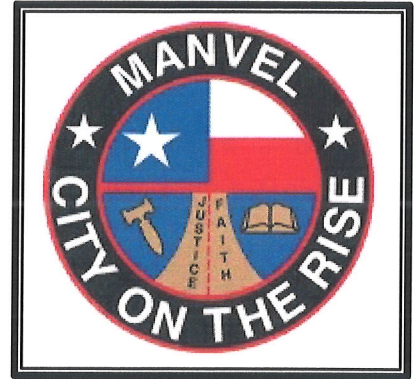


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 9/8/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:04 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: None

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

Pledge

Public Comments: "Comment Card" Required

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: 7/0

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

No: None

Absent: None

Abstained: None

Regular Agenda

- A. 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 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED COMMERCIAL DEVELOPMENT ON AN APPROXIMATE 3.661-ACRE TRACT OF LAND (PID: 167704), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71, EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS.

Staff provides the following recommendation for the applicant's request for a variance to Chapter 62, Sections 62-111(a) & (c), 62-113, and 62-42 (b) (4), for the southern ROW dedication:

- Staff is not recommending approval of the request to waive dedication of right-of-way requirement.
- Staff recommends approval of the request to escrow funds for construction of street and sidewalk with the following conditions:
 1. Fund shall be escrowed for construction of street 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 Include a plat note specifying ROW dedication and escrow arrangement;
 3. A plat shall establish a minimum building setback of 40 feet measured from the center line of the gravel ROW along the southern side of the subject site;
 4. 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.

Richard Rainer and Jake Baker addressed PD&Z.

After extended discussion regarding drainage easement conflicts, uncertainty about the ROW centerline, potential future road connectivity, and the scope of escrow requirements, the Commission suggested tabling the item to allow staff and the applicant to provide additional information and options to bring back at the next meeting.

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

The motion carried with a vote: 7/0

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

No: None

Absent: None

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 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-41 (B) (28) - FINAL PLAT, TO ALLOW MILLING AND OVERLAYING OF ASPHALT FOR APPLICABLE PORTION OF EXISTING JORDAN ROAD IN LIEU OF CONSTRUCTING ONE-HALF OF THE SAID ROAD TO

CURRENT STANDARDS WITH SIDEWALK FOR AN APPROXIMATE 7.687-ACRE TRACT OF LAND ZONED PLANNED UNIT DEVELOPMENT (MERIDIANA PUD), LOCATED AT THE SOUTHWEST CORNER OF MERIDIANA PKWY AND JORDAN ROAD (PID 228416), IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A. LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287.

Jose Abraham provided the overview.

Staff recommends approval of the variance request to Chapter 62, Sections 62-111(a) & (c), 62-113, and 62-41 (b) (28) with the following conditions as specified in the development agreement:

1. Applicant shall mill and overlay the portion of existing Jordan Road along the property boundary.
2. A 5-foot-wide sidewalk shall be constructed along the property frontage on Jordan Road, consistent 2024 Design Criteria Manual.
3. This subdivision variance shall expire if the Planned Unit Development or General Development Plan is amended to change the development standards or landuse allowance for the subject site.

Applicant has asked for this item to be deferred to the next meeting based on staff comments.

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

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 7:06 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS