

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 14, 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 accommodation 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 VACANT
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.

Regular Agenda

- A. Consideration and possible action to approve Primrose Detention Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 16.37 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.
- B. Consideration and possible action to approve Primrose Section 3 Preliminary Plat;
BEING A SUBDIVISION OF 25.17 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R., BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Primrose Section 4 Preliminary Plat;
BEING A SUBDIVISION OF 23.37 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.
- D. Consideration and possible action to approve Primrose Kirby Drive Street Dedication Preliminary Plat;
BEING A SUBDIVISION OF 2.87 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, ALSO 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.
- E. Consideration and possible action to approve The Sharon Legacy at Palmetto Preliminary Plat;
BEING 1.000 ACRES (43,560 SQUARE FEET) OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 283, BRAZORIA COUNTY, TEXAS BEING OUT OF OUTLOT 101, DR. A.A. LUTHER SUBDIVISION, RECORDED IN VOLUME 1, PAGE 71, BRAZORIA COUNTY PLAT RECORDS.

- F. Consideration and possible action to approve Meridiana Section 23A Final Plat;
BEING A SUBDIVISION OF 12.08 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- G. 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 - ADDITIONAL STREET REQUIREMENTS AND SECTION
113 – SIDEWALKS, TO ALLOW ESCROWING OF FUNDS IN LIEU OF PERIMETER
ROAD AND SIDEWALK CONSTRUCTION, A RESIDENTIAL SUBDIVISION WITH AN
APPROXIMATE 166.5 ACRES OUT OF THE H.T.& B.R.R.CO. SURVEY, SECTION 71, A-
291, BRAZORIA COUNTY, TEXAS, LOCATED ALONG THE SOUTHERN SIDE OF
RODEO PALMS PARKWAY, EAST SIDE OF COUNTY ROAD 48, ABUTTING AVELLINO
SUBDIVISION TO THE EAST AND NORTH.
- H. Presentation of Valencia PUD Annual Progress Report.
- I. Presentation of Manvel Town Center PUD Annual Progress Report.
- J. 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 09/08/2026 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