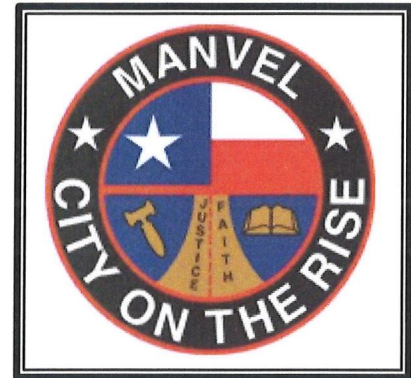


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 6/22/2026

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2027
Position #2 Kyle Marasckin, Vice-Chair 03/2027
Position #3 Mary Ann Atkinson 03/2027
Position #4 Kenneth Haynes 03/2027
Position #5 Christy Kennard 03/2028
Position #6 Delores Martin 03/2028
Position #7 Benterah Morton 03/2028

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
MaryAnn Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin

Absent: Benterah Morton

Also Present: Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Marilyn Jacob, Engineer I

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

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council;
A DESIGN CRITERIA MODIFICATION REQUEST FROM THE CITY OF MANVEL DESIGN CRITERIA MANUAL, SECTION 5, DRAINAGE, 1.04. G. 9.A. AND B. AND SECTION 5, DRAINAGE, 2.02 F AND G, TO ALLOW PUMP DETENTION FOR AN APPROXIMATE 3-ACRE PORTION OF A 10-ACRE TRACT OF LAND (PID: 173443), LOCATED ALONG SOUTH SIDE OF CROIX ROAD/ COUNTY ROAD 58, LOT 6, SECTION 90, A. C. H. & B. SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Marilyn Jacob presented a request for a design criteria modification to allow a pump detention system for a proposed retail development on approximately three acres along Croix Road. Staff explained the request met all applicable criteria except the required 1,000-foot separation from nearby residential properties. The Commission discussed the proposed drainage system, proximity to nearby residences, long-term implications of pump detention, and the property's development constraints.

PDZ Member Delores Martin made the motion to forward a recommendation of approval, with the recommendation that the proposal receive approval from Drainage District No. 4 and that the nearby residential property owners be notified. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/2

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

- B. Discussion on the newly adopted Comprehensive Master Plan and Major Thoroughfare Plan.

Jose Abraham provided an overview of the recently adopted Comprehensive Master Plan and Major Thoroughfare Plan, explaining the purpose of the plans, their role in guiding future growth and development, and how they are intended to be used by the Commission, City Council, staff, and the public. Staff reviewed the relationship between the Future Land Use and Character Map and the zoning map, discussed the plan's implementation strategy, and noted that future recommendations to amend development regulations would be brought through the Planning, Development and Zoning Commission and City Council for consideration. Commissioners discussed how the Comprehensive Master Plan would be implemented and clarified that adoption of the plan did not, by itself, amend the City's zoning regulations.

No action was taken.

C. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 7:11 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Benterah Morton

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS