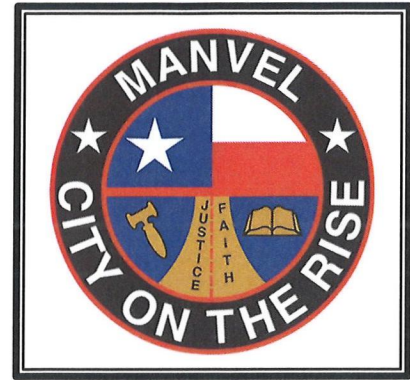


THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



**NOTICE OF A MEETING**  
**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**May 11, 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.*

**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.

**Staff Presentation on Public Hearing Item(s)**

**Public Hearing**

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A MINOR PLAT OF KREUZER VILLAS, INCLUDING A REPLAT OF TRISTAN ADDITION (A 2.066 ACRE SUBDIVISION), BEING A SUBDIVISION OF 4.0578 ACRES OF LAND BEING LOT 1, BLOCK 1, TRISTAN ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK FILE (B.C.C.F.) NO. 2019018026 AND BEING PART OF AND OUT OF OUTLOT 136 OF THE DR. A.A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGE 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

PURPOSE OF THE REPLAT IS TO COMBINE ALL OF TRISTAN ADDITION WITH UNPLATTED ACREAGE TO CREATE TWO (2) LOTS, AND ONE (1) BLOCK.

**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 8B Preliminary Plat; A SUBDIVISION OF 22.42 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-5, BLOCK 1 OF LULLING STONE SECTION 1, A PLAT OR MAP THEREOF AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Meridiana Section 8A Final Plat; BEING A SUBDIVISION OF 16.89 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 4 THROUGH 10 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Meridiana Detention Reserve E-2 Final Plat; BEING A SUBDIVISION OF 6.135 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve Brazoria County MUD No. 57 Water Plant No. 2 Final Plat; BEING A SUBDIVISION OF 1.063 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve the Pomona Commercial Tract Minor Plat; BEING A SUBDIVISION OF 13.122 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF LOT 59 AND 60 OF SECTION 78, OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
  
- F. Consideration and possible action to approve the Kreuzer Villas Minor Plat; BEING A SUBDIVISION OF 4.0578 ACRES OUT OF LOT 1, BLOCK 1, TRISTAN ADDITION ACCORDING TO THE MAP OF PLAT THEREOF RECORDED UNDER BRAZORIA COUNTY CLERK FILE NO. 2019018026 AND BEING TRACT 136B 2.0294 ACRES OUT OF TRACT 136 OF THE DR A A LUTHER SUBDIVISION OF MANVEL, TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 71 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS.
  
- G. Consideration and possible action to approve Manvel Town Center Section One Partial Replat No. 2; BEING A SUBDIVISION OF 19.8698 ACRES (865,527 SQUARE FEET) OUT OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS BEING A REPLAT OF RESERVE "B", BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN PLAT NUMBER 2022042761 B.C.P.R.
  
- 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 05/05/2026 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