

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
July 13, 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

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" 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 Meridiana Cadence Drive Phase 3 Preliminary Plat;
BEING A SUBDIVISION OF 2.81 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve Meridiana Detention Reserve K-2 Preliminary Plat;
BEING A SUBDIVISION OF 12.14 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Meridiana Section 21 Preliminary Plat;
BEING A SUBDIVISION OF 28.54 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, ALSO BEING A PARTIAL REPLAT OF MERIDIANA DRILL SITE RESERVE, A PLAT OR MAP THEREOF AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2021008008, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve Meridiana Detention Reserve G-2 Preliminary Plat;
A SUBDIVISION OF 1.76 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve Meridiana Detention Reserve F-2 Preliminary Plat;
A SUBDIVISION OF 8.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Consideration and possible action to approve Primrose Drainage Reserve Preliminary Plat;
BEING A SUBDIVISION OF 8.87 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL 2., PG. 81-82, B.C.P.R., CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- G. Consideration and possible action to approve Manvel Crossing Section 1 Preliminary Plat;
BEING A SUBDIVISION OF 30.30 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81, B.C.P.R. IN THE CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- H. Consideration and possible action to approve Meridiana Section 32D Final Plat;
BEING A SUBDIVISION OF 9.670 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- I. Consideration and possible action to approve Meridiana Section 15A Final Plat;
BEING A SUBDIVISION OF 19.40 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF RESERVE 'A' OF MERIDIANA SECTION 13A, AMENDING PLAT NO. 1 AS RECORDED UNDER B.C.P.R. NO. 2024055028, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- J. Consideration and possible action to approve Meridiana Cadence Drive Phase 1 Final Plat;
BEING A SUBDIVISION OF 1.292 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- K. Consideration and possible action to forward a final report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/HIGHWAY 6, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" (PROPOSED ORDINANCE NO. 2026-0-17).

- L. 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 7/7/2026 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