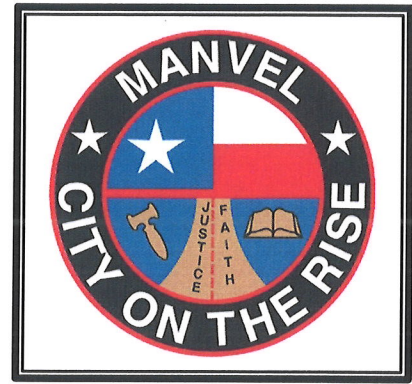


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 22, 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 AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT; 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.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T.&B.R.R COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP), 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.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT. (PROPOSED ORDINANCE NO. 2025-0-25)
- B. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP). (PROPOSED ORDINANCE NO. 2025-0-26)
- C. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT /STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES". (PROPOSED ORDINANCE NO. 2025-0-27)

- D. 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 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED COMMERCIAL DEVELOPMENT ON AN APPROXIMATE 3.661-ACRE TRACT OF LAND (PID: 167704), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS. (Tabled at the 9/8/2025 PD&Z Meeting)

- E. 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 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-41 (B) (28) - FINAL PLAT, TO ALLOW MILLING AND OVERLAYING OF ASPHALT FOR APPLICABLE PORTION OF EXISTING JORDAN ROAD IN LIEU OF CONSTRUCTING ONE-HALF OF THE SAID ROAD TO CURRENT STANDARDS WITH SIDEWALK FOR AN APPROXIMATE 7.687-ACRE TRACT OF LAND ZONED PLANNED UNIT DEVELOPMENT (MERIDIANA PUD), LOCATED AT THE SOUTHWEST CORNER OF MERIDIANA PKWY AND JORDAN ROAD (PID 228416), IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA. COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287. (Tabled at the 9/8/2025 PD&Z Meeting)

- F. Development Services Staff Update.

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 09/16/2025 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.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS