

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 6/23/2025

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson

Absent: Ryan Miller
Kenneth Haynes
MaryAnn Atkinson

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer
Robert McClain, PD Administrative Captain
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh provided the presentation.

Public Hearing

A PUBLIC HEARING TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024- O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF

SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND 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.

Kyle Marasckin opened the Public Hearing at 6:08 p.m.

1st call for comments -

Missy Rice, 4425 Del Bello Ln - Opposed

Asks for three conditions to be considered if approved;

1. Asks to leave out lots 3, 4, 10, 16
2. Asks for a meaningful buffer
3. Asks to delay approval until the Development Agreement is finalized

Greg Del Bello - Opposed

2nd call for comments - None

3rd call for comments -

Keith Stephens, 4310 Martin Ridge Dr - In support

Kyle Marasckin closed the Public Hearing at 6:18 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller, Kenneth Haynes, MaryAnn Atkinson

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Unit 16 Commercial Reserve;
BEING A SUBDIVISION OF 1.932 ACRES OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview.

City staff recommends approval of the Meridiana Unit 16 Commercial Reserve - Final Plat with the following conditions:

1. Submit approved construction plan for street improvement and sidewalk related infrastructure required by Section 62-111 and Section 62.113 of the Subdivision Ordinance. If a Subdivision Variance is approved for the aforementioned sections, requirements of the development agreement shall be met (Section 62-41 (b) (25)).
2. Since the approved infrastructure pertains solely to off-site construction, please provide an approved drainage plan or a Letter of No Objection from the applicable drainage district for the subject site ((Section 62-41 (b) (18)).

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 4/0

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

- B. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan (GDP) Amendment #24.

Acted on in Regular Agenda Item D.

- C. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 9.56 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Acted on in Regular Agenda Item D.

- D. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat;
BEING A SUBDIVISION OF 29.29 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231- 234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member William Richardson made the motion to approve a 30-day deferral request for Regular Agenda Items B, C, and D. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 4/0

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

- E. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.O.R); CURRENTLY ZONED OPEN SINGLE- FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP. (Proposed Ordinance No. 2025-0-22)

Due to missing information regarding drainage, utilities, phasing, right-of-way construction responsibilities, coordination with the County and GCWA, parkland calculations, and other site plan and PUD redline issues outlined in the staff report, staff cannot recommend approval of the proposed PUD amendment to rezone the site from O-SFR to Del Bello Lakes PUD.

Katherine Parker (Meta Planning and Design) and Robert Santini (Shea Homes) presented a proposal to expand Del Bello Lakes by approximately 106 acres east of the current development.

The expansion would maintain similar quality, layout, and amenities—trails, open space, a dog park, and recreation center upgrades—while allowing 50-ft lots to comprise up to 32% of total lots. Access is proposed via Manvel Parkway and Croix Road, with no connection to Del Bello Lane. Landscaped, HOA-maintained buffers would separate the new section from neighboring 1-acre lots.

Commissioners and residents voiced concerns over road capacity (particularly along CR 58, Croix Road, and Del Bello Lane), the absence of public facilities (e.g., fire stations, schools), uncertain road improvement timelines, narrow buffers, and traffic impacts. The applicant acknowledged that full traffic and drainage studies are pending and that the plan remains conceptual, pending land acquisition and initial city support.

The Planning Commission recommends tabling the item until the necessary studies and supporting data are provided.

PDZ Member Delores Martin made the motion to table. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller, Kenneth Haynes, MaryAnn Atkinson

Abstained: None

F. Development Services Staff Update.

Jose Abraham provided the update.

G. 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.

PDZ Member Delores Martin made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller, Kenneth Haynes, MaryAnn Atkinson

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:04 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 4/0

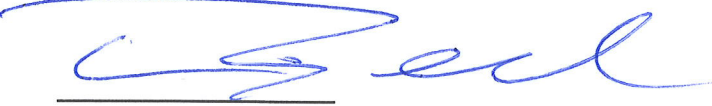
Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller, Kenneth Haynes, MaryAnn Atkinson

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS