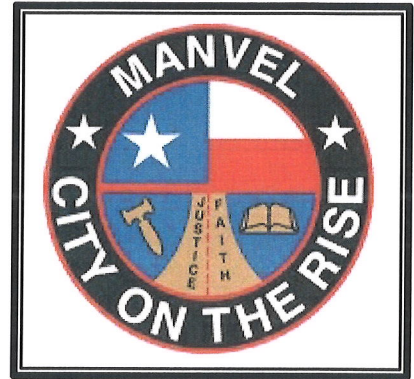


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 8/11/2025

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: Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Tammy Bell, City Secretary

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve Final Plat for Meridiana Section 26A;
BEING A SUBDIVISION OF 12.92 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF LOTS 8 THROUGH 13 OF
LULLING STONE SECTION ONE, AS PER PLAT RECORDED IN VOLUME 21, PAGE 267-
270 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.
- A. Approve Meridiana Section 32D Preliminary Plat;
BEING A SUBDIVISION OF 9.67 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203,
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: 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 approve the Primrose Detention Reserve 'A' Preliminary Plat; BEING A SUBDIVISION OF 26.76 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 1 Preliminary Plat; BEING A SUBDIVISION OF 25.55 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS, AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.
- C. Consideration and possible action to approve Primrose Section 2 Preliminary Plat; BEING A SUBDIVISION OF 12.34 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

Regular Agenda Items A, B, and C were combined.

Staff recommends approval with the following conditions for each:

A -

1. Please add a note to the plat that "Future Kirby alignment is subject to change as the Master Plan develops" (Section 62-38 (a)(6)).
2. Provide MUD 29 LONO (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).

B -

1. Please provide clarification regarding the 40-foot right-of-way (ROW) shown along Rodeo Palms Parkway, as this ROW is not indicated on the approved plats of adjacent properties. Additionally, please add a note to the plat that "Future Kirby alignment is subject to change as the Master Plan develops" (Section 62-38 (a)(6)).
2. Please show the acreage of the sections and their associated flows on the drainage exhibits (Section 62-38 (a)(12)).
3. Provide MUD 29 LONO (Section 62-38(a)(14)).
4. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserves

and lots will not impact preservation of protected trees (Section 77 (44) Tree Preservation, Landscaping, and Screening).

C -

1. Please add a note to the plat that "Future Kirby alignment is subject to change as the Master Plan develops" (Section 62-38 (a)(6)).
2. Please review Note 9 and clarify how it addresses the maintenance responsibility for Rodeo Palms Parkway. If applicable, provide any supporting documentation or draft covenants that establish responsibility for ongoing maintenance, in accordance with the City's requirements. Additionally, please provide a draft copy of any other applicable protective covenants (Section 62-38(a)(8)).
3. Please show the acreage of the sections and their associated flows on the drainage exhibits (Section 62-38 (a)(12)).
4. Provide MUD 29 LONO (Section 62-38 (a)(14)).
5. Provide a tree survey to show trees within the plat boundary to ensure that the proposed reserves and lots will not impact preservation of protected trees (Section 77 (44) Tree Preservation, Landscaping, and Screening).

Discussion included questions about the maintenance responsibility for Rodeo Palms Parkway, with the applicant stating the county will maintain the paved portion per an interlocal agreement with MUD 47.

PDZ Member Kenneth Haynes made the motion to approve Regular Agenda Items A, B, and C with conditions. 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

- D. Consideration and possible action to forward a Final Report recommending 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 ALLISON 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 BRAZORIA COUNTY, TEXAS (B.C.P.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)

The application, first reviewed in June and tabled for more information, returned with a revised site plan showing a reduced lot count (296 lots), added parks, increased landscape buffers, and updated drainage and traffic impact analyses. The developer also committed to constructing the second lane of Manvel Parkway with a canal crossing in Phase 1, adding two park areas, and maintaining similar amenities and home quality as the existing Del Bello Lakes development.

Based on the revised submittals and the site's strategic location along two major thoroughfares, staff supports the proposed annexation into the existing Del Bello Lakes PUD. However, additional clarification is still required regarding the following items:

- Number and justification of access points
- Finalized detention requirements
- Implementation and phasing of traffic improvements
- Right-of-way construction responsibilities and timeline
- Completion of MUD annexation

A key point of discussion with the development was access points, particularly on Croix Road. Commissioners expressed that limited access could create traffic congestion and safety issues on Croix Road, which is already narrow and heavily traveled. The applicant suggested the possibility of a boulevard entrance on Croix Road to count as two points of access, combined with the Manvel Parkway entrance, and then seeking a variance for the fourth. Several commissioners indicated discomfort with granting a variance and wanted the plan redrawn to meet the standard.

PDZ Member Ryan Miller made the motion to forward a recommendation of approval to Council with staff comments. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/6

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

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

Jennifer Mak and Gary Mitchell with Kendig Keast Collaborative presented the fourth workshop in the ongoing Comprehensive Plan and Major Thoroughfare Plan update process.

Major Thoroughfare Plan Revisions – Updates included adjustments to roadway classifications, removal or realignment of certain proposed connections, and refinements to right-of-way designations (parkway, arterial, collector) based on development patterns, connectivity needs, and public feedback.

Future Land Use & Character Map – The draft map organizes the city into categories such as rural preservation, estate residential, suburban residential, master-planned development, commercial, and limited industrial. It incorporates parks and public facilities, identifies potential mixed-use/commercial nodes at key intersections, and reflects a growth management approach that concentrates higher-intensity uses along the SH 288 and SH 6 corridors while maintaining lower-density and rural areas elsewhere.

Guiding Principles & Goals – Emphasis on preserving semi-rural character, offering a range of housing types and lot sizes, supporting local businesses, preventing high-intensity commercial sprawl, and updating development standards.

Implementation & Next Steps – Recommended strategic actions include exploring a unified development code, refining zoning districts and purpose statements, addressing mid-range lot size gaps, enhancing commercial design standards, and setting clear criteria for considering denser housing in the future. The plan will remain a flexible, non-regulatory guidance tool, to be reviewed annually alongside zoning to adapt to market and community changes.

Next, staff and Kendig Keast will compile a full draft of the Comprehensive Plan for City Council workshop review, with PD&Z participation invited.

- F. 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 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

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 7:30 p.m. PDZ Member William Richardson 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