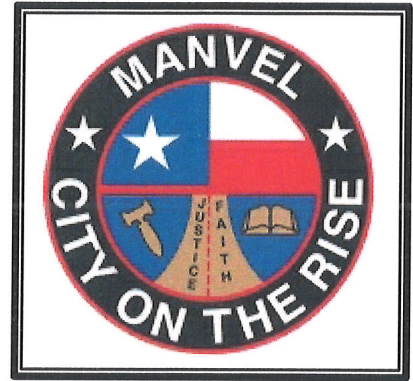


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 7/29/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m. Those in attendance were:

Present:

Ryan Miller
Kyle Marasckin
Kenneth Haynes
Delores Martin
William Richardson
MaryAnn Atkinson

Absent:

Christy Kennard

Also Present:

Tammy Bell, City Secretary
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Public Hearing

***CANCELLED

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 13.08-ACRE TRACT DEVELOPED WITH A RETAIL BUILDING AND ASSOCIATED PARKING, DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B, LOCATED AT 17315 HIGHWAY 6, MANVEL, TEXAS (PID: 713693), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF A LEASE

SPACE (SUITE 101) FOR NAICS USE 621111 “OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)”; 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

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana GDP Amendment No. 24. *(Postponed at the 7/14/2025 PD&Z Meeting)*

Commissioners raised concerns about the traffic impact of approximately 100 new homes, particularly related to congestion on Masters Road and Meridiana Parkway, school zones, and emergency access. Discussion included whether right-turn-only exits or restricted access for non-emergency vehicles could alleviate congestion.

The applicant clarified that a traffic impact study had been submitted during the rezoning process and estimated 10 trips per day per household, with projections indicating most traffic would flow to Meridiana Parkway. Commissioners remained concerned about real-world traffic impacts and long-term infrastructure limitations.

Staff recommends approval with the following condition:

1. Municipal Utility District (MUD) annexation process shall be completed. (Section 62-38 (a) (14)).

PDZ Member Kyle Marasckin made the motion to approve with the condition. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 4/2

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

- B. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat; BEING A SUBDIVISION OF 29.60 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. ALSO BEING A PARTIAL REPLAT OF CUMULUS DRIVE PHASE 2 AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2022027318 AND CUMULUS DRIVE PHASE 3 AS RECORDED AT BRAZORIA COUNTY CLERK'S FILE NO. 2022052111. *(Postponed at the 7/14/2025 PD&Z Meeting)*

- C. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;

BEING A SUBDIVISION OF 9.25 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, TEXAS. (*Postponed at the 7/14/2025 PD&Z Meeting*)

***Regular Agenda Items B & C were combined.**

Staff recommends approval with the following conditions:

For B -

1. Amendment to the General Development Plan (GDP) shall be approved (Section 62-38 (a) (15)).
2. Municipal Utility District (MUD) annexation shall be completed prior to any further action (Section 62-38 (a) (14)).
3. The west boundary is inconsistent with the recorded plat of Cumulus Drive, specifically the dimension C1 in the Reserve Table. (Section 62-38 (a)(4) & (6)).
4. Verify the location of the existing MUD boundary— it should extend south to Masters Road along the East side of Pond U Ph 1 (Section 62-38 (a)(11)).
5. Extend to show the floodplain limits line to the eastern boundary of the Plat (Section 62-38 (a)(12)).
6. Provide a tree survey to show trees within the plat boundary to ensure that creation of new lots will not impact preservation of protected trees. (Section 77-44 - Tree Preservation, Landscaping, and Screening)
7. Additional clarification/ discussion is needed on the Water Capacity provided on the submitted spreadsheet. Specifically, the ESFC for the Pressure Tanks. (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

For C -

1. Amendment to the General Development Plan (GDP) shall be approved (Section 62-38 (a) (15)).
2. Municipal Utility District (MUD) annexation shall be completed. (Section 62-38 (a) (14)).
3. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserve will not impact preservation of protected trees. (Section 77-44 - Tree Preservation, Landscaping, and Screening).

PDZ Member Kenneth Haynes made the motion to approve Regular Agenda Items B & C with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 4/2

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

- D. Consideration and possible action to approve Meridiana Detention Reserve Z Phase 2 Preliminary Plat;

BEING A SUBDIVISION OF 9.26 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-6, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The proposal includes abandoning an existing access easement and providing temporary access along the maintenance berm of the detention pond. Permanent access to the neighboring property will be established in the future Meridiana Section 8A. The applicant clarified that temporary

access will be a gravel road tying into the existing driveway to minimize disruption.

Staff recommends approval with the following conditions:

1. The proposed temporary access to abutting residential property shall be recorded prior to Final Plat Submittal and referenced on the plat. Additionally, submit written authorization from the Development Services Department property owner indicating consent to the abandonment of the existing access easement and future access arrangement. (Section 62-38(a)(8)).
2. Please confirm accuracy of the detention ledger shown on the drainage plan. A park was shown in the previous ledger of the approved plans for Ph1 Z. Please clarify (Section 62-38 (a)(12)).

PDZ Member Ryan Miller made the motion to approve with conditions. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 4/2

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

- E. Consideration and possible action to approve Minor Plat of City Hall Park (now formally named Heritage Park);
BEING A SUBDIVISION OF A 2.01 ACRES TRACT OF LAND, COMPROMISED OF A 1.004 ACRE (43,725 SQUARE FEET) TRACT OF LAND, SITUATED IN MANVEL OUT LOT NUMBER 92, ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, AND 1.004 ACRE (CALLED 1.00 ACRE) OF LAND, SITUATED IN MANVEL OUTLOT NO. 92, ACCORDING TO THE PLAT RECORDS OF SAID MANVEL AND SURROUNDING ACREAGE AS RECORDED IN VOLUME 1, PAGE 69 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Staff recommends approval with the following conditions:

1. Please revise the plat name to "Heritage Park" (Section 62-41(b)(1)).
2. Please accurately depict the City/ETJ Limits on the East Side of the Vicinity Map, specifically in the area where Wolfe Airpark was de-annexed. Please correct the spelling of Kreuzer Road and Loudon St on the Vicinity Map. Please update the date on the plat (Section 62-41(b)(2)).
3. Please provide approved construction plans for the property (Section 62-41(b)(25) & (b)(26) & (b)(28)).
4. Note: Please revise sheet numbers on plat (Typographic Error).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

- F. Presentation of Meridiana PUD Annual Progress Report.

Brad Schwitzer of EHRA Engineering presented the first annual PUD progress report for Meridiana on behalf of Rise Communities. Key highlights included:

Growth & Impact: Since 2018, Meridiana has brought over 2,200 homes and approximately 3,300 residents to Manvel, generating over \$540 million in taxable value.

Platting Status: Of the 3,489 planned lots in Manvel, 66% have been platted (1,591 recorded, 659

under construction, 52 preliminarily approved).

Infrastructure: Over 21.5 miles of roads, significant drainage improvements, and completion of Meridiana Parkway and bridge upgrades.

Amenities: Two Alvin ISD schools in Manvel, two recreation centers with a third in permitting, Challenger Park, 20 acres for Buddy Williams Park, and 35.5 miles of sidewalks.

Commercial Growth: New businesses along Hwy 6 include retail and healthcare, with more planned, including a daycare and the Meridiana Golf entertainment venue.

Future Development: 20 sections currently under construction, 5 new ponds underway, and a new 4.1-acre park in permitting.

Questions were raised about future commercial options like a mini-market and public access to amenities, which were addressed by the presenter. **No formal action was required.**

G. Presentation of Manvel Town Center PUD Annual Progress Report.

Developers provided an update on the 270-acre Manvel Town Center. Of the 103 acres under development, 18 tenants are open with 20 more in negotiation, including PNC Bank and In-N-Out Burger. Lowe's is expected to open by year-end. A central plaza with patios, lighting, and green space is being built to enhance the visitor experience. The focus remains on retail and service businesses, with no plans for industrial or office uses. PD&Z expressed appreciation. **No formal action was required.**

H. Development Services Staff Update.

Elaheh Roohbakhsh, Senior Planner, 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.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:43 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

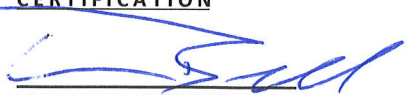
Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS