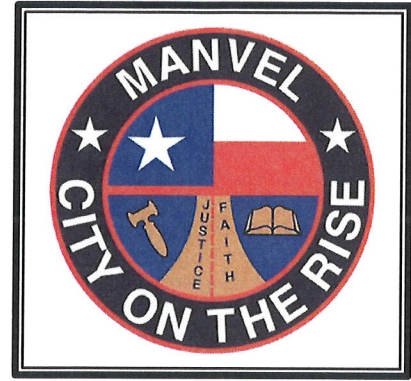


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 12, 2025

NOTICE IS HEREBY GIVEN
6:00 P.M.

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

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

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

CITY OF MANVEL MISSION STATEMENT

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

Regular Session

Call to Order

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

Pledge

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

Public Comments: "Comment Card" Required

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

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT BOUNDARY), STREET AND SIDEWALK CONSTRUCTION, LOT SIZE, LOT SETBACK, AND EXCEPTIONS FOR CERTAIN MANVEL RESIDENTS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

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 Final Plat for Meridiana Section 13B;
BEING A SUBDIVISION OF 12.97 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat for Meridiana Section 25A;
BEING A SUBDIVISION OF 19.65 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 17 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the Final Plat of Valencia Section 14;
BEING A SUBDIVISION OF 26.294 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 6, 7, 8, 15 AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)
- D. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 108 (B)(4), ALLOWING MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE FOR AVELLINO, A RESIDENTIAL SUBDIVISION OF 49.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2. PAGE. 81-82, BRAZORIA COUNTY PLAT RECORDS.
- B. Consideration and possible action to approve a 30-day extension for the Oakwood Trails Master Plan.
- C. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT BOUNDARY), STREET AND SIDEWALK CONSTRUCTION, AND LOT SIZE; AND AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.
- D. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 05/09/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS