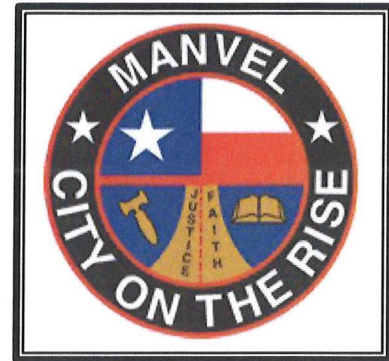


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 4/13/2026

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:08 p.m.
Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
MaryAnn Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
Benterah Morton

Absent: None

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Jessica Portie, Assistant Planner
Marilyn Jacob, Assistant City Engineer

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 Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve a 30-day extension for Meridiana Section 8B Preliminary Plat;
BEING A SUBDIVISION OF 22.42 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-5, BLOCK 1 OF LULLING STONE SECTION 1, A PLAT OR MAP THEREOF AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The applicant has requested a 30-day extension to be brought back at the May 11th PD&Z meeting.

PDZ Member Delores Martin made the motion to approve the 30-day extension. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

- B. Consideration and possible action to approve Meridiana Section 23B Preliminary Plat;
BEING A SUBDIVISION OF 22.96 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

City staff recommends approval of the Meridiana 23B Preliminary Plat with the following conditions:

- 1. Please add drainage to the restrictions of Reserve B (section 62-38 (a)(8)).
- 2. Please clearly indicate the 50-foot setback from the pipeline on the plat, including arrows and dimension labels (Sec. 62-116)

PDZ Member Delores Martin made the motion to approve with the conditions. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

- C. Consideration and possible action to approve the Meridiana Section 16 Final Plat;
BEING A SUBDIVISION OF 15.12 ACRES OUT OF OUTLOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, LOCATED IN THE H.T. AND B.R.R. CO. SURVEY, SECTION 62, ABSTRACT 484; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

City staff recommends approval of the Meridiana Section 16 Final 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. The CPL metes and bounds description, field notes, and title block must all match. Please revise for consistency and accuracy (Section 62-41 (b)(5), (b)(7) & (b)(21)).
- 3. Please show the temporary S.S.E in Reserve B as in the approved construction plans (Section 62-41 (b)(13)).

4. The CPL references several items that cannot be identified on the plat, including the Development Agreement (for Variance) recorded under Clerk's File No. 2025051644; the pipeline right-of-way granted to The Texas Pipe Line Company (Volume 150, Page 488); City of Manvel Ordinance Nos. 2009-O-04 and 2010-O-14; and a Temporary Sanitary Sewer Easement recorded under Clerk's File No. 2025026810. Please ensure that all applicable easements and encumbrances referenced in the CPL are clearly shown on the plat. If any of these items are not applicable or do not affect the property, please remove them from the CPL. If no pipeline exists, please revise the plat general notes to remove Notes 8 and 9 accordingly. Additionally, if the Temporary Sanitary Sewer Easement is to terminate upon recordation of this plat, please show it on the plat and add a note reflecting its termination (Sections 62-41(b)(5) and (b)(21)).
5. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
6. Please confirm that all surrounding property owner information is current and up to date (Section 62-41 (b)(11))
7. Please review Lot 34, Block 1. The lot width is shown as 52 feet. which does not meet the minimum required width of 55 feet. Please revise accordingly (Section 62-41 (b)(13)).
8. Please add the GCWA access easement to the CPL and provide the supporting documentation. The LONO indicates that this permanent access easement will be established by a separately recorded instrument; therefore, it must be recorded prior to plat recordation, and the recording information must be included on the plat (Section 62-41(b)(18)).
9. Please clearly show and label the floodplain limits on the Plat (Section 62-41 (b) (18)).
10. Please provide a MUD LONO (Section 62-41 (b)(20)).
11. Please modify general note 2 to add partially within Unshaded Zone X.
12. Please provide shapefiles or CAD files (Shapefiles preferred).

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

The motion carried with a vote: 7/0

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

- D. Consideration and possible action to approve Primrose Detention Reserve "A" Final Plat; BEING A SUBDIVISION OF 26.56 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

City staff recommends approval of the Primrose Detention Reserve A Final 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 provide a new CPL as the metes and bounds description seems to be all out of order and also remove the variances out of the easement sections, they don't belong there. (Section 62-41 (b)(5) & (b)(21)).
3. Field description, CPL, and title block, all need to match for consistency (Section 62-41 (b)(5) & (b)(21) & (b)(7)).
4. Easements A and F shown on the CPL cannot be identified on the plat. Please ensure that all easements listed on the CPL are shown on the plat. If they are not applicable, please remove them from the CPL (Section 62-41 (b)(5) & (b)(21)).

5. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(6)).
6. Please indicate all MUD boundary lines (Section 62-41 (b)(10)).
7. Please provide signed protective covenants for Primrose (Section 62-41 (b)(15)).
8. Please provide documentation demonstrating that MUD annexation has been approved, as approval must be completed prior to approval of this proposed final plat. Additionally, provide the MUD LONO (Sections 62-41(b)(17), (b)(18), & (b)(20)).
9. Please provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(19)).
10. Please revise the parkland table to reflect the updates in the amended Master Plan. The table must indicate 0 acres for park, 3.4 acres dedicated to trails only, resulting in a total parkland dedication of 2 acres for this proposed plat (Section 62-39(b)).

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, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton
- No: None
- Absent: None
- Abstained: None

- E. Consideration and possible action to approve Massey Ranch Horizons Final Plat; BEING A 10.000 ACRE, 7 LOTS, 1 BLOCK SUBDIVISION; BEING ALL OF A CALLED 10.00 ACRE TRACT C.C.F.N. 2024032207 O.P.R.B.C.T. E. LITTLE SURVEY ABSTRACT NO. 320, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

City staff recommends approval of the Massey Ranch Horizon Final 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. The property description on the CPL and the field notes shown on the plat do not match the title block. These descriptions must be consistent. Please ensure that all legal descriptions match exactly across all documents (Section 62-41(b)(5), (b)(7)). & (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. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b)(19)).
5. Please provide approved construction plans from the city (Section 62-41(b)(25)&(b)(26)&(b)(28)).
6. Please remove Note 19, as it is not applicable to this subdivision.

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

The motion carried with a vote: 7/0

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

April 13, 2026 PLANNING DEVELOPMENT AND ZONING MINUTES

- 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 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, MaryAnn Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, Benterah Morton

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 6:22 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS