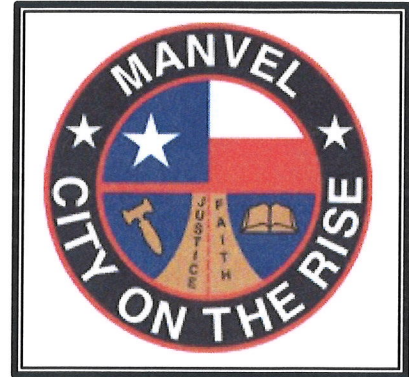


THE STATE OF TEXAS       §  
COUNTY OF BRAZORIA      §  
CITY OF MANVEL           §



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION  
NOTICE IS HEREBY GIVEN  
6:00 P.M.**

**MINUTES 4/28/2025**

**Regular Session**

**Call to Order**

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:15 p.m.

Those in attendance were:

**Present:** Ryan Miller  
Kyle Marasckin  
Mary Ann Atkinson  
Kenneth Haynes  
Christy Kennard  
Delores Martin  
William Richardson

**Absent:** None

**Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Jose Abraham, Director of Development Services  
Elaheh Roohbakhsh, Associate Planner  
Matt De La Rosa, Assistant City Manager  
Alyssa Deaton, Assistant City Secretary

**Pledge**

**Public Comments: "Comment Card" Required**

**Consent PDZ**

- A. Approve Meridiana Unit 16 Commercial Reserve Preliminary Plat;  
BEING A SUBDIVISION OF 1.93 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,  
SECTION 62, A-484, BEING PORTIONS OF LOTS 134 AND 135 OF THE DR. A.A. LUTHER  
LANDS IN THE TOWN OF MANVEL, VOLUME 1, PAGE 71-72 OF THE BRAZORIA  
COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Kyle Marasckin seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

**Regular Agenda**

- A. Consideration and possible action to forward a recommendation of approval to City Council; AN APPEAL TO THE CITY OF MANVEL CITY ENGINEER'S DECISION ON A DESIGN MODIFICATION REQUEST TO ALLOW A CRUSHED ASPHALT DRIVEWAY FOR NEW HOME CONSTRUCTION AT 7619 SCOTT AVENUE, MANVEL, TEXAS.

Matt De La Rosa provided the overview.

The owner intends to put in a concrete driveway within a year. Ryan Miller asks if there is any mechanism that we can make sure he does it. Jose Abraham says there is not.

Oscar Carranza - 7619 Scott Ave. Shares that a concrete drive would be \$60-65,000. Shares that he's willing to pour concrete from the road to his property line, which is 25 feet.

William Richardson asks if we could do a legal document. Robert Gervais says we could do a development agreement for variance type document if that's the will of the PD&Z, even though that's not something typically done.

PDZ Member Ryan Miller made the motion to approve the applicant's appeal for design modification request provided there is an agreement with an enforcement mechanism for noncompliance. PDZ Member William Richardson seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

- B. Consideration and possible action to approve a 30-day extension for the Meridiana General Development Plan: Amendment #24.

Elaheh Roohbakhsh, Associate Planner, provided the overview.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

- C. Presentation of Valencia PUD annual update.

**\*This item was done after Regular Agenda items D, E, and F.**

\*Ryan Miller left the meeting at 6:48 p.m.

Bailey Quadra, Development Manager for Valencia  
570 platted lots, adding 49  
948 homes at buildout  
20 acres of commercial and retail  
80 acres of parks, 8 miles of trails  
Pools, community center, pickleball courts  
Avg sale price \$500,000  
575 billion in taxable value at build-out  
70 million in infrastructure invested to date  
Will present again in August.

- D. Consideration and possible action to forward a Final Report recommending approval to City Council;  
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND AND INCLUDE SEVERAL REQUIREMENTS AND PROVISIONS PERTAINING TO LANDSCAPING AND TREE PRESERVATION. (Proposed Ordinance No. 2025-O-14)
- E. Consideration and possible action to forward a Final Report recommending approval to City Council;  
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO AMEND CONDITIONS OF APPROVAL OF SUP FOR MEDICAL AND OTHER PERSONAL CARE SERVICES RELATED USES. (Proposed Ordinance No. 2025-O-15)
- F. Consideration and possible action to forward a Final Report recommending approval to City Council;  
AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO ADOPT 2022 NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS). (Proposed Ordinance No. 2025-O-16)

**\*D, E, and F were combined.**

Jose Abraham, Director of Development Services, presented the changes to PD&Z.  
Tree Ordinance - In addition to staff recommended changes, the Parks board recommended adding pine trees.  
Medical uses - Allowing 24 hr for ERs due to state regulations  
NAICS - update from 2007 to 2022 version

Staff recommends approval.

PDZ Member Delores Martin made the motion to approve forwarding recommendations to Council for Regular Agenda Items D, E, and F. PDZ Member Christy Kennard seconded the motion.

**The motion carried with a vote: 7/0**

|            |                                                                                                                     |
|------------|---------------------------------------------------------------------------------------------------------------------|
| Yes:       | Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson |
| No:        | None                                                                                                                |
| Absent:    | None                                                                                                                |
| Abstained: | None                                                                                                                |

- G. Presentation and discussion on Comprehensive Plan update and Major Thoroughfare Plan update by Kendig Keast Collaborative.

Jose Abraham introduced the item.

Gary Mitchell with Kendig Keast provided the presentation.

- H. Development Services Staff Update.

Jose Abraham provided the update.

- I. 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.

**No action.**

**Adjourn**

PDZ Member Mary Ann Atkinson made the motion to adjourn the meeting at 7:47 p.m. PDZ Member Delores Martin seconded the motion.

**The motion carried with a vote: 6/0**

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson  
No: None  
Absent: Ryan Miller  
Abstained: None

**CERTIFICATION**



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS