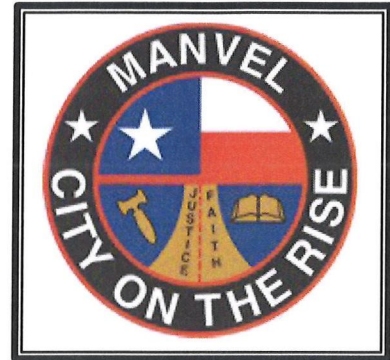


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 2/23/2026

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:** Robert Gervais, City Attorney
 Tammy Bell, City Secretary
 Jose Abraham, Director of Development Services
 Elaheh Roohbakhsh, Senior Planner
 James McClain, Manvel PD Administrative Captain

PD&Z Applicant Present: Benterah Morton

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh provided the presentation.

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2026-O-07) OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN

APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; 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.

Ryan Miller opened the Public Hearing at 6:11 p.m.

Submitted email comments read aloud:

Deborah Hargrove, 7602 Water Glen Ln - Opposed

John Dios, Water Glen Ln - Opposed

Rachel Manrash, 7626 Water Glen Ln - Opposed

Brittany Salazar, 7518 Water Glen Ln - Opposed

In person for comments:

Justin Faith, 7626 Water Glen Ln - Opposed

Russel Bynum, Hillwood Communities - Addressed the PUD amendments, including additional signage, removing the rot board requirement from interior good neighboring fencing, and the setback requirement reduction to 10 feet

2nd call - None

3rd call - None

Ryan Miller closed the Public Hearing at 6:19 p.m.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2026-O-09) OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF:

A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS.

VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Jose Abraham provided the presentation.

Ryan Miller opened the Public Hearing at 6:22 p.m.

1st call - None

2nd call - None

3rd call - None

Ryan Miller closed the Public Hearing at 6:22 p.m.

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 forward a recommendation of approval to City Council for; A PROPOSED ORDINANCE (2026-O-07) OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2024-O-12, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE VALENCIA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 457 ACRES OF LAND LOCATED IMMEDIATELY EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND GENERALLY WEST OF FARM-TO-MARKET 1128, BY AMENDING CERTAIN PROVISIONS RELATED TO FENCING REQUIREMENTS, SIGN REQUIREMENTS, AND MINIMUM REAR YARD SETBACKS; 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.

Residents who spoke during the discussion:

Rachel Faith, Dave Salazar, and a gentleman at 19143 Satsumo Ridge Drive, who had questions about how the PUD amendments would affect him.

Staff reviewed the request and summarized public comments, noting concerns primarily related to the proposed rear yard setback reduction and proximity to existing homes. Staff clarified the amendment does not add acreage or alter previously approved development, and applies only to Valencia development standards. Discussion included the 20' buffer between subdivision fences and the rear utility easement, and commissioners requested the setback change be limited to interior lots. Temporary signage was discussed with no changes requested; signage to be removed at build-out and maintained per City standards. Fence standards were discussed; commissioners supported including structural post requirements from the Design Criteria Manual and allowing rot board to be excluded on interior good-neighbor fences (rot board to remain for exterior/public-facing fences).

Ryan Miller made the motion to recommend approval to City Council as proposed, with: (1) 10' rear yard setback limited to interior lots (perimeter lots excluded); (2) wood fence post structural requirements from the Design Criteria Manual included; and (3) rot board not required for interior fences (required for exterior fences). 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

February 23, 2026 PLANNING DEVELOPMENT AND ZONING MINUTES

Absent: Kenneth Haynes
Abstained: None

- B. Consideration and possible action to forward a recommendation of approval to City Council for; A PROPOSED ORDINANCE (2026-O-09) OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF:

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PDZ Member Delores Martin made the motion to approve. PDZ Member Christy Kennard 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. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 7:03 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