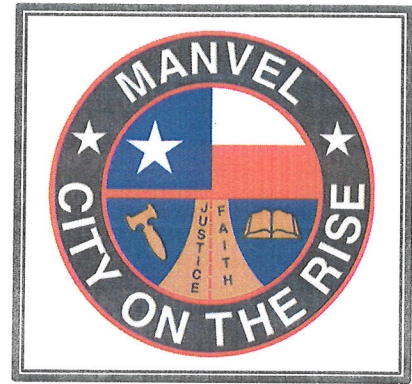


August 10, 2026 PLANNING DEVELOPMENT AND ZONING MEETING

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 10, 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.

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.

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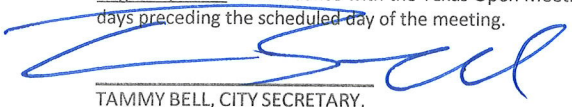
Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 15C Preliminary Plat:
BEING A SUBDIVISION OF 19.11 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
- B. Consideration and possible action to approve Kroozin Manvel Final Plat:
BEING A SUBDIVISION OF 8.380 ACRES OUT OF H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NUMBER 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Primrose Section 1 Final Plat:
BEING A SUBDIVISION OF 25.13 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81 B.C.P.R.
- D. Consideration and possible action to approve Leona Pro Development Minor Plat:
BEING A SUBDIVISION OF 2.0279 ACRES OR 88,334 SQUARE FEET OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, A-283 MARY V. O' DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, ALSO BEING A LL OF 0.8616 ACRES OR 37,530 SQ. FT. OF LAND PLATTED AS A MINOR PLAT OF TRAN AND NGUYEN DEVELOPMENT, AN ADDITION IN THE MAP OR PLAT THEREOF RECORDED IN PLAT NO. 202505345, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve Water Reclamation Facility Minor Plat:
BEING A SUBDIVISION OF 7.9942 ACRES TRACT OF LAND (348,228 SQUARE FEET), SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NUMBER 483, BRAZORIA COUNTY, TEXAS, BEING PART OF OUTLOT 186 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1, PAGE 72 OF THE (B.C.P.R.), BEING ALL OF THAT CERTAIN CALLED 303,001 SQUARE FOOT (6.97 ACRES) TRACT OF LAND DESCRIBED IN A FINAL JUDGMENT BETWEEN CITY OF MANVEL, TEXAS (PLAINTIFF) AND BOUNDLESS ENTERPRISES, INC. (DEFENDANT) AS RECORDED IN CASE NO. C153600 (B.C.C.C.R.), BEING ALL OF THAT CERTAIN CALLED 1.000 ACRE TRACT OF LAND DESCRIBED IN A WARRANTY DEED CONVEYED FROM BOUNDLESS ENTERPRISES, INC. TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 2008005412 B.C.C.C.R, AND BEING ALL OF THAT CERTAIN CALLED 0.0367 ACRE (1,600 SQUARE FEET) TRACT OF LAND DESCRIBED AS TRACT 1 IN A GENERAL CONVEYED WARRANTY DEED FROM JOHN E. FURNACE AND WIRE, HELEN R. FURNACE TO CITY OF MANVEL AS RECORDED IN DOCUMENT NUMBER 95-036094 OF THE OFFICIAL PUBLIC RECORDS BRAZORIA COUNTY TEXAS (O.P.R.B.C.T.).
- F. Consideration and possible action to issue the property owner a certificate of exception to platting for an approximate 97.32 acres situated in the Thomas Spraggins Survey, Abstract 366, Brazoria County, Texas, based on the provisions of Section 62-3 (e) Exception to Platting, of the Subdivision Ordinance.
- G. Consideration and possible action to direct staff to provide applicants with 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 August 4, 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.


TAMMY BELL, CITY SECRETARY,
CITY OF MANVEL, TEXAS