
10' P.U.E.
53.58'
S 85°57'46" E
136.31'
5
38.95'
27.14'
21.38'
C28
L7
N 84°04'25" W
127.67'
36
6.73'
60.72'
25.23'
37.56'
62.19'
C39
C7
C15
69.90'
7.17'
54.67'
68.32'
14' U.E.
S 77°57'29" E
138.86'
6
67.64'
10' P.U.E.
25' B.L.
76.22'
173.38'
N 13°27'05" E
N 86°10'23" W
125.20'
35
69.82'
BLOCK ①
S 84°50'58" E
125.47'
21
2.84
N 01°40'19" E
60.86'
65.46'
N 82°51'14" W
131.42'
3
60.53'
C20
C11
C29
S 81°56'00" E
135.41'
7
58.22'
14' U.E.
L6
N 89°38'59" W
126.35'
34
67.21'
14' U.E.
9.36'
38.17'
24.60'
S 88°57'25" E
126.98'
BLOCK ②
20
48.09'
19.35'
49.96'
52.53'
15.50'
N 86°14'15" W
127.23'
4
S 85°54'30" E
136.14'
8
58.40'
N 05°21'33" E
116.62'
N 88°13'00" E
131.24'
33
44.43'
63.70'
N 88°13'00" E
125.00'
19
62.00'
10' P.U.E.
25' B.L.
65.80'
N 89°37'17" W
125.82'
5
38.68'
22.39'
CATAMARAN PLACE
(50' R.O.W.)
S 89°53'00" E
132.82'
9
67.64'
32.33'
31.32'
L29
S 88°13'00" W
134.21'
32
63.70'
227.05'
N 01°47'00" W
227.06'
CARAVEL DRIVE
(50' R.O.W.)
N 88°13'00" E
125.00'
18
62.00'
S 88°13'00" W
125.00'
6
14' U.E.
N 88°13'00" E
132.00'
10
60.00'
10' P.U.E.
25' B.L.
14' U.E.
60.00'
L5
N 88°13'00" E
139.09'
31
63.70'
N 88°13'00" E
125.00'
17
62.00'
10' P.U.E.
25' B.L.
N 01°47'00" W
62.00'
S 88°13'00" W
125.00'
7
62.00'
N 88°13'00" E
132.00'
11
BLOCK ①
60.00'
10' P.U.E.
25' B.L.
60.00'
L3
S 88°13'00" W
149.46'
30
63.70'
87.82'
N 88°13'00" E
125.00'
16
62.00'
S 88°13'00" W
125.00'
8
62.00'
311.27'
S 01°47'00" E 311.26'
311.26'
N 88°13'00" E
132.00'
12
60.00'
10' P.U.E.
25' B.L.
14' U.E.
60.00'
L4
N 73°29'11" W
153.24'
29
55.47'
87.82'
S 85°10'51" E
127.48'
15
57.65'
37.45'
21.71'
3.76'
70.02'
62.00'
S 88°13'00" W
125.00'
9
62.60'
80.80'
N 06°08'05" E
S 75°01'05" E
132.81'
14
57.65'
S 88°13'00" W
133.62'
10
40.88'
35.28'
58.63'
36.67'
N 84°25'59" W
140.60'
N 88°13'00" E
132.00'
13
60.00'
10' P.U.E.
25' B.L.
14' U.E.
60.00'
N 01°47'00" W 433.41'
N 20°59'31" E 223.51'
20' S.S.E.
N 62°07'52" W
149.19'
RES. "C"
(SEE TABLE)
N 62°07'52" W
142.87'
10' B.L./P.U.E.
2.82'
8.52'
C37
L17
32.64'
S 64°51'19" E
135.68'
13
10' P.U.E.
25' B.L.
11
BLOCK ②
N 27°29'43" E
76.54'
77.50'
14' U.E.
N 62°30'17" W
150.32'
105.25'
C21
C12
C30
N 88°29'53" W
132.75'
14
39.94'
18.63'
66.17'
L18
N 78°39'50" W
144.25'
15
55.78'
80.28'
S 74°18'07" W
190.25'
28
BLOCK ①
47.53'
C36
50.68'
C22
C35
8.52'
37.92'
10' B.L./P.U.E.
110.29'
235.61'
25' B.L.
10' P.U.E.
47.50'
N 68°49'47" W
151.27'
16
55.78'
35.88'
46.96'
S 38°17'56" W
143.95'
27
50' B.L.
(SEE NOTE 8)
14' U.E.
157.94'
265.61'
60.00'
15' P.U.E.
25' B.L.
N 62°30'17" W
458.01'
430.82'
C31
C22
L19
47.50'
10' P.U.E.
25' B.L.
17
BLOCK ①
N 27°57'33" E
97.77'
14' U.E.
60.54'
S 27°29'43" W
145.46'
26
S 27°29'43" W
145.47'
25
S 27°29'43" W
145.49'
24
S 27°29'43" W
145.50'
23
S 27°29'43" W
145.52'
22
S 27°29'43" W
145.53'
21
S 27°29'43" W
145.55'
20
S 27°29'43" W
140.08'
19
BLOCK ①
BLOCK ②
BLOCK ①
BLOCK ②
BLOCK ①
BLOCK ②

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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.

City of Manvel

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

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

AGENDA REQUEST

REQUEST MUST BE MADE ACCORDING TO THE SUBMITTAL SCHEDULE

Meeting Requested: (Please check applicable meeting)

Planning, Development & Zoning	☒	City Council	☐	Both	☐

Date of Request: 06/15/2026 (07/13/2026 PD&Z Meeting)

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

Person to Speak: Jared Bowlin or Brad Sweitzer

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

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

Description of Request and Physical Address:

Consideration and possible action to approve Final Plat for Meridiana Cadence Drive Phase 1, Being a subdivision of 1.292 acres out of the Oliver Hall Survey, Abstract 203; City of Manvel, Brazoria County, Texas

Plats:
Preliminary _____
Final X

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

Kaitlin Gile
SIGNATURE

06/15/2026
DATE

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

STAFF REPORT TO PLANNING, DEVELOPMENT AND ZONING COMMISSION
PLAT APPLICATION

Plat Name:	Meridiana Cadence Drive Phase 1 - Final Plat
Applicant:	Kaitlin Gile – EHRA Engineering
PD&Z Meeting Date:	July 13, 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:	Conditional Approval

BACKGROUND/ REVIEW NOTES

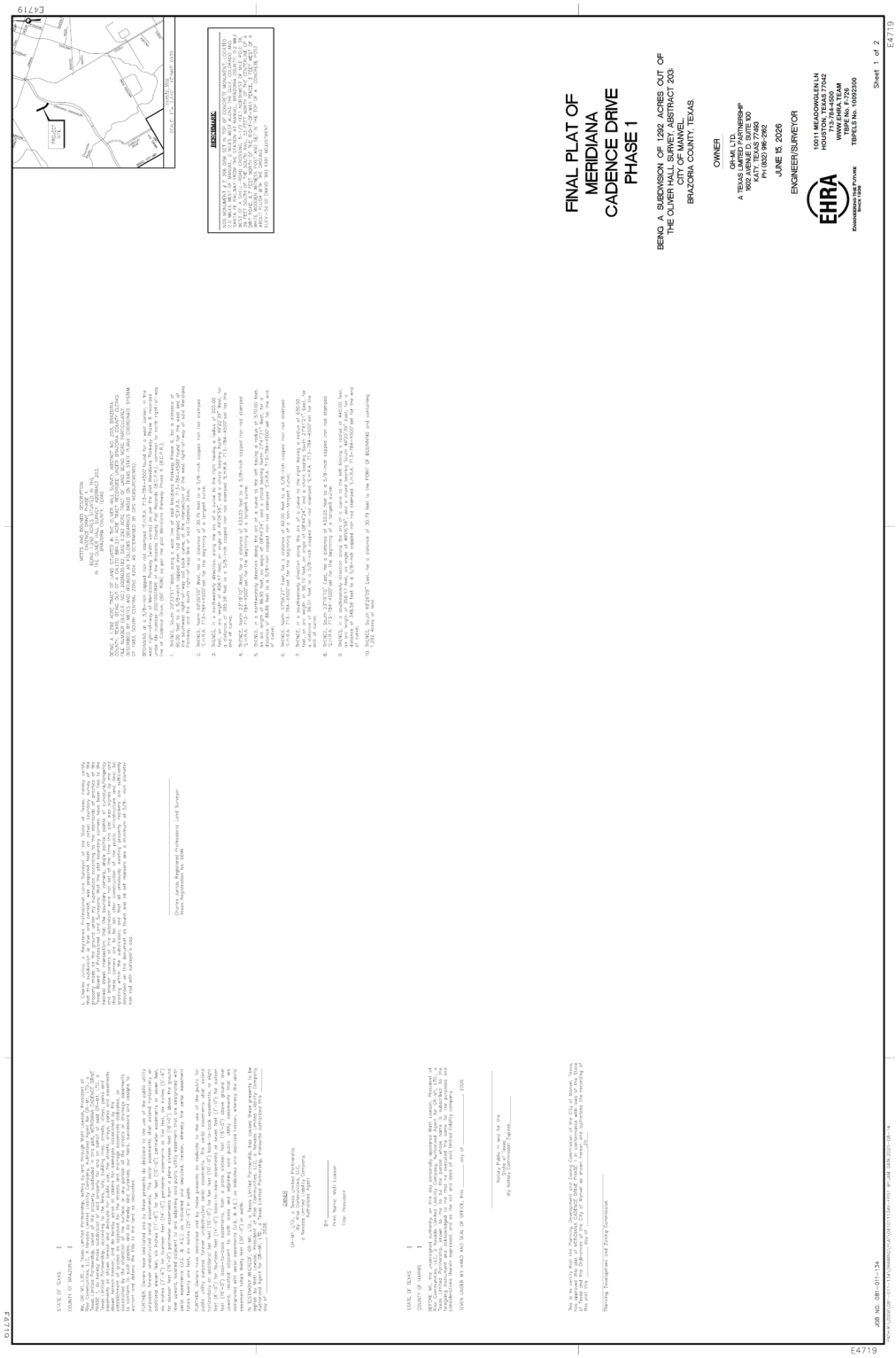
- *This proposed plat is a street dedication plat within the Meridiana Master Planned Development, which was established as an Open Planned Unit Development (O-PUD) in 2009. The City Council approved the fourth O-PUD amendment on May 18, 2026.*
- *The 24th Amendment to the Meridiana General Development 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.*
- *Cadence Drive is a 60-foot-wide neighborhood collector on the west side of Meridiana Parkway.*
- *The proposed plat includes approximately 1.29 acres of land.*
- *The proposed plat generally conforms to the preliminary plat approved in October 2025.*

STAFF RECOMMENDATION

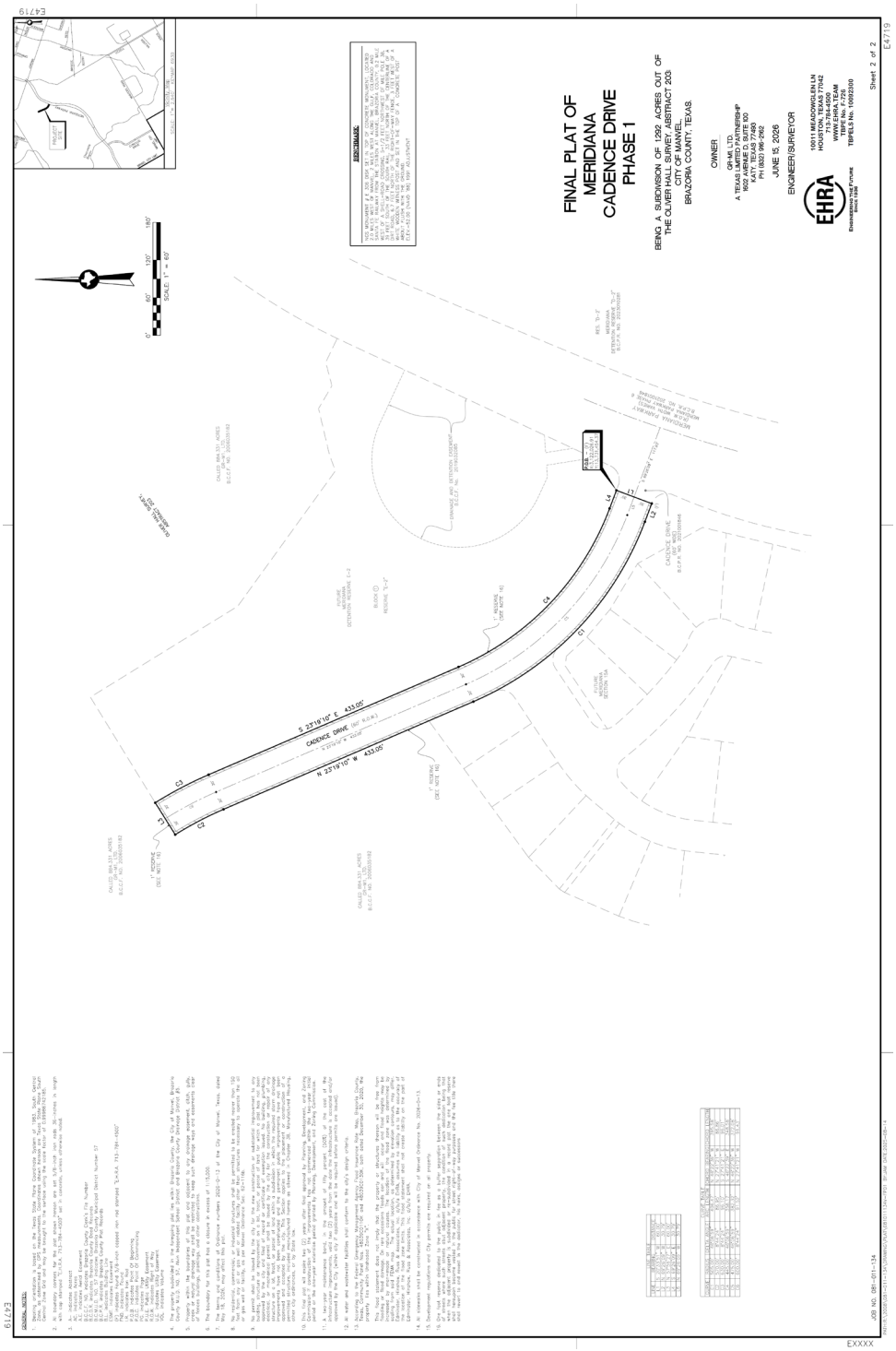
The City staff recommends approval of the Meridiana Cadence Drive Phase 1 - Final Plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. The CPL identifies the property as being located in Harris County. Please correct the county reference (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 match the line table with the approved preliminary plat (section62-41(b)(10))
5. Please label the adjacent properties as "Future Meridiana Section 15B", "Future Meridiana Section 17 ", and "Future Meridiana Section 18" (Section 62-41(b)(11)).
6. Please include a note stating there are no pipelines within the boundaries of this plat (62-116(a)).

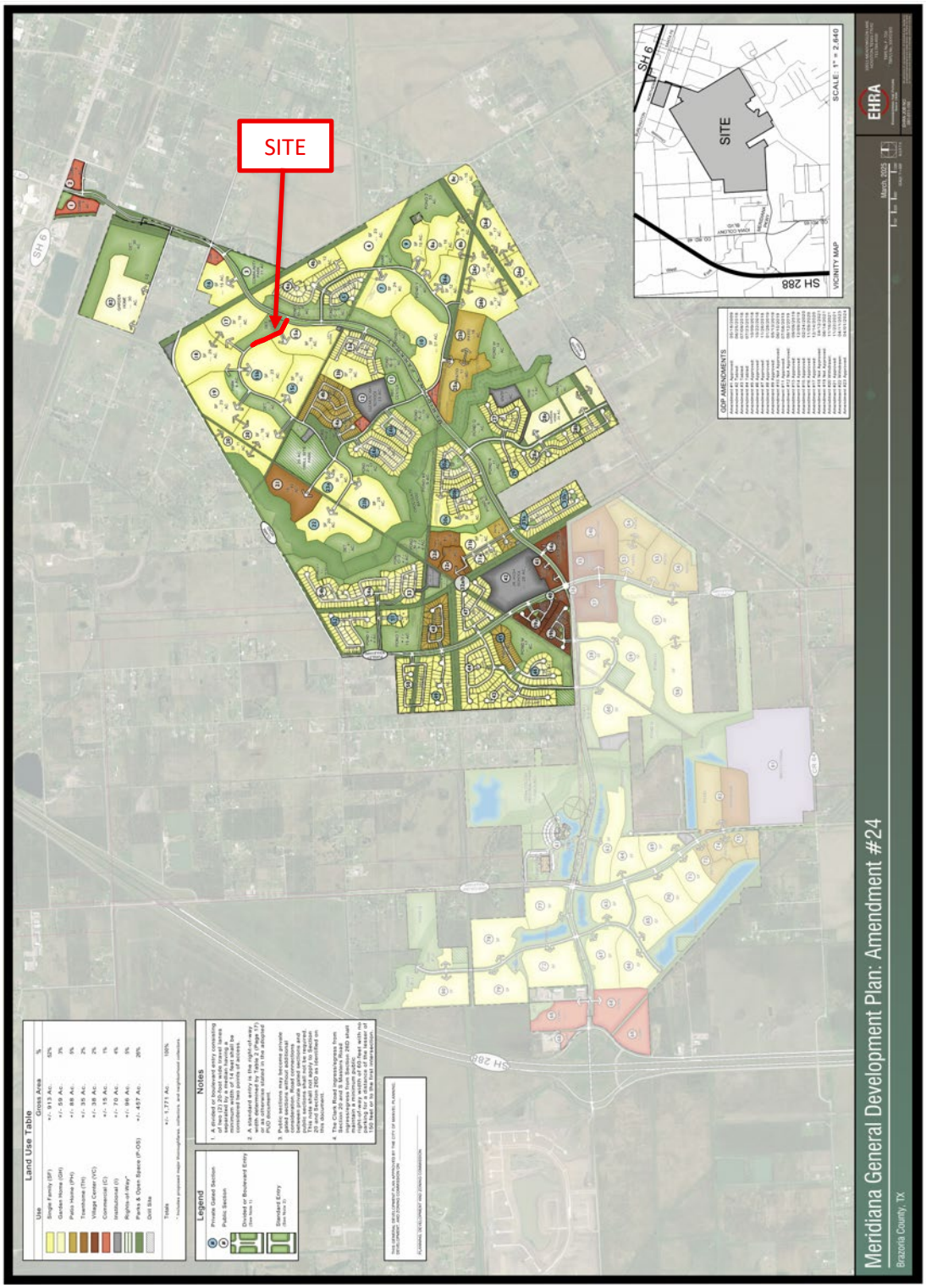
Plat Exhibit



Plat Exhibit



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 CADENCE DRIVE PHASE 1, 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, 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 _____, 2026.

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 _____, 2026.

_____

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

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

_____

Planning, Development and Zoning Commission

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.

_____

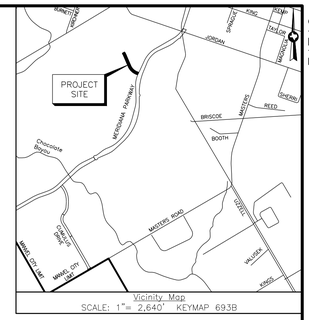
Charles Jurica, Registered Professional Land Surveyor
Texas Registration No. 6696

METES AND BOUNDS DESCRIPTION
CADENCE DRIVE PHASE 1
BEING 1.292 ACRES SITUATED IN THE
IN THE OLIVER HALL SURVEY, ABSTRACT 203,
BRAZORIA COUNTY, TEXAS

BEING A 1.292 ACRE TRACT OF LAND SITUATED IN THE OLIVER HALL SURVEY, ABSTACT NO. 203, BRAZORIA COUNTY, TEXAS, BEING OUT OF A CALLED 884.331 ACRE TRACT RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006035182, SAID 1.292 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS (BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE 4204, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for a west corner, in the west right–of–way of Meridiana Parkway (width varies) as per the plat Meridiana Parkway Phase 6 recorded under file number 2021001846 of the Brazoria County Plat Records (B.C.P.R.), common to north right–of–way line of Cadence Drive, (60' ROW) as per the plat Meridiana Parkway Phase 6 (B.C.P.R.);

1. THENCE, South 20°33'51" West, along a west line of said Meridiana Parkway Phase 6, for a distance of 60.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" found for the west end of the southwest right–of–way cut back curve, at the intersection of the west right–of–way of said Meridiana Parkway, and the south right–of–way line of said Cadence Drive;
2. THENCE, North 69°26'09" West, for a distance of 30.79 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the beginning of a tangent curve;
3. THENCE, in a northwesterly direction, along the arc of a curve to the right having a radius of 505.00 feet, an arc length of 406.47 feet, an angle of 46°06'59", and a chord bearing North 46°22'39" West, for a distance of 395.58 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;
4. THENCE, North 23°19'10" West, for a distance of 433.05 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the beginning of a tangent curve;
5. THENCE, in a northwesterly direction along the arc of a curve to the left having a radius of 570.00 feet, an arc length of 86.95 feet, an angle of 08°44'24", and a chord bearing North 27°41'21" West, for a distance of 86.86 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;
6. THENCE, North 57°56'27" East, for a distance of 60.00 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the beginning of a non–tangent curve;
7. THENCE, in a southeasterly direction along the arc of a curve to the right having a radius of 630.00 feet, an arc length of 96.10 feet, an angle of 08°44'24", and a chord bearing South 27°41'21" East, for a distance of 96.01 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;
8. THENCE, South 23°19'10" East, for a distance of 433.05 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the beginning of a tangent curve;
9. THENCE, in a southeasterly direction along the arc of a curve to the left having a radius of 445.00 feet, an arc length of 358.17 feet, an angle of 46°06'59", and a chord bearing South 46°22'39" East, for a distance of 348.58 feet to a 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500" set for the end of curve;
10. THENCE, South 69°26'09" East, for a distance of 30.79 feet to the POINT OF BEGINNING and containing 1.292 Acres of land.



