

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 3/23/2026

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:05 p.m.
Those in attendance were:

- Present:** Ryan Miller
Kyle Marasckin
MaryAnn Atkinson
Christy Kennard
Delores Martin
Benterah Morton
- Absent:** Kenneth Haynes
- Also Present:** Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner

Swearing in of Commission Members

Position #5 Christy Kennard 03/2028
Position #6 Delores Martin 03/2028
Position #7 Benterah Morton 03/2028

Mayor Dan Davis swore in the members.

Regular Session

Pledge

Public Comments: "Comment Card" Required

Presentation

Overview of the Open Meetings Act, Meeting Decorum, and the Roles, Responsibilities, and Standards for Commission Deliberations and Decision-Making.

Tammy Bell and Robert Gervais provided the overview.

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the overview. Gary Mitchell gave a presentation on the subject of the public hearing.

Key themes of the plan include preservation of rural character, balanced residential growth, and concentration of higher-intensity development along major corridors such as Highway 288 and Highway

6. The Future Land Use Map outlines various development categories within both city limits and the ETJ, while the Thoroughfare Plan reflects updates to roadway alignments, classifications, and connectivity based on public feedback and evolving development patterns. The plan also includes implementation strategies and identifies potential future actions related to infrastructure, parks, and additional planning efforts. It was noted that the Comprehensive Plan serves as a policy-guiding document and is not regulatory in nature.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED MANVEL COMPREHENSIVE PLAN, INCLUDING A PROPOSED UPDATED MAJOR THOROUGHFARE PLAN MAP.

Ryan Miller opened the public hearing at 6:41 p.m.

1st call for comments -

Michael White - spoke in opposition, specifically regarding changes to Del Bello Blvd (connecting new Del Bello Lakes with old Del Bello Blvd)

Zachary Alli - spoke in opposition, specifically regarding changes to Markham Rd

Jennifer Curtis, representing the property owner on Oilfield Rd - spoke in opposition, specifically regarding the portion of Markham between Oilfield and Belcher

Dirk Allen - spoke in opposition, specifically regarding Quail Valley Ranches

Dakota Dowd - spoke in opposition, specifically regarding Quail Valley

Ranches Dirk Dowd - spoke in opposition, specifically regarding Quail

Valley Ranches 2nd call for comments -

Heidi Zemer - thinks there's too much traffic and that the thoroughfare plan should be removed, and that Markham Rd be taken out at the least

Jose Abraham read two comments submitted for the record:

Jane Liston and Tim Liston - they ask that Lewis Ln be removed from plan

Chad and Alina Rogers - comments in opposition to Lewis Ln changes

3rd call for comments - None

Ryan Miller closed the Public Hearing at 7:02 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, MaryAnn Atkinson, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: Kenneth Haynes

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Meridiana Section 28C Final Plat;
BEING A SUBDIVISION OF 29.60 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION THREE AS RECORDED UNDER VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF RESERVE B OF MERIDIANA CUMULUS DRIVE PHASE 2 AS RECORDED UNDER B.C.P.R. NO. 2022027318, AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF RESERVE A OF MERIDIANA CUMULUS DRIVE PHASE 3 AS RECORDED UNDER B.C.P.R. NO. 2022052111, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided an overview. Staff recommends approval.

PDZ Member Christy Kennard 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, MaryAnn Atkinson, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: Kenneth Haynes

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 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT FOR A PROPOSED COMMERCIAL DEVELOPMENT (WELLBY FINANCIAL INSTITUTION) ON AN APPROXIMATE 1.101-ACRE TRACT OF LAND (PID: 678969), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, CONVEYED TO JSC FEDERAL CREDIT UNION, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2018009781 OF THE OFFICIAL PUBLIC RECORDS OF HARRIS COUNTY, TEXAS, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff recommends approval of the variance subject to the following conditions:

1. Funds shall be escrowed in lieu of construction of street and sidewalk within existing rights-of-way along the southern boundary. The escrow amount shall be \$69,565.00, based on 224.21 linear feet at \$200 per linear foot per lane, plus 5% simple interest over 10 years (as determined and approved by the City Engineer). The escrow shall be deposited prior to Final plat approval.
2. The plat for the proposed development shall include a plat note specifying waiver of 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.

5. The escrowed funds shall be refunded to the Developer within 30 days of the City Council’s approval of an application to abandon the existing rights-of-way along the southern boundary for this public improvement. If the City abandons this right-of-way (southern boundary in whole), the City shall refund the amount of escrowed funds according to the length of the particular right-of-way that was abandoned within 10 years.

PDZ Member Christy Kennard made the motion to forward a recommendation of approval with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: Kenneth Haynes

Abstained: None

- C. 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, SECTIONS 62-108 (A)(10), SIDE LOT LINES SHALL BE AT SUBSTANTIALLY RIGHT ANGLES OR RADIAL TO STREET LINES, AND (11) FLAG OR KEY-SHAPED LOTS ARE NOT ALLOWED, FOR AN APPROXIMATE 2.27-ACRE, (CALLED 2025 ACRE), TRACT OF LAND LOCATED AT 8134 BELCHER ROAD (PID 170635), OUT OF TRACT 20-A OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS AND BEING ALL OF THE SAME CALLED 2.25 CONVEYED TO JOHNNY C. SHIRLEY RECORDED IN COUNTY CLERK'S FILE NO. 1996-009689 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING PREVIOUSLY RECORDED IN VOLUME 126, PAGE 320 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh provided the overview. Staff recommends approval subject to the following conditions:

- 1. The subdivision variance will expire upon a change of use from Open Single-Family Residential (O-SFR); or
- 2. The subdivision variance will expire upon further subdivision or replatting of the property into multiple lots/ reserves.
- 3. A building line/ setback line shall be established significantly perpendicular to the 482 feet long side property line (S 42°00'00” W) in a manner that the lot width measured at the building line/ setback line is a minimum of 120 feet.

PDZ Member Ryan Miller made the motion to forward a recommendation of approval with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, MaryAnn Atkinson, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: Kenneth Haynes

Abstained: None

- D. Consideration and possible action to recommend that City Council adopt the proposed Manvel Comprehensive Plan, including a proposed updated Major Thoroughfare Plan map, along with any suggested revisions to the Plan that the Commission may identify.

The Commission considered and discussed the proposed Comprehensive Plan and Major Thoroughfare Plan, with particular focus on roadway alignments and classifications in rural areas, including Markham Road, Del Bello Road, and Lewis Lane. Discussion centered on balancing the preservation of rural character with the need for future connectivity, emergency access, and long-term growth planning.

Staff clarified that the Thoroughfare Plan is a policy-guiding document and that roadway improvements are typically development-driven, not immediate or guaranteed. Commissioners expressed concerns regarding potential impacts to rural residents, while also acknowledging the importance of having a long-range planning framework to guide future decisions.

PDZ Member Ryan Miller made the motion to recommend approval of the Comprehensive Plan, including the Major Thoroughfare Plan, with a modification to reclassify Markham Road as a collector. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

- E. 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 Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

- F. Development Services Staff Update.

Jose Abraham provided the update.

- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.
- H. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.
- I. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

PDZ Member Delores Martin made the motion to reappoint Ryan Miller as the Chair, Kyle Marasckin as the Vice-Chair, and Christy Kennard as the Secretary. PDZ Member Mary Ann Atkinson seconded the motion.

March 23, 2026 PLANNING DEVELOPMENT AND ZONING MINUTES

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 8:08 p.m. PDZ Member Benterah Morton seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS