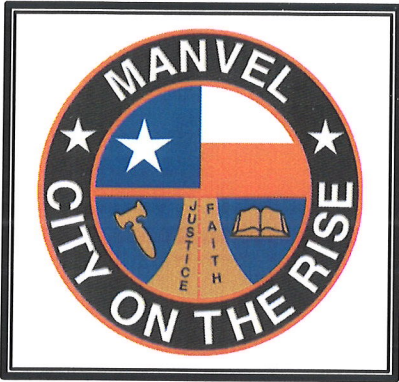


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
December 8, 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.

Consent PDZ

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

- A. Approve the meeting minutes to date.

Regular Agenda

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

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

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

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

- E. Consideration and possible action to approve and forward with recommendation to City Council, a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for an approximate 2.3804-acre tract of land, located at the northwest corner of Highway 6 and future Pine Ln (PIDs: 228214 & 228212).

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

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 12/2/2025 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