Vicinity Map
SCALE: 1"= 2,640' KEYMAP 693B

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 CADENCE DRIVE PHASE 1

BEING A SUBDIVISION OF 1.292 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

OWNER

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

JUNE 15, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936

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

JOB NO. 081–011–134

PATH:R:\2008\081–011–134\DRAWING\PLAT\081011134V–FP01 BY:JAM DATE:2025–08–14

E4719

E4719

GENERAL NOTES:

1. Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements. Coordinates shown hereon are Texas State Plane South Central Zone Grid and may be brought to the surface using the scale factor of 0.99986742185.

2. All boundary corners for the plat shown hereon are set 5/8–inch iron rods 36–inches in length with cap stamped "E.H.R.A. 713–784–4500" set in concrete, unless otherwise noted.

3. 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.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
ESMT. indicates Easement
(F) indicates Found 5/8–inch capped iron rod stamped "E.H.R.A. 713–784–4500"
FND. indicates Found
I.R. indicates Iron Rod
P.O.B. indicates Point Of Beginning
P.O.C. indicates Point Of Commencing
PG. indicates Page
P.U.E. Public Utility Easement
R.O.W. indicates Right of Way
U.E. indicates Utility Easement
VOL. indicates Volume

4. The property subdivided in the foregoing plat lies within Brazoria County, the City of Manvel, Brazoria County M.U.D. NO. 57, Alvin Independent School District and Brazoria County Drainage District #5.

5. Property within the boundaries of this plat 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.

6. The boundary for this plat has a closure in excess of 1:15,000.

7. The terms and conditions of Ordinance numbers 2026–0–13 of the City of Manvel, Texas, dated May 18, 2026, may affect this plat.

8. 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.

9. 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 plat 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.

10. 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.

11. 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).

12. All water and wastewater facilities shall conform to the city's design criteria.

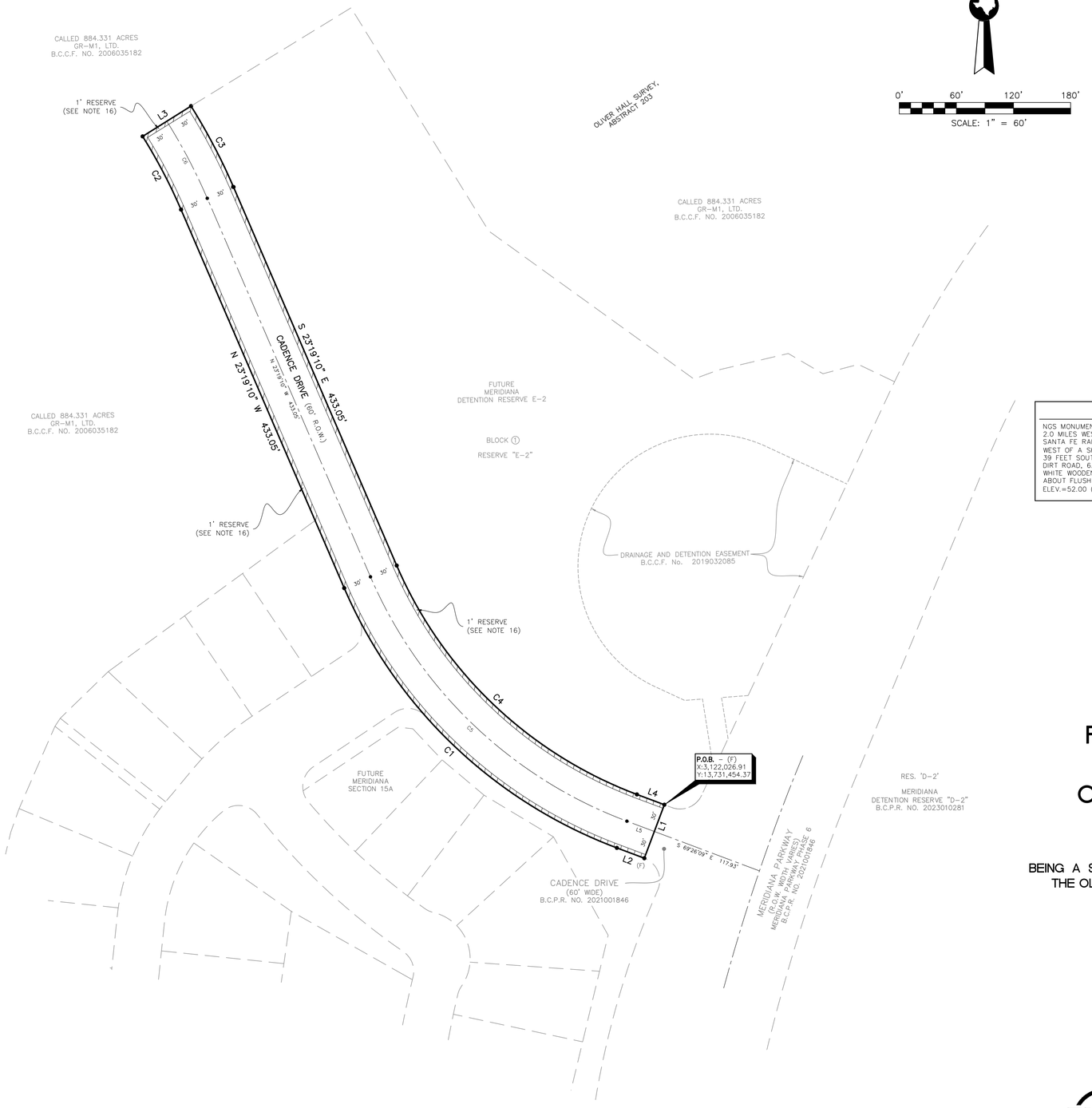
13. According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel Nos. 48039C0110K and 48039C0130K, both dated December 30, 2020, the property lies within Unshaded Zone "X".

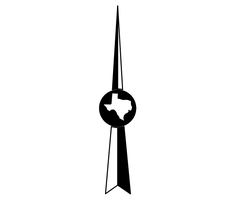
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man–made or natural causes. The location of the flood zone was determined by scaling from said FEMA 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.

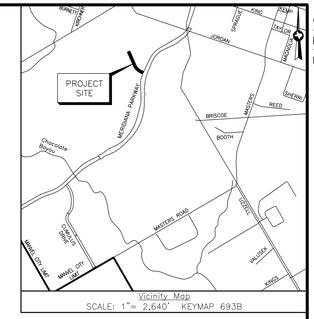
14. All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2026–0–13.

15. Development regulations and City permits are required on all property.

16. One foot reserve dedicated to the public in fee as a buffer separation between the sides or ends of streets where such streets abut adjacent property, the condition of such dedication being that when the adjacent property is subdivided or re–subdivided in a record plat the one foot reserve shall hereupon become vested in the public for street right–of–way purposes and the fee title there shall revert to and revest in the dedicator, his heirs, assigns or successors







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

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 20°33'51" W	60.00'
L2	N 69°26'09" W	30.79'
L3	N 57°56'27" E	60.00'
L4	S 69°26'09" E	30.79'
L5	N 69°26'09" W	30.79'

CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	505.00'	46°06'59"	406.47'	N 46°22'39" W	395.58'
C2	570.00'	8°44'24"	86.95'	N 27°41'21" W	86.86'
C3	630.00'	8°44'24"	96.10'	S 27°41'21" E	96.01'
C4	445.00'	46°06'59"	358.17'	S 46°22'39" E	348.58'
C5	475.00'	46°06'59"	382.32'	N 46°22'39" W	372.08'
C6	600.00'	8°44'24"	91.52'	N 27°41'21" W	91.43'

FINAL PLAT OF MERIDIANA CADENCE DRIVE PHASE 1

BEING A SUBDIVISION OF 1.292 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

OWNER

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

JUNE 15, 2026

ENGINEER/SURVEYOR

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LN
HOUSTON, TEXAS 77042
713–784–4500
WWW.EHRA.TEAM
TBPE No. F–726
TBPELS No. 10092300

JOB NO. 081–011–134

E4719

EXXXX

PATH:R:\2008\081–011–134\DRAWING\PLAT\081011134V–FP01 BY:JAM DATE:2025–08–14

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



VICINITY MAP SCALE: 1" = 2,640

Meridiana General Development Plan: Amendment #24

Brazoria County, TX

March, 2025

SCALE: 1"=600' 150' 300' 600' 1200' NORTH

EHRA
ENGINEERING THE FUTURE SINCE 1936
10011 MEADOWGLEN LANE
HOUSTON, TEXAS 77042
713.784.4500
TBPE No. F- 726
TBPLS No. 1009300
EHRA JOB NO. 081-011-150

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.

MANVEL
PD&Z / CITY COUNCIL
DATA SHEET

TOPIC:	☐ Rezoning
	☐ New Planned Unit Development (PUD)
	☐ PUD Amendment
	☒ Specific Use Permit (SUP): NAICS Use 812113 "Nail Salons"

DATES:	☒ 7/13/2026 : 1st Public Hearing and PDZ recommendation to City Council.
	☐ 7/20/2026 : 2nd Public Hearing and 1st reading of the Ordinance.
	☐ 8/3/2026 : Second and Final reading of the Ordinance.

PROJECT DETAILS:

Applicant: Thue Le

Project Name: The Muse Nail Lounge

Property Owner: Jimmy Nguyen

Property Address: 18909 Morris Avenue/Highway 6, Manvel, Texas 77578, Suite 300

Location: Northeast corner of intersection of Hwy 6 and Pollard Blvd

Legal Description: Reserve "B" of Bluewater Retail Center Minor Plat, recorded in Brazoria County Clerk's File (B.C.C.F.) No. 2025010899 (PID: 710337)

Current Landuse: Vacant lease space within an existing shopping center

Proposed Landuse: NAICS Use 812113 "Nail Salons"

Background: The subject site is zoned Light Commercial District / State Highway 6 Overlay (LC/SH6). Section 77-50 of the Zoning Ordinance requires an SUP for the proposed Nail Salon use.

CONFORMANCE TO CITY ADOPTED PLANS:

- Conforms to the guiding principles of the 2045 Strategic Plan: ☒ **YES** ☐ **NO**
- Conforms to the goals of Manvel 2045 Comprehensive Plan: ☒ **YES** ☐ **NO**
- Conforms to Future Land Use and Character Map: ☒ **YES** ☐ **NO**
- Conforms to Major Thoroughfare Plan: ☒ **YES** ☐ **NO**

Note: Details and staff analysis are included in the attached staff report.

PUBLIC INPUT: Public hearing notices were published in a newspaper of general circulation, a notice sign was posted on-site, and all property owners within 200 feet were notified. At the time of preparation of this report, no inquiries or opposition have been received.

MANVEL
PD&Z / CITY COUNCIL
DATA SHEET

STAFF RECOMMENDATION:

☐ Approval ☒ Conditional Approval ☐ Not Approval

Conditions:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

PD&Z RECOMMENDATION:

☐ Approval ☐ Conditional Approval ☐ Not Approval

Vote: Choose an item. and Choose an item.

Additional Input: Click or tap here to enter text.

`

ATTACHMENTS:	☒ Staff Report / PD&Z Final Report to Council
	☐ Proposed Ordinance No. 2026-O-17
	☐ PUD Document and associated Exhibits
	☐ Other

FUNDING ISSUES

_X_ Not applicable
___ Not budgeted
___ Full amount already budgeted
___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER	**FINANCE DIRECTOR APPROVAL** _NA_
Ellie Roohbakhsh, Senior Planner	**ZONING OFFICIAL APPROVAL_YES_**
	CITY MANAGER APPROVAL _YES_

STAFF REPORT TO PLANNING, DEVELOPMENT, AND ZONING COMMISSION

Specific Use Permit

Agenda of:	July 13, 2025	**Initiated By:**	Jose Abraham Director, Development Services
Subject:	LC/SH6 to LC/SH6 -SUP	**Presented By:**	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by consideration and action to provide a recommendation to City Council.		

SUMMARY

The applicant, Thue Le with The Muse Nail Lounge, representing property owner Jimmy Nguyen, is requesting approval of a Specific Use Permit (SUP) for an approximate 1.683-acre tract of land being Reserve "B" of Bluewater Retail Center Minor Plat, as recorded in Brazoria County Clerk's File (B.C.C.F.) No. 2025010899 (PID: 710337), located at 18909 Morris Avenue/Highway 6, Manvel, Texas 77578. The subject site is currently developed as the Shops at Bluewater retail center with associated parking and is zoned Light Commercial District / State Highway 6 Overlay (LC/SH6).

The request is to change the zoning classification to Light Commercial District / State Highway 6 Overlay with a Specific Use Permit (LC/SH6-SUP) to allow NAICS Use 812113 – "Nail Salons" within an existing 2,128-square-foot lease space (Suite 300). No exterior modifications are proposed, and any interior tenant improvements will be reviewed and permitted separately to ensure compliance with all applicable building, fire, and life safety codes.

Staff Recommendation: Approval with conditions

EXHIBITS

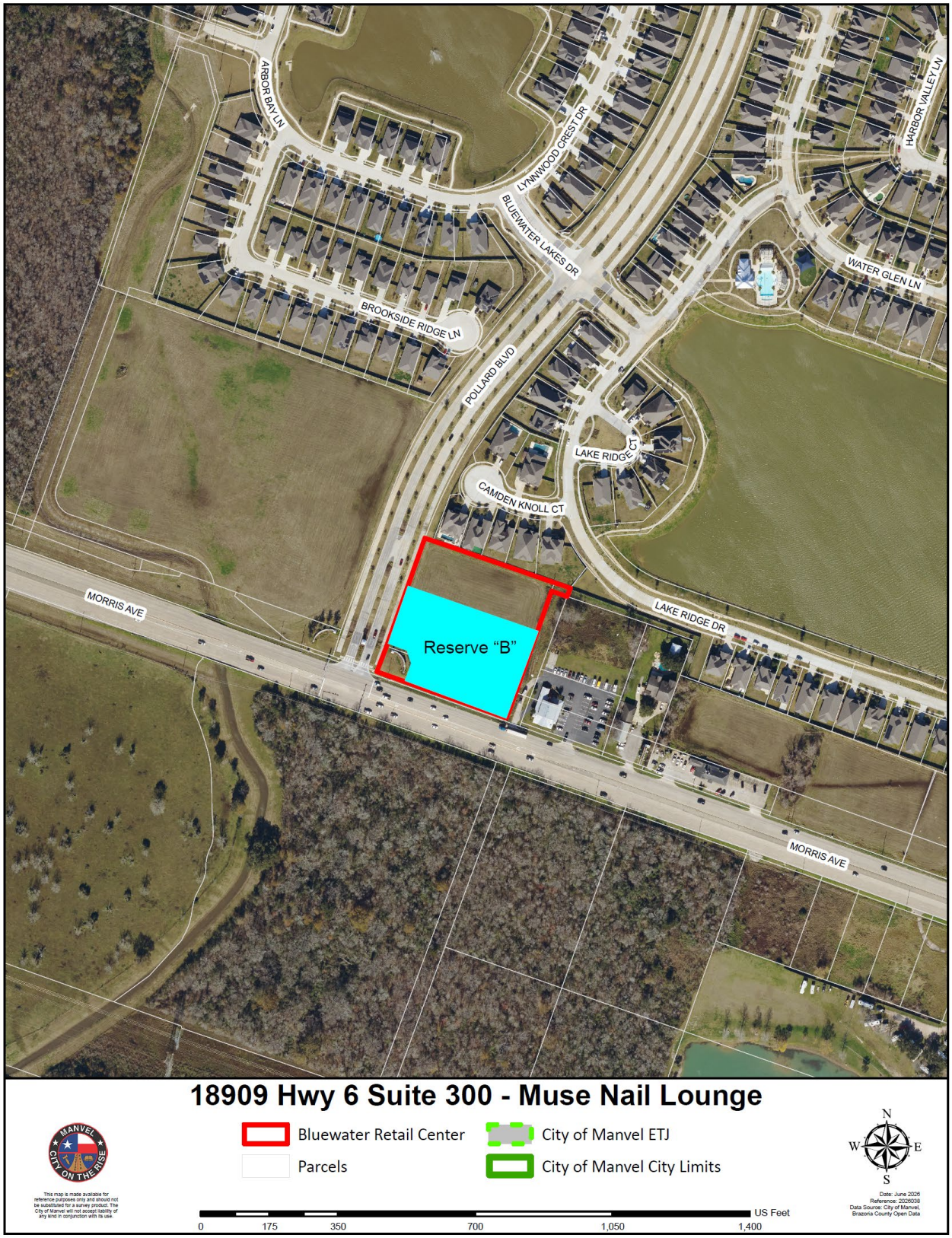
Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Recorded Plat, Conceptual Floor Plan, Permit Application, Public Hearing Notice, and Site Pictures.

GENERAL SITE INFORMATION

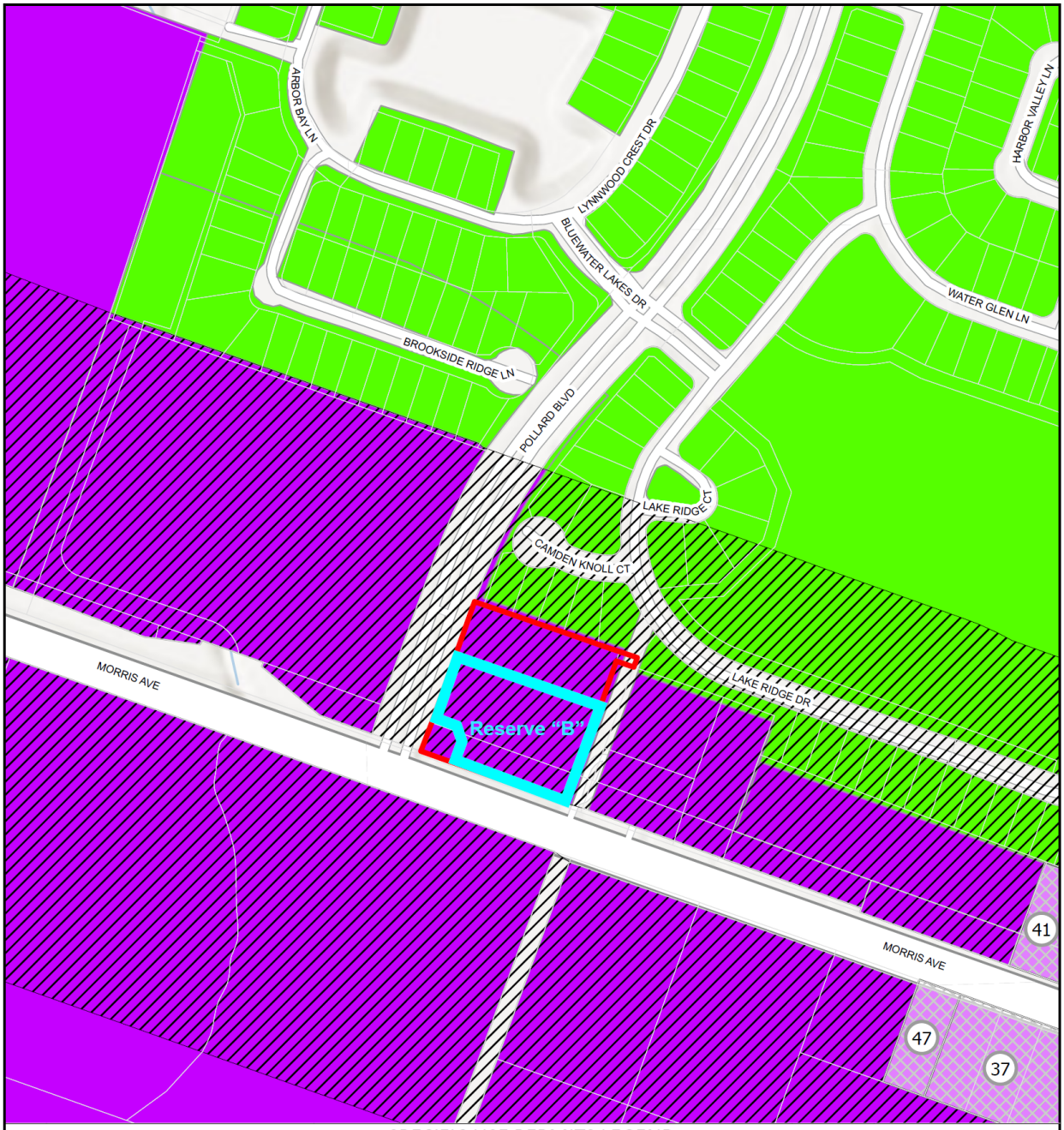
The following is a summary of general site information.

Surrounding Property Zoning	**North:** Single–Family Residential District (SFR)/ State Highway 6 Overlay District (SH-6) **South:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6) **East:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6) **West:** Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	**North:** Residential (Bluewater Lakes) **South:** Vacant/Undeveloped **East:** Commercial (The Burger Barn) **West:** Vacant (Proposed Retail Center – Plats & Plans are under review)
Major Thoroughfare	Subject site is located at the intersection of Hwy 6 and Pollard Blvd

AERIAL VICINITY MAP



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

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

18909 Hwy 6 Suite 300 - Muse Nail Lounge

Bluewater Retail Center
Parcels
City of Manvel ETJ
City of Manvel City Limits
Specific Use Permits
State Highway 6 Overlay District
Light Commercial District
Single-Family Residential District

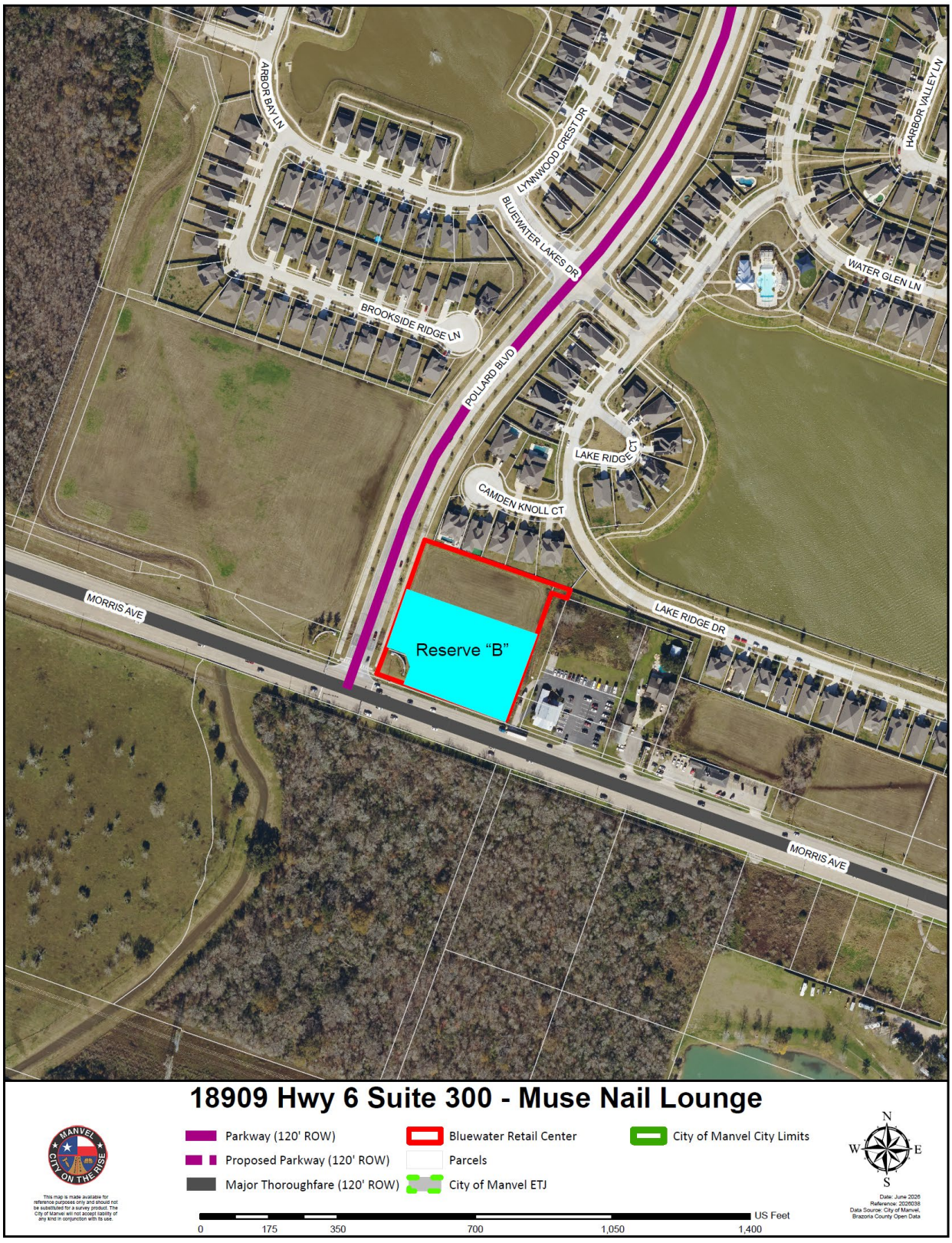
N W E S

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

US Feet
0 175 350 700 1,050 1,400

Date: June 2026
Reference: 2026038
Data Source: City of Manvel, Brazoria County Open Data

MAJOR THOROUGHFARE PLAN MAP



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

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

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

PROJECT DETAILS

The applicant is requesting a Specific Use Permit (SUP) to allow NAICS Use 812113 – Nail Salons within an existing 2,128-square-foot lease space (Suite 300) located at 18909 Morris Avenue/Highway 6, Manvel, Texas 77578, within the Shops at Bluewater retail center. The subject site is developed as a multi-tenant commercial center with shared on-site parking. Existing tenants currently include Four Two Café, and Pilates Addiction is planned as a future tenant within the shopping center.

The proposed use, The Muse Nail Lounge, will provide manicure, pedicure, and nail care services. The proposed layout includes manicure stations, pedicure chairs, a reception and waiting area, staff/work area, and support spaces. Operations will include approximately four (4) employees, with business hours from 9:00 AM to 7:00 PM, Monday through Sunday.

No exterior modifications are proposed. The interior build-out and any tenant improvements will be reviewed and permitted separately for compliance with all applicable building, health, fire, and life safety codes. According to the applicant, no chemical manufacturing or industrial activities will be conducted on the site.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section77-50 (g)).

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

a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
c. All doors shall remain unlocked and accessible during normal business hours. Please note that the proposed use meets the predetermined condition for Other Personal Care Services use.

Please note that the proposed use meets the predetermined condition for Other Personal Care Services use.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

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

1. *Conformance to Comprehensive Plan*: The Land Use and Community Character section of the Manvel 2045 Comprehensive Plan emphasizes the desired character of Highway 6 and other major corridors, supporting community-oriented development, compatibility between land uses, and development that reflects community values rather than commercial sprawl. The Goals for Land Use and Community Character further promote character-based planning, well-supported local businesses, managed growth, and high-quality development. Additionally, the Key Planning Issues note resident concerns about aesthetics and a preference for community-oriented development along major corridors like Highway 6. Overall, the subject site, located along Highway 6 within an established commercial corridor, is an appropriate location for the proposed Nail Salon and aligns with the recently adopted Comprehensive Plan and Future Land Use and Character Map.
2. *Compatibility with the character of the neighborhood:* The proposed Nail Salon will occupy an existing retail lease space and will not result in any new development. The proposed use is compatible with the surrounding context, as Highway 6 functions as a commercial corridor. The proposed use is not significantly different from the existing commercial uses in the area in terms of intensity and traffic generation. Staff notes that there is currently one active nail salon within the City limits (Manvel Town Center) and two active nail salons within the City's ETJ (Magnolia Parkway, and Bailey Road in Sedona Lakes). The proposed use would add an additional personal service business within an existing commercial shopping center along the Highway 6 corridor.
3. *The suitability of the property for the uses permitted by right*: The subject site is currently zoned LC/SH6 and abuts LC/SH6-zoned properties on three sides. The existing strip shopping center currently includes multi-tenant and is appropriate for retails uses permitted by right as well as the proposed Nail Salon.
4. *Detrimental impact on nearby property:* The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor.
5. *Traffic and Parking issues:* The proposed use will be located within an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. *Harm to the value of nearby properties:* The surrounding properties are zoned LC and consist of undeveloped land, single-family homes, and future commercial uses. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC/SH6 zoning in the area supports the appropriateness of the use.

7. *Impedance to orderly development surrounding vacant property*: The subject site is already developed, and the proposed use of the existing lease space will not impede the orderly development of nearby vacant land.
8. *Utility Provisions:* The proposed use will not have any additional impact on utility services.
9. *Safe site development and layout:* The proposed Nail Salon will not include any exterior site improvements, and the existing improvement offers a safe site layout.
10. *Lighting:* No changes to existing lighting are proposed.
11. *Landscaping and screening:* No changes to existing landscaping and screening are proposed.
12. *Other appropriate conditions and safeguards in the interest of health, safety or welfare*: The proposed use shall comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 812113 "Nail Salons" with the following conditions:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

City staff recommends forwarding a Final Report to City Council indicating Conditional Approval of the requested SUP (Proposed Ordinance No. 2026-O-17)

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation and a sign was posted on the subject site. All property owners within 200 feet of the property were notified. At the time of writing this report, no information inquiries have been received, and staff is not aware of opposition.

APPLICATION

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: MUSE NAIL LOUNGE
Project Location/Address: 18909 HWY 6, #300, MANVEL, TX 77578
Legal Description: SHOPS AT BLUEWATER
Current Zoning: Light Commercial Proposed Land Use: Retail Trip Center NAICS No.: 812113
Parcel/Tax ID# (s): 6398-0023-107 Total Acreage: 2.94 Acres

APPLICANT INFORMATION

Applicant Name: THUC LE
Company Name: T&L DESIGNS
Address: _____ City: Houston State: TX Zip: 77085
Phone #: _____ Email: _____m

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

Applicant Signature (**REQUIRED**) 05/18/26 Date

PROPERTY OWNER INFORMATION

Owner(s) Name: JIMMY NGUYEN
Address: _____ City: MANVEL State: TX Zip: 77578
Phone #: _____ Email: _____com

PROPERTY OWNER'S AUTHORIZATION **(Required – If owner is also the applicant, must sign as both)**:
I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

Owner's Signature (**REQUIRED**) 05/18/26 Date

APPLICATION

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

SUBMITTAL CHECKLIST

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

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

APPLICANT CERTIFICATION

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

Applicant Signature

05/18/26
Date

LETTER OF AUTHORIZATION

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

LETTER OF AUTHORIZATION

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

JIMMY NGUYEN
Owner Name

18909 HWY 6
Owner Address

MANVEL, TX 77578
Owner City, State Zip

05/18/26
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, JIMMY NGUYEN, certify that I am the owner of the project property located at [illegible] VEL, TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint THUC LE with the company T&L DESIGNS (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at __ _____ if you have any questions.

Sincerely,

Owner Name JIMMY NGUYEN

Owner Signature ( )

REQUEST LETTER

Letter of Request – Description of Proposed Business Use

To Whom It May Concern,

This letter is submitted to describe the proposed use of the tenant space for Muse Nail Lounge.

Muse Nail Lounge will operate as a nail salon providing professional manicure and pedicure services to the public. No chemical manufacturing or industrial activities will be conducted on the premises.

The proposed business hours are:

- Monday through Sunday: 9:00 AM – 7:00 PM

The salon is expected to have approximately four (4) employees during normal business operations.

The equipment to be used is limited to standard nail salon equipment, including:

- Pedicure chairs
- Manicure stations
- Washer and dryer
- Refrigerator
- Small countertop appliances and standard salon tools used for manicure and pedicure services

The services provided will include:

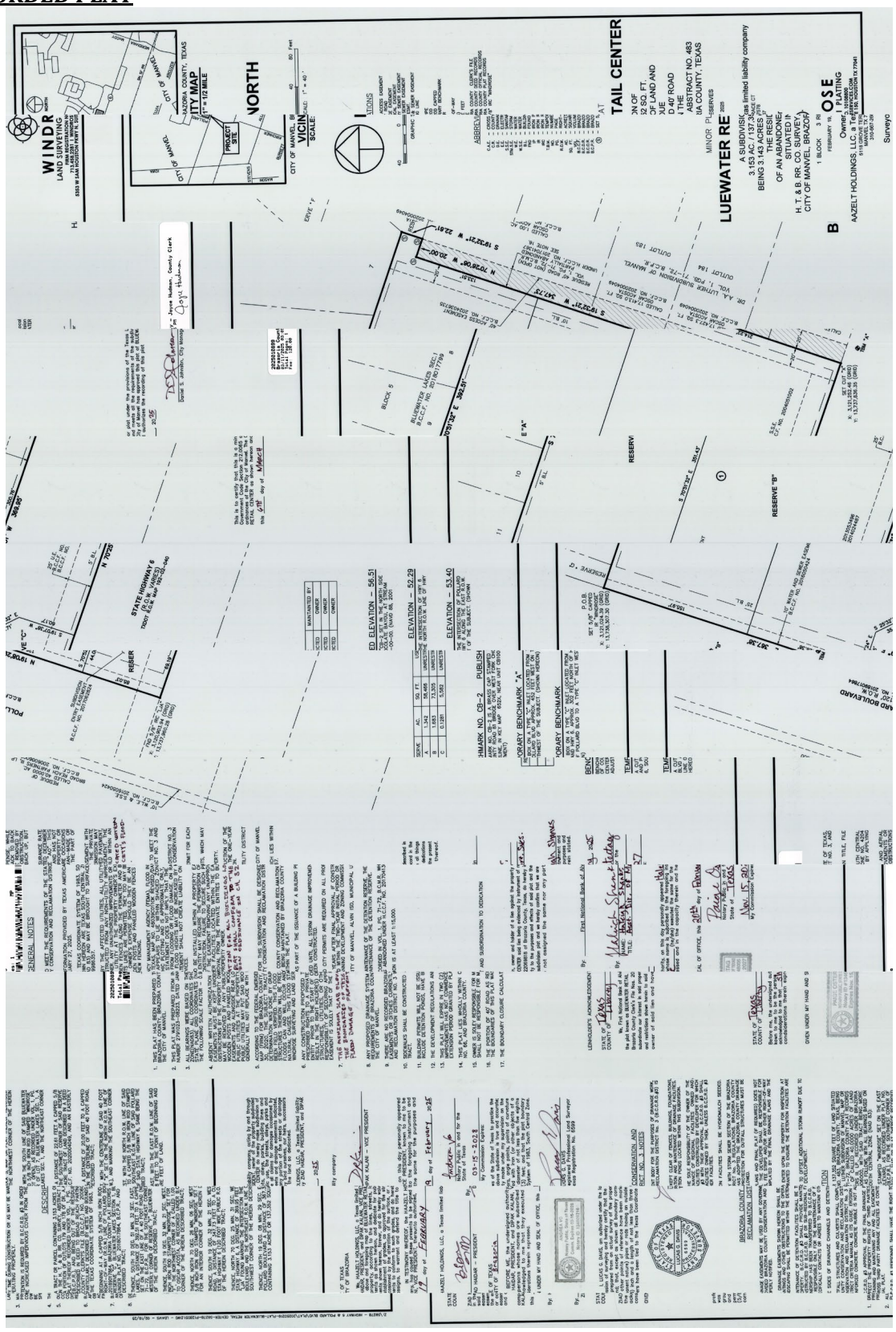
- Manicures
- Pedicures
- Nail care and grooming services

Thank you for your consideration. Please let us know if any additional information is required.

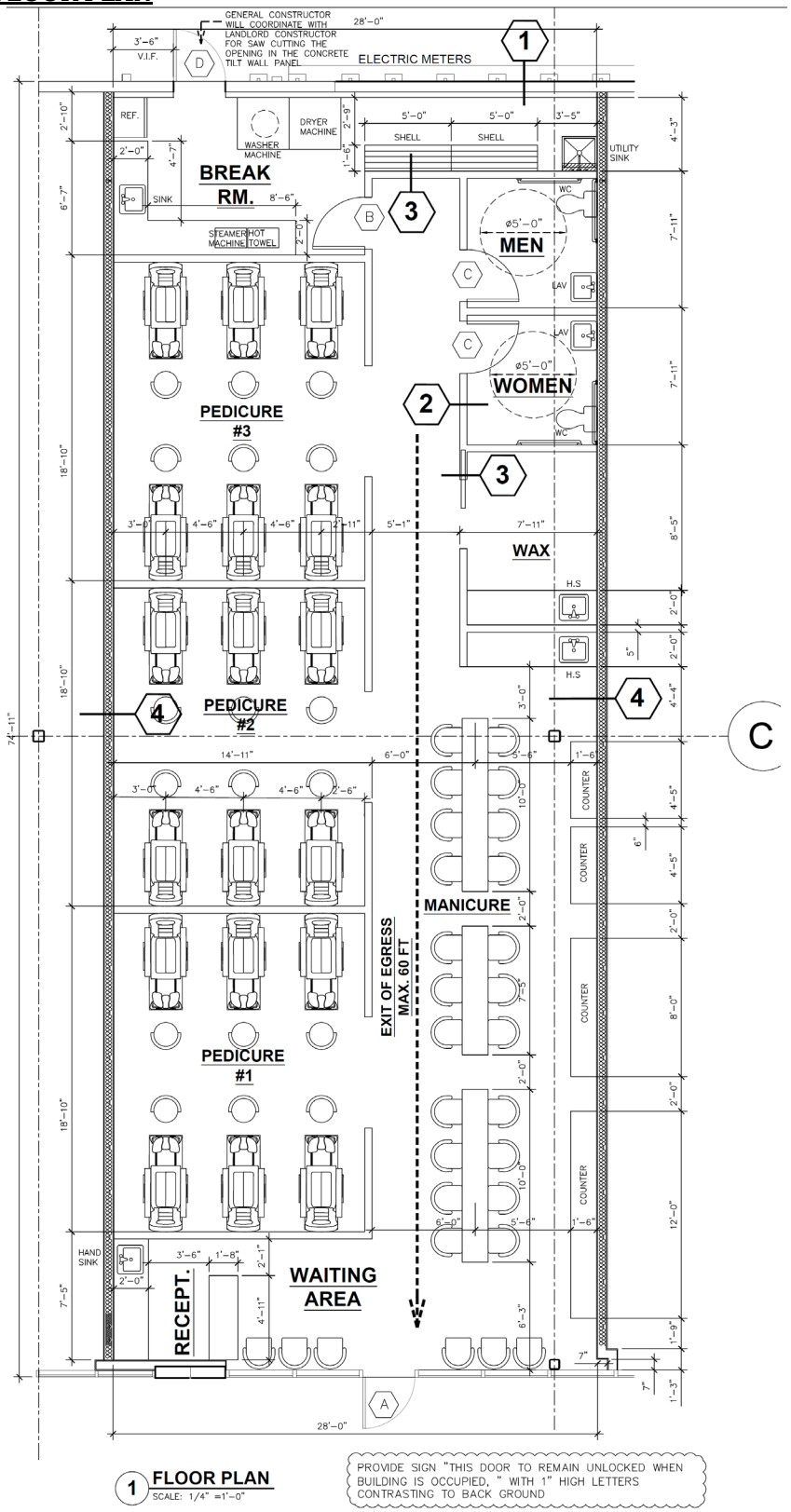
Sincerely,

Muse Nail Lounge

RECORDED PLAT



CONCEPTUAL FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/4" =1'-0"

PROVIDE SIGN "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED, " WITH 1" HIGH LETTERS CONTRASTING TO BACK GROUND

PERMIT APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

COMMERCIAL PERMIT APPLICATION – INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY

Please complete Appliation Completely

1. PROJECT ADDRESS
18909 Hwy 6, suite 300,Manvel,TX 77578

2. BUSINESS / COMPLEX NAME
MUSE NAIL LOUNGE

3. LEGAL (Lot, Block, and Subdivision)

4. OWNER INFORMATION
Name JIMMY NGUYEN
Address 18909 Hwy 6, suite 300,Manvel,TX 77578
City Manvel State TEXAS Zip 77578
Phone
Email Address

5. CONTRACTOR NAME & PHONE NUMBER
Name Jimmy Nguyen Phone

6. VALUATION
$
Include all costs for constructing the project, such as architectural, structural, electrical, mechanical, and plumbing.

7. PROJECT TYPE
☐ New Commercial Building ☐ New Multi-Family Building
☐ New Commercial – Shell Only ☐ Add-On or Remodel – Commercial
☒ New Commercial – Finish Only ☐ Add-On or Remodel – Multi-Family

8. PROJECT INFORMATION
Lot Size: 1.03 ☐ SF ☑ ACRE
Setbacks Front: Left:
Back: Right:
NAICS# ~~58~~ 812113 "NAIL SALONS"
No. of Stories 1 No. of Units
Occupancy: **a)** Type COMMERCIAL **b)** Load 58
Construction Type: 2B

9. PROJECT SIZE (SQ FT)
New Building Add-On
Shell Only Remodel
Finish Only 2128 SF Total 2128SF

10. Water Meter Size
Irrigation 2" Domestic Fire

11. READ AND SIGN
I hereby certify by my signature below that: **1)** I understand that I am the person solely responsible for inspections and all related fees and charges, **2)** I agree to abide by all laws and ordinances governing this type of work whether specified herein or not, and **3)** I have read and examined this application and know the same to be true and correct.

Signature:
Date Signed: 05/11/26

Notes:
Will any consumables be offered, served or sold at the establishment?
Yes ☐ No ☒

EFIS material are not allowed on the outside building facade (City Ord. 77-51(i)(1))

Elevation Certificates are required for projects in the floodplain

All documents and plans for a commercial project will be submitted via email to: permits@cityofmanvel.com

One hard copy of civil drawings apart from the architectural plans to be submitted to 20025 Hwy 6, Manvel, TX 77578

Inspections:
Must be scheduled before 5:00pm in order to be scheduled next business day.

Public Hearing Notice to run on 06/28/2026

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 13, 2026, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 20, 2026, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

SITE PICTURES



View of the subject site from Highway 6



View of the subject site from Pollard Blvd

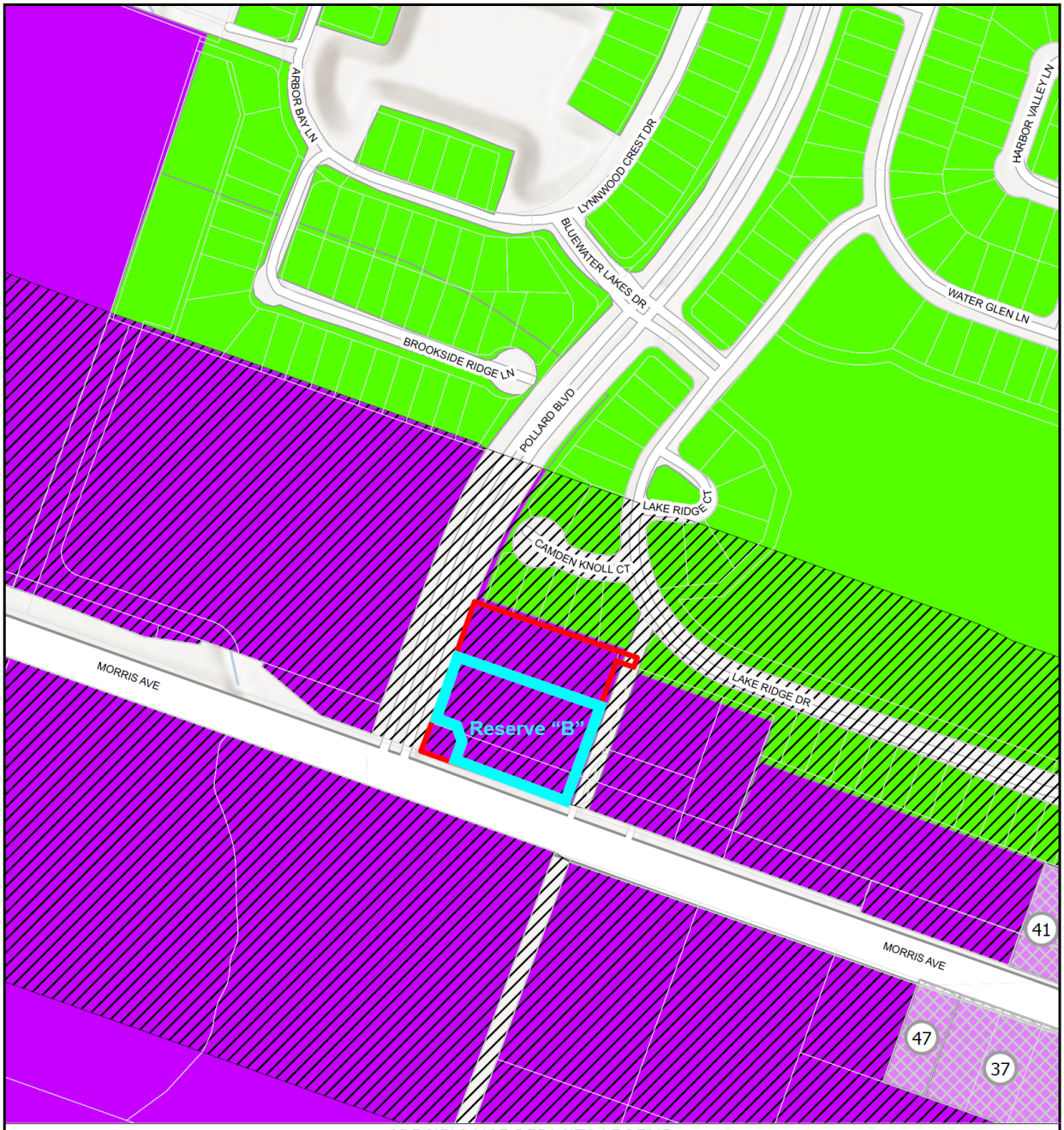


View of the subject site from eastern driveway

AERIAL VICINITY MAP



ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
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18909 Hwy 6 Suite 300 - Muse Nail Lounge

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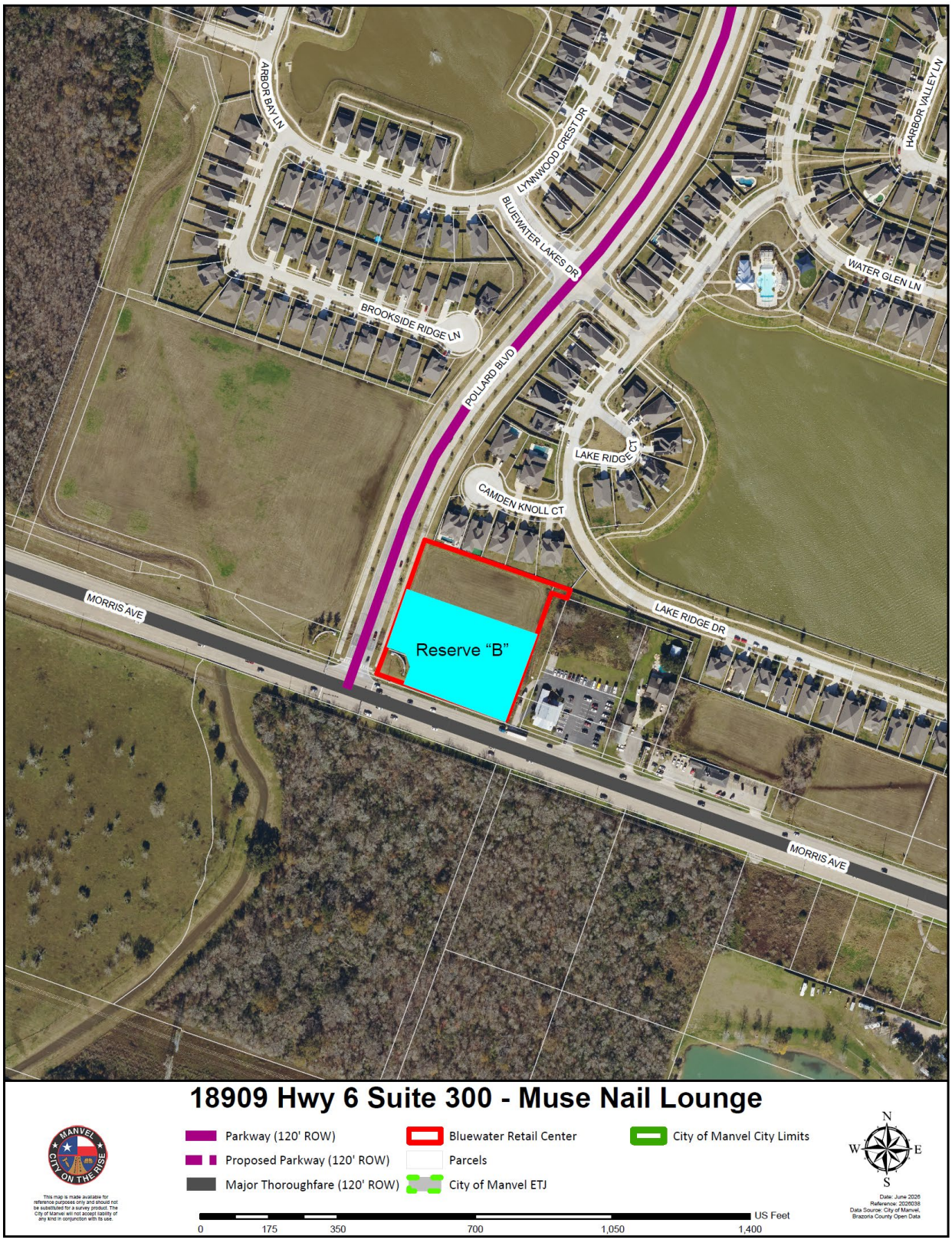
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US Feet
0 175 350 700 1,050 1,400

Date: June 2026
Reference: 2026038
Data Source: City of Manvel, Brazoria County Open Data

MAJOR THOROUGHFARE PLAN MAP



APPLICATION

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

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: MUSE NAIL LOUNGE
Project Location/Address: 18909 HWY 6, #300, MANVEL, TX 77578
Legal Description: SHOPS AT BLUEWATER
Current Zoning: Light Commercial Proposed Land Use: Retail Trip Center NAICS No.: 812113
Parcel/Tax ID# (s): 6398-0023-107 Total Acreage: 2.94 Acres

APPLICANT INFORMATION

Applicant Name: THUC LE
Company Name: T&L DESIGNS
Address: _____ City: Houston State: TX Zip: 77085
Phone #: _____ Email: _____m

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

Applicant Signature (**REQUIRED**) 05/18/26 Date

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Owner(s) Name: JIMMY NGUYEN
Address: _____ City: MANVEL State: TX Zip: 77578
Phone #: _____ Email: _____com

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APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
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Applicant Signature

05/18/26
Date

LETTER OF AUTHORIZATION

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

LETTER OF AUTHORIZATION

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

JIMMY NGUYEN
Owner Name

18909 HWY 6
Owner Address

MANVEL, TX 77578
Owner City, State Zip

05/18/26
Date

Building and Inspections
20025 Highway 6
Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, JIMMY NGUYEN, certify that I am the owner of the project property located at [illegible] VEL, TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint THUC LE with the company T&L DESIGNS (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

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Sincerely,

Owner Name JIMMY NGUYEN

Owner Signature ( )

REQUEST LETTER

Letter of Request – Description of Proposed Business Use

To Whom It May Concern,

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- Washer and dryer
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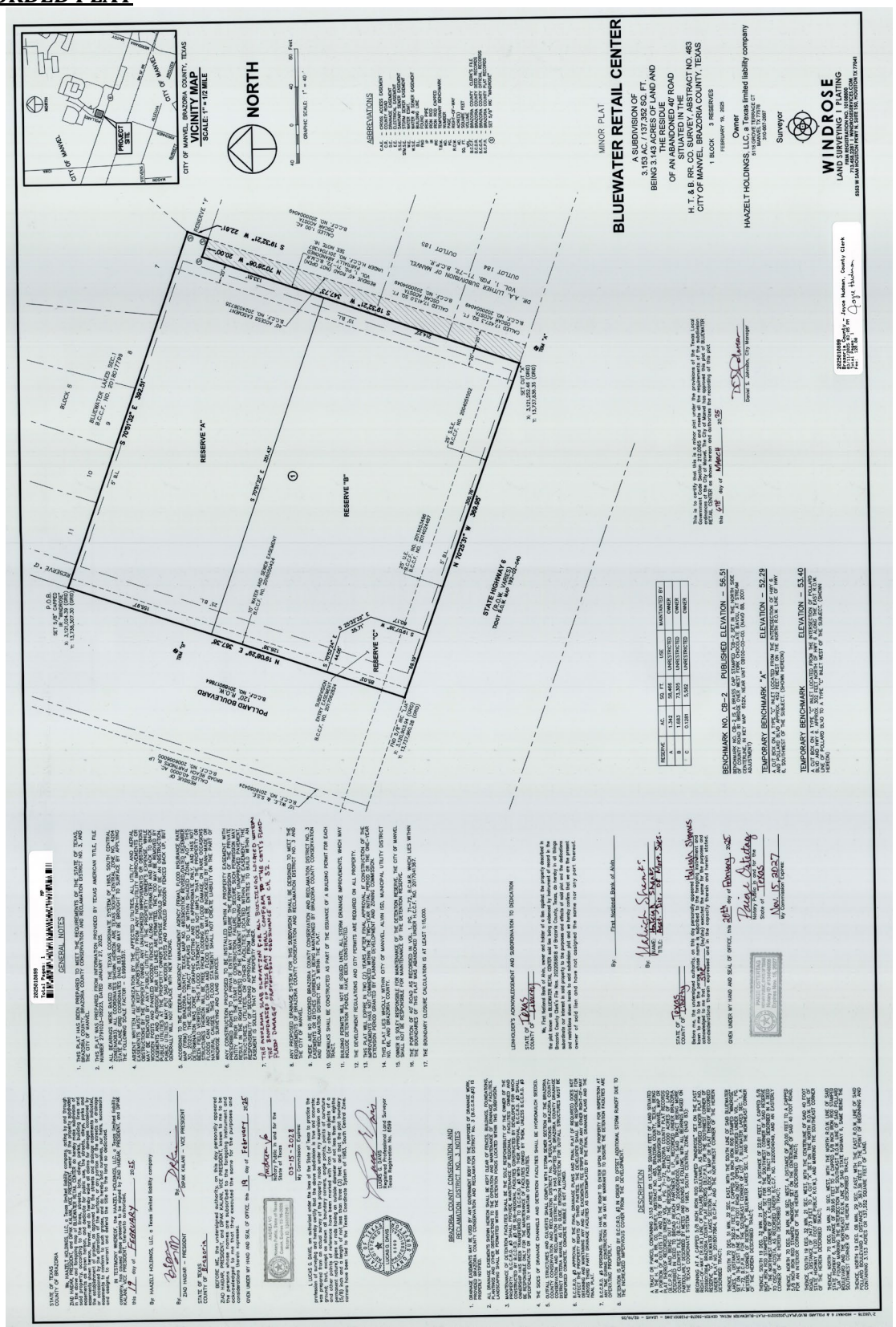
- Manicures
- Pedicures
- Nail care and grooming services

Thank you for your consideration. Please let us know if any additional information is required.

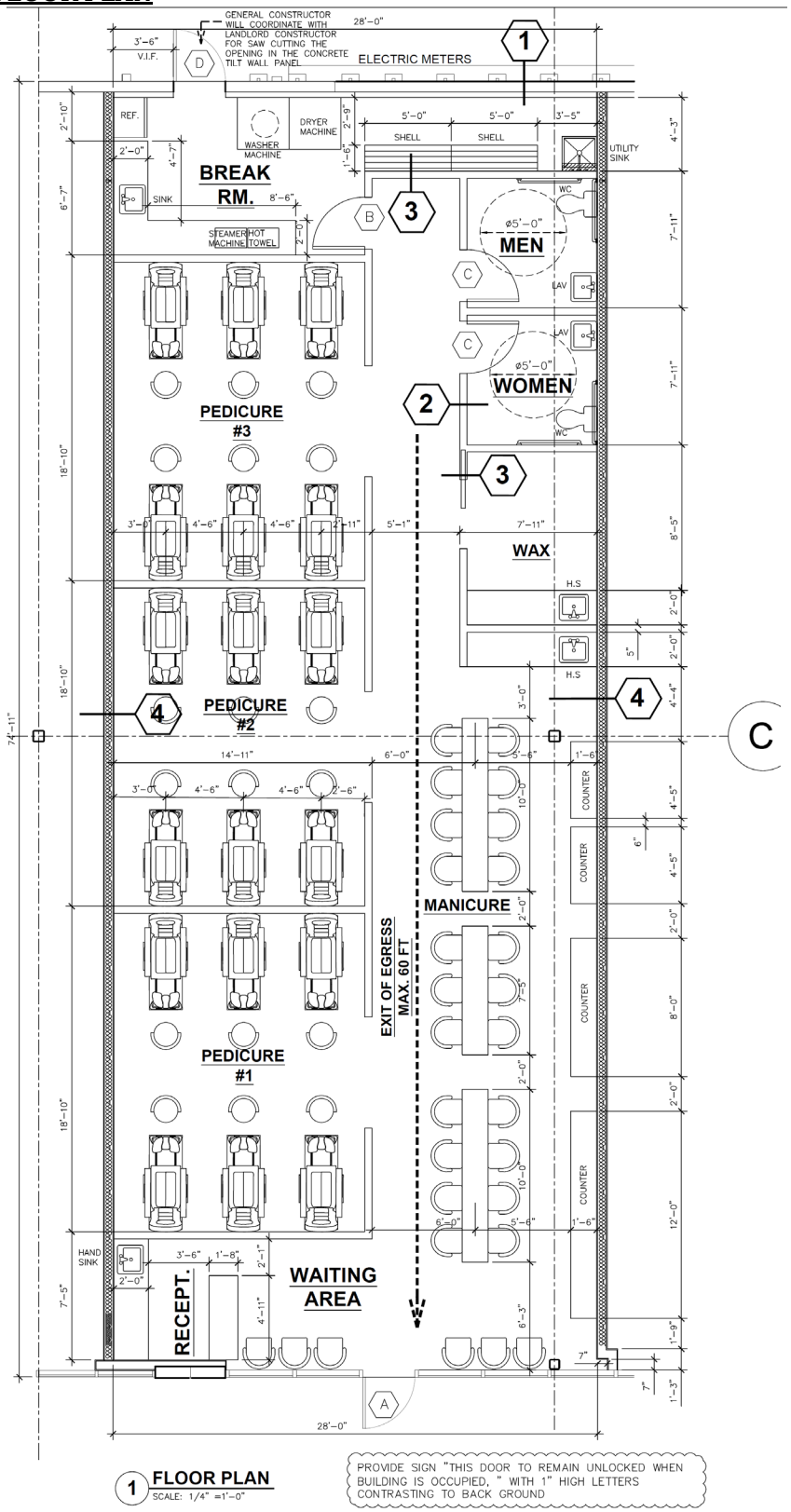
Sincerely,

Muse Nail Lounge

RECORDED PLAT



CONCEPTUAL FLOOR PLAN



1 FLOOR PLAN
SCALE: 1/4" =1'-0"

PROVIDE SIGN "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED, " WITH 1" HIGH LETTERS CONTRASTING TO BACK GROUND

PERMIT APPLICATION

DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

COMMERCIAL PERMIT APPLICATION – INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY

Please complete Appliation Completely

1. PROJECT ADDRESS
18909 Hwy 6, suite 300,Manvel,TX 77578

2. BUSINESS / COMPLEX NAME
MUSE NAIL LOUNGE

3. LEGAL (Lot, Block, and Subdivision)

4. OWNER INFORMATION
Name JIMMY NGUYEN
Address 18909 Hwy 6, suite 300,Manvel,TX 77578
City Manvel State TEXAS Zip 77578
Phone
Email Address

5. CONTRACTOR NAME & PHONE NUMBER
Name Jimmy Nguyen Phone

6. VALUATION
$
Include all costs for constructing the project, such as architectural, structural, electrical, mechanical, and plumbing.

7. PROJECT TYPE
☐ New Commercial Building ☐ New Multi-Family Building
☐ New Commercial – Shell Only ☐ Add-On or Remodel – Commercial
☒ New Commercial – Finish Only ☐ Add-On or Remodel – Multi-Family

8. PROJECT INFORMATION
Lot Size: 1.03 ☐ SF ☑ ACRE
Setbacks Front: Left:
Back: Right:
NAICS# ~~58~~ 812113 "NAIL SALONS"
No. of Stories 1 No. of Units
Occupancy: **a)** Type COMMERCIAL **b)** Load 58
Construction Type: 2B

9. PROJECT SIZE (SQ FT)
New Building Add-On
Shell Only Remodel
Finish Only 2128 SF Total 2128SF

10. Water Meter Size
Irrigation 2" Domestic Fire

11. READ AND SIGN
I hereby certify by my signature below that: **1)** I understand that I am the person solely responsible for inspections and all related fees and charges, **2)** I agree to abide by all laws and ordinances governing this type of work whether specified herein or not, and **3)** I have read and examined this application and know the same to be true and correct.

Signature:
Date Signed: 05/11/26

Notes:
Will any consumables be offered, served or sold at the establishment?
Yes ☐ No ☒

EFIS material are not allowed on the outside building facade (City Ord. 77-51(i)(1))

Elevation Certificates are required for projects in the floodplain

All documents and plans for a commercial project will be submitted via email to: permits@cityofmanvel.com

One hard copy of civil drawings apart from the architectural plans to be submitted to 20025 Hwy 6, Manvel, TX 77578

Inspections:
Must be scheduled before 5:00pm in order to be scheduled next business day.

Public Hearing Notice to run on 06/28/2026

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 13, 2026, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 20, 2026, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ 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 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

SITE PICTURES



View of the subject site from Highway 6



View of the subject site from Pollard Blvd



View of the subject site from eastern driveway