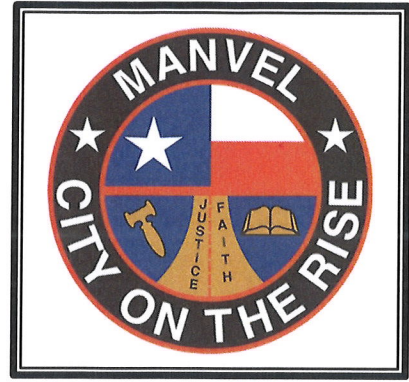


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 23, 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.

Swearing in of Commission Members

Position #5 Christy Kennard 03/2028
Position #6 Delores Martin 03/2028
Position #7 Benterah Morton 03/2028

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.

Presentation

Overview of the Open Meetings Act, Meeting Decorum, and the Roles, Responsibilities, and Standards for Commission Deliberations and Decision-Making.

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED MANVEL COMPREHENSIVE PLAN, INCLUDING A PROPOSED UPDATED MAJOR THOROUGHFARE PLAN MAP.

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 28C Final Plat;
BEING A SUBDIVISION OF 29.60 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION THREE AS RECORDED UNDER VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF RESERVE B OF MERIDIANA CUMULUS DRIVE PHASE 2 AS RECORDED UNDER B.C.P.R. NO. 2022027318, AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF RESERVE A OF MERDIANA CUMULUS DRIVE PHASE 3 AS RECORDED UNDER B.C.P.R. NO. 2022052111, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

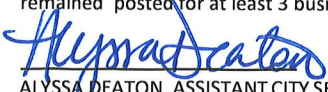
- B. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT FOR A PROPOSED COMMERCIAL DEVELOPMENT (WELLBY FINANCIAL INSTITUTION) ON AN APPROXIMATE 1.101-ACRE TRACT OF LAND (PID: 678969), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, CONVEYED TO JSC FEDERAL CREDIT UNION, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2018009781 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. 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, SECTIONS 62-108 (A)(10), SIDE LOT LINES SHALL BE AT SUBSTANTIALLY RIGHT ANGLES OR RADIAL TO STREET LINES, AND (11) FLAG OR KEY-SHAPED LOTS ARE NOT ALLOWED, FOR AN APPROXIMATE 2.27-ACRE, (CALLED 2025 ACRE), TRACT OF LAND LOCATED AT 8134 BELCHER ROAD (PID 170635), OUT OF TRACT 20-A OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS AND BEING ALL OF THE SAME CALLED 2.25 CONVEYED TO JOHNNY C. SHIRLEY RECORDED IN COUNTY CLERK'S FILE NO. 1996-009689 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING PREVIOUSLY RECORDED IN VOLUME 126, PAGE 320 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to recommend that City Council adopt the proposed Manvel Comprehensive Plan, including a proposed updated Major Thoroughfare Plan map, along with any suggested revisions to the Plan that the Commission may identify.
- E. 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.
- F. Development Services Staff Update.
- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.
- H. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.
- I. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

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 3/17/2026 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