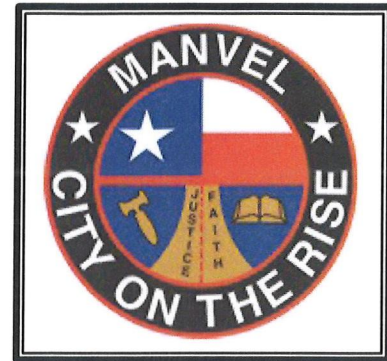


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 4/27/2026

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:15 p.m.

Those in attendance were:

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

Absent: Kenneth Haynes

Also Present: Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Keith Traylor, Chief of Police
Alyssa Deaton, Assistant City Secretary
Susan Ballard, Legal Assistant

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh presented the request to rezone approximately 20 acres at 3404 County Road 58 from single-family residential to light commercial. The property is currently developed with a single-family home, and no specific commercial use is proposed at this time.

The request follows a prior 2024 rezoning application that included a gas station, which was withdrawn due to public concerns. Staff noted the current request is general in nature and does not include a specific use.

Utilities are not yet in place and will be addressed during development. Access and traffic impacts will also be evaluated, with any additional access from County Road 58 requiring GCWA approval due to the canal.

Staff recommended approval of the rezoning request.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT; 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 6:18 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Ryan Miller closed the public hearing at 6:18 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 forward a recommendation of approval to City Council; AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", TO INCLUDE REQUIREMENTS AND PROVISIONS OF HOUSE BILL 24 (2025) REGARDING NOTICE, HEARING, AND PROTEST REQUIREMENTS FOR ANY PROPOSED CHANGE TO A ZONING REGULATION OR BOUNDARY AND POSSIBLE CORRECTION OF EXISTING TYPOGRAPHIC ERRORS. (PROPOSED ORDINANCE NO. 2026-O-14)

PDZ Member Christy Kennard made the motion to approve. 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

- B. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT. (PROPOSED ORDINANCE NO. 2026-O-12)

Staff clarified that no specific use is proposed and that future uses may require additional approvals, such as an SUP. Additionally, the existing residence would become a legal nonconforming use upon rezoning to light commercial.

PDZ Member Mary Ann Atkinson made the motion to approve. 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

- C. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING ORDINANCE NO. 2024-O-13, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICTS NO. 56 AND 57, BY AMENDING CERTAIN PROVISIONS TO ALLOWING DETACHED SINGLE-FAMILY HOMES ON LOTS WITHIN THE REMAINING, UNDEVELOPED TOWNHOME LAND USE AREAS, AND TO ALLOW TWO-STORY STRUCTURES ON ALL PATIO HOME LOTS. (PROPOSED ORDINANCE NO. 2026-O-13)

Staff and applicant presented a proposed amendment to the Meridiana PUD to allow 40-foot wide detached single-family lots within remaining townhome areas and to permit two-story structures on all patio home lots. The amendment is intended to provide flexibility in housing types in response to market demand. Staff noted the changes would not significantly alter overall density or development outcomes and are limited to the PUD area.

PDZ Member Benterah Morton made the motion to approve. 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

D. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:41 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