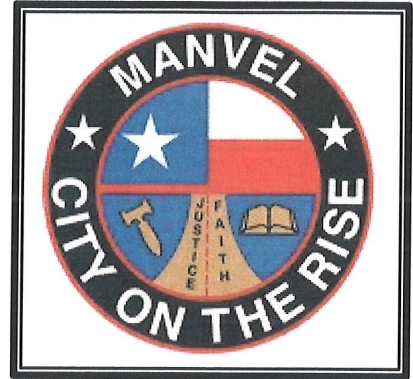


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 12/8/2025

Regular Session

Call to Order

- Position #1 Ryan Miller, Chair 03/2027
- Position #2 Kyle Marasckin, Vice-Chair 03/2027
- Position #3 Mary Ann Atkinson 03/2027
- Position #4 Kenneth Haynes 03/2027
- Position #5 Christy Kennard 03/2026
- Position #6 Delores Martin 03/2026
- Position #7 William Richardson 03/2026

PDZ Member called the meeting of the PDZ to order at 6:04 p.m.
Those in attendance were:

- Present:** Ryan Miller
Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson
- Absent:** Kenneth Haynes
- Also Present:** Tammy Bell, City Secretary
Robert Gervais, City Attorney
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Stuart Martin — has concerns with drainage issues in relation to the pump detention DCM modification item.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

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

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 23A Preliminary Plat; A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 23A Preliminary Plat with the following conditions:

1. Please be sure that the floodplain limits on the drainage exhibit are accurately shown. Additionally, please ensure that the ledger shown on the Drainage exhibit is up to date. Some of the values appear to differ from the As-Built for ponds J-2 and H-2 (Section 62-38 (a)(12)).
2. Notes 8 and 12 of the General Notes appear to be duplicates. Please remove one.

PDZ Member Martin made the motion to approve with the 2 conditions. PDZ Member Richardson seconded the motion.

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve Final Plat of Meridiana Detention Reserve "U" Phase 2; BEING A SUBDIVISION OF 9.247 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1 OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Detention Reserve U Phase 2 - Final Plat with the following conditions:

1. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. The drainage easements description shown in the CPL do not match the drainage easements shown on the plat. Please correct this discrepancy. Additionally, please verify drainage easement 2025049082 (Sections 62-41(b)(5) and 62-41(b)(21)).
3. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
4. Please correct the drainage easement dimension in the northeast corner; the dimension is not accurately shown (Section 62-41(b)(13)).
5. Please show the MUD boundaries on the plat (Section 62-41(b)(18)).

6. Please provide signatures of both drainage districts on the plat (Section 62-41(b)(19)).
7. Please add a notation stating that building permits will not be issued until all required storm drainage improvements, which may include detention ponds, have been constructed (Section 62-41(b)(23)).
8. The north boundary is labeled as 889.87'; however, the approved preliminary plat shows 916.87'. Please correct this discrepancy (Section 62-41(b)(19)).

PDZ Member Martin made the motion to approve with the 8 conditions. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 5/1

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

- C. Consideration and possible action to approve Final Plat of Meridiana Recreation Center No. 3; BEING A SUBDIVISION OF 4.614 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Recreation Center No. 3 Final Plat with the following conditions:

1. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. Provide the property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(6)).
3. Please reference Drainage and Detention Easement B.C.C.F. No. 2019032085 on the plat (Section 62-41(b)(11)).
4. Please indicate on the plat that bearings and distances to the nearest established street lines or official monuments shall be accurately described in Lambert Grid Bearings (Section 62-41(b)(12)).
5. Please provide a general note stating any future development will require approved Drainage plans from the Drainage District (Section 62-41(b)(19)).
6. Please provide a Letter of No Objection (LONO) from Comcast (Section 62-41(b)(20)).
7. Please add a note stating that building permits will not be issued until all required storm drainage improvements, including any necessary detention ponds, have been completed and accepted (Section 62-41(b)(23)).
8. Please provide shapefiles or CAD files (Shapefiles preferred).

PDZ Member Martin made the motion to approve with 8 conditions. PDZ Member Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

- D. Consideration and possible action to approve Final Plat of Del Bello Lakes Section 8 Partial Replat No. 1;
BEING A SUBDIVISION OF 0.272 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459; ALSO BEING A PARTIAL REPLAT OF ALL OF RESERVE "E", BLOCK 1 OF DEL BELLO LAKES SECTION 8, RECORDED UNDER F.N. 2023017218, BRAZORIA COUNTY PLAT RECORDS, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Del Bello Lakes Section 8 - Partial Replat No.1 with following conditions:

1. Please revise the title block from “abandon” to “release” (Section 62-44(b)(1)).
2. Provide the signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-44(b)(4)).
3. Provide the property owner’s signature and associated notary acknowledgments on the face of the plat (Mylar and electronic copies) (Section 62-44(b)(6)).
4. Please ensure that the field note description of the subdivided tract of land, title block, and CPL all match and reflect the same information (Section 62-44(b)(7)).
5. Please provide a current original tax certificate dated after September 1, 2025, showing all taxes are paid and no delinquencies exist (Section 62-44(b)(17)).
6. Please review and revise note 16 so that it clearly states the Finished Floor elevation shall meet the requirements in place at the time of development (Section 62-44(b)(18)).
7. Provide Letter of No Objections from all applicable Utility Companies (Section 62-44(b)(20)).
8. Please review the note numbers and correct any typos.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Kenneth Haynes

Abstained: None

- E. Consideration and possible action to approve and forward with recommendation to City Council, a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for an approximate 2.3804-acre tract of land, located at the northwest corner of Highway 6 and future Pine Ln (PIDs: 228214 & 228212).

Staff presented a request to approve and forward to City Council a design criteria modification for a proposed commercial development on a 2.3804-acre tract located at the northwest corner of Highway 6 and future Pine Lane. The request involved the use of a pumped underground detention system due to the property’s location within a floodplain.

Staff explained that the City’s Design Criteria Manual (DCM) allows pumped detention for non-residential developments provided certain requirements are met, including separation from nearby structures, backup power, minimum gravity detention, and approval by the applicable drainage district. While the applicant met several of the required criteria, the proposal did not meet the 1,000-foot separation requirement from existing structures, with three structures located within that distance.

Staff noted the site is subject to review by multiple agencies, including the City of Manvel and Brazoria County Drainage District No. 3, and that the development would include floodplain mitigation, underground detention, and roadway improvements along the adjacent right-of-way.

Commissioners discussed drainage concerns in the surrounding area, prior pump detention approvals in similar circumstances, system capacity, gravity versus pumped discharge, and potential impacts during heavy rain events.

The applicant's engineer, Watsel Montara, provided additional clarification on the design, noting that approximately 54% of the detention would discharge by gravity and 46% by pump, with discharge rates well below allowable limits. The engineer stated that the system would outfall into TxDOT's storm system and would not negatively impact surrounding properties.

PDZ Member Atkinson made the motion to approve. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 4/2

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

- 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 Martin made the motion to approve. PDZ Member Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Miller made the motion to adjourn at 6:34 pm. PDZ Member Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS