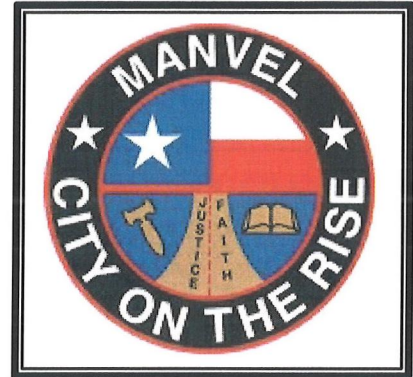


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 1/12/2026

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
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: Kenneth Haynes

Also Present: Jose Abraham, Director of Development Services
Robert Gervais, City Attorney
Matt De La Rosa, Assistant City Engineer
Elaheh Roohbakhsh, Senior Planner

PD&Z Applicants in attendance:

Jamie Hughes
Bentara Morton

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: 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 15B Phase 1 Preliminary Plat; BEING A SUBDIVISION OF 11.76 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The applicant has requested a deferral.

PDZ Member Ryan Miller made the motion to approve the deferral request. PDZ Member Mary Anne 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

- B. Consideration and possible action to approve the Final Plat of Meridiana Detention Reserve "Z" Phase 2; BEING A SUBDIVISION OF 9.258 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 22, PG. 267-270; OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff recommends approval of the plat with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41(b)(4)).
2. Please ensure that the CPL and the plat are consistent. All easements shown on the CPL must appear on the plat, and all easements shown on the plat must be reflected on the CPL. Additionally, the CPL and field note description indicate Volume 21, while the title block lists Volume 22 (Section 62-41 (b)(5) & (b)(21)).
3. Provide 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 verify that the names of all owners of adjacent land, including the associated recording information, are correct, and label Future Meridiana Sections 8A, 8B, and 8C accordingly (Section 62-41(b)(11)).
5. Please show the building setback lines from the adjacent street(s). Additionally, the preliminary plat shows a 30-foot ETC NGL Transport LLC easement recorded under B.C.C.F. No. 2013002790. Please clarify why this easement is not shown on the final plat, and revise the plat and CPL as necessary or provide a revised version (Section 62-41 (b)(13))
6. Please revise the plat to also show the 2008 access easement and identify it as to be abandoned. Additionally, update Note 17 to clarify the following:
 - The 2008 existing access easement will be abandoned.
 - The 2025 temporary access easement will be abandoned.
 - Both easements will be replaced by Section 8.
 - Future permanent access to the 1-acre tract located north of the subject site.
 - Future permanent access for the proposed Detention Reserve (Section 62-41 (b)(18)).
7. Please review the MUD boundaries and revise them as needed (Section 62-41(b)(18)).
8. Please provide signatures from both Drainage Districts (Section 62-41 (b)(19)).

- 9. Please provide shapefiles or CAD files (Shapefiles preferred).
- 10. Please be sure to update the dates on the signature blocks to 2026.

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

- C. 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 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


Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:07 p.m. PDZ Member Kyle 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