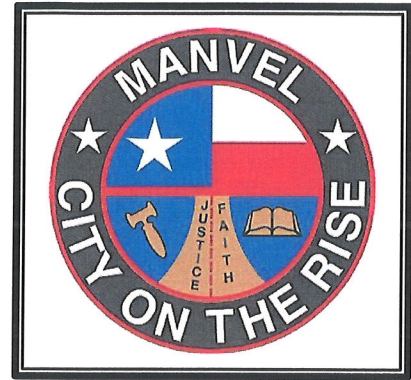


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 27, 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.

Presentation

Overview of Open Meetings Act and Meeting Decorum.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A FINAL PLAT OF MERIDIANA SECTION 32C WHICH INCLUDES A PROPOSED REPLAT, BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO, BEING A PARTIAL REPLAT OF MERIDIANA SECTION 32B FINAL PLAT, AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE PORTION OF LOT 1, BLOCK 1 (WITH ASSOCIATED RIGHT-OF-WAY) OF MERIDIANA SECTION 32B WITH UNPLATTED ACREAGE TO CREATE LOT 1, BLOCK 1 OF THE PROPOSED FINAL PLAT OF MERIDIANA SECTION 32C, AND TO REMOVE A UTILITY EASEMENT.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; 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

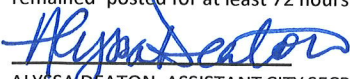
- A. Consideration and possible action to approve Final Plat for Meridiana Section 32C; BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. 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), TO ALLOW MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE AND CHAPTER 62, SECTION 104 (5), TO ALLOW FEWER NUMBER OF ACCESS POINTS THAN THE MINIMUM REQUIREMENT FOR OAKWOOD TRAILS, A RESIDENTIAL SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to forward a recommendation of approval to City Council for Oakwood Trails Master Plan;
BEING A SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Proposed Ordinance No. 2025-0-18).
- E. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan, Amendment No. 24.
- F. Presentation and discussion on Comprehensive Plan update and Major Thoroughfare Plan update by Kendig Keast Collaborative.
- G. Development Services Staff Update.
- H. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

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 05/23/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS