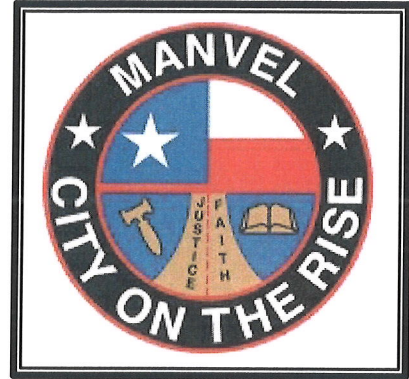


THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



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

**MINUTES 10/27/2025**

**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  
Christy Kennard  
Delores Martin  
MaryAnn Atkinson
- Absent:** William Richardson
- Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Alyssa Deaton, Assistant City Secretary  
Captain Guzman, Manvel PD  
Jose Abraham, Director of Development Services  
Elaheh Roohbakhsh, Senior Planner  
Matt De La Rosa, Assistant City Engineer

**Pledge**

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

Mayor Dan Davis spoke on PUD item.

**Staff Presentation on Public Hearing Item(s)**

Jose Abraham provided the presentation.

**Public Hearing**

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, TO ESTABLISH PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS IN ACCORDANCE WITH SECTION 77-79.(A) OF CITY OF MANVEL’S ZONING ORDINANCE; FOR AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL’S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T.& B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS); PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Ryan Miller opened the Public Hearing at 6:14 pm.  
1st call for comments - None  
2nd call for comments - None  
3rd call for comments - None  
Ryan Miller closed the Public Hearing at 6:15 pm.

**Consent PDZ**

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

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

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

**Regular Agenda**

- A. Consideration and possible action to approve and forward with recommendation to City Council, a request for a 1-year extension for a specific use permit issued under Ordinance 2024-O-41 (Adopted November 4, 2024);  
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY TWO AND A HALF (2.5) ACRES LOCATED AT 4910 CROIX ROAD, AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 6.910 ACRES BOUNDED BY OLD MASSEY RANCH ROAD (NORTH), THE BRISCOE CANAL (EAST), AND RESIDENTIALLY DEVELOPED PROPERTIES (SOUTH AND EAST), FROM HUD-

CODE MANUFACTURED HOME DISTRICT (HCMH) TO HUD-CODE MANUFACTURED HOME DISTRICT WITH SPECIFIC USE PERMIT (HCMH-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS”; 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.

Elaheh Roohbakhsh, provided the overview. Staff recommends approval.

PDZ Member Kenneth Haynes 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, Christy Kennard, Delores Martin, MaryAnn Atkinson

No: None

Absent: William Richardson

Abstained: None

- B. 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 62-113 – SIDEWALKS, AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED MEDICAL FACILITY DEVELOPMENT ON AN APPROXIMATE 1.5491-ACRE TRACT OF LAND (PID: 167427), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, EAST OF 17518 MORRIS AVENUE (STATE HIGHWAY 6), MANVEL, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff noted that practical constraints, drainage/floodplain, a Brazoria County drainage ditch within the ROW, and lack of direct connectivity, make immediate construction infeasible; the applicant will dedicate the rear ROW and build the Hwy 6 frontage sidewalk, with escrow covering only the rear segment.

Staff recommends approval with the following conditions:

1. Fund shall be escrowed for the construction of road and sidewalk for an amount approved by the City Engineer. The fund shall be escrowed prior to plat approval;
2. The plat for the subject site shall include a plat note indicating the variance approval and escrow arrangement;
3. The variance shall expire and escrowed funds shall be refunded to the applicant if the construction of the proposed development does not start within 2 years from the date of approval.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

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

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, MaryAnn Atkinson

No: None

Absent: William Richardson

Abstained: None

- C. Consideration and possible action to forward a final report recommending approval to City Council;  
REGARDING A PROPOSED ORDINANCE (2025-O-33) TO ESTABLISH PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS IN ACCORDANCE WITH SECTION 77-79.(A) OF CITY OF MANVEL'S ZONING ORDINANCE; FOR AN APPROXIMATE 47.3156 ACRES OF LAND, PROPOSED FOR ANNEXATION INTO CITY OF MANVEL'S CITY LIMITS AND SUBSEQUENT DEVELOPMENT AS A RETAIL CENTER; LOCATED AT THE NORTHWEST CORNER OF STATE HIGHWAY (SH) 6 AND KIRBY DRIVE INTERSECTION; CONTAINING A 34.2791 ACRE TRACT AND A 11.3999 ACRE TRACT SEPARATED BY A 40-FOOT-WIDE (0.844 ACRE) UNIMPROVED RIGHT-OF-WAY; SITUATED IN H.T. & B. RAILROAD COMPANY SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS, AND A 1.6366 ACRE TRACT BEING A PORTION OF LOT 29 OF EMIGRATION LAND COMPANY SUBDIVISION OF IOWA COLONY H.T. & B. RAILROAD COMPANY SURVEY NO. 71 (ALSO REFERRED TO AS THE IMMIGRATION LAND COMPANY SUBDIVISION OF SECTION 71, H.T. & B.R.R. COMPANY SURVEY) ABSTRACT 291, BRAZORIA COUNTY, TEXAS).

Ryan Sweeny with BCS Capital Group and Ian Knox with EHRA presented.

Given the length of the document and recent staff comments, the Commission proposed tabling the item to allow additional review. Staff will circulate markups and the applicant will provide a summary of revisions for the next meeting.

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

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

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, MaryAnn Atkinson

No: None

Absent: William Richardson

Abstained: None

- D. Development Services Staff Update.

Jose Abraham provided the update.

### **Adjourn**

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:59 pm. PDZ Member Kyle Marasckin seconded the motion.

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


Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, MaryAnn Atkinson

No: None

Absent: William Richardson

Abstained: None

**CERTIFICATION**

  
TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS