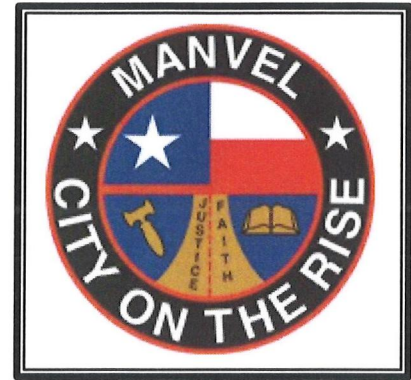


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 5/26/2026

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:01 p.m.

Those in attendance were:

Present: Kyle Marasckin
MaryAnn Atkinson
Kenneth Haynes
Christy Kennard (Arrived at 6:03)
Delores Martin

Absent: Ryan Miller
Benterah Morton

Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Jesica Portie, Associate Planner

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jesica Portie provided the presentation. The presentation highlighted key differences between the previously approved 2007 OPUD and the proposed PUD, including the removal of urban density residential uses, an increase in commercial acreage, the addition of a medical-use tract, expanded development standards, and enhanced open space and pedestrian connectivity throughout the site. Staff stated the proposal generally aligns with the Comprehensive Plan and recommended approval with conditions, noting several revisions and clarifications would be required prior to City Council consideration.

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE (2026-O-16) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE (2007-O-26) OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY 394.232 ACRES FROM OPEN PLANNED USE DEVELOPMENT (O-PUD) DISTRICT TO PLANNED USE DEVELOPMENT (PUD) DISTRICT, SUCH TRACT IMMEDIATELY LOCATED ON THE EAST OF S.H. 288, EXTENDS ACROSS BOTH NORTH AND SOUTH SIDES OF S.H. 6, SOUTH OF DEL BELLO LAKES DEVELOPMENT, WEST OF IOWA LANE AND VALENCIA DEVELOPMENT, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30; 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.

Kyle Marasckin opened the public hearing at 6:10 p.m.

1st call for comments -

Urandi Rajo wanted clarification on the ethanol plant language in the notice.

2nd call for comments - None

3rd call for comments - None

Kyle Marasckin closed the public hearing at 6:12 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

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

No: None

Absent: Ryan Miller, Benterah Morton

Abstained: None

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council, Ordinance 2026-O-16;
AN ORDINANCE AMENDING THE ZONING ORDINANCE (2007-O-26) OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY 394.232 ACRES FROM OPEN PLANNED USE DEVELOPMENT (O-PUD) DISTRICT TO PLANNED USE DEVELOPMENT (PUD) DISTRICT, SUCH TRACT IMMEDIATELY LOCATED ON THE EAST OF S.H. 288, EXTENDS ACROSS BOTH NORTH AND SOUTH SIDES OF S.H. 6, SOUTH OF DEL BELLO LAKES DEVELOPMENT, WEST OF IOWA LANE AND VALENCIA DEVELOPMENT, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30.

The applicant presented an overview of the proposed Precidio PUD development, providing background on the property's history, planned commercial and residential components, and anticipated development timeline. The applicant discussed the proposed medical and commercial areas, future retail development, transportation and access improvements, and compatibility with

surrounding neighborhoods. Commissioners asked questions regarding roadway infrastructure, buffering adjacent to existing residential areas, permitted uses, residential lot standards, and detention facilities. Staff reiterated that outstanding comments and revisions identified in the staff report would be addressed prior to City Council consideration.

Staff recommends forwarding a recommendation of approval with a condition that the PUD document shall be revised to address certain issues and/or that clarification on certain issues will be provided for items listed below. (Proposed Ordinance No. 2026-O-16).

1. Introduction Section: Revise the introduction section in the O-PUD where it mentions that the O-PUD approval has since expired pursuant to Sec. 77-29 of the Manvel Code of Ordinances to state that this is zoning change from O-PUD to PUD based on provision of Section 77-29.
2. Sidewalk: Revise Section III.4 (page 7) to add: "Except as expressly stated in the PUD, compliance with the City of Manvel's sidewalk requirements will be maintained....."
3. Trails: It appears that the document uses the terms trails and sidewalks interchangeably. Revise for consistency or include specific definitions for clarity.
4. Vesting: Revise section VI in the proposed PUD to add "Applicable International Code Council Codes adopted by the City of Manvel shall apply as amended from time to time."
5. Planting within Buffer yard: Revise Section VI. 5 to include the minimum requirements of Section 77-44(C)(6) of the City's Ordinance (Transitional buffer yard between residential and non-residential uses).
6. Street and Circulation System Section: Revise to reference Major Thoroughfare Plan compliance on Page 14. Additionally, there is a section called Streets on Page 16 which could be made part of Section VI.2. on page 14.
7. Utility Agreement: Provide clarification on why Section VI.4. includes a reference to the Utility Agreement. Also, include a definition for the Utility Agreement.
8. Miscellaneous Regulations: Revise the setback requirement regarding proximity to pipelines from 30 feet to 50 feet.
9. Trees within median: Include specific requirements pertaining to root barriers, maintenance requirements, etc., for tree planting allowance within medians.
10. Urban Corridor: Remove reference to Urban corridor and High-density urban corridor on page 26.
11. Phasing: Revise Phasing schedule section to indicate phasing of detention ponds. Additionally, revise to reference Exhibit H instead of I.
12. Commercial standards: A development standard comparison table was provided which includes standards for Light Commercial uses. However, these standards are not included in the PUD document.
13. Signage: Size restriction for off-premise signs is not provided. Sign area allowance for multi-tenant monument signs is significantly larger than city ordinance allowance. Multi-Tenant Highway Pylon sign doesn't include any spacing of number limit. Provide clarification to illustrate how this aligns with the overall spirit of the city's sign ordinance or other similar districts within Manvel.

PDZ Member Delores Martin made the motion to forward a recommendation of approval to City Council with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

- B. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 2043 CR 206 (PID 170372),
SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS., TO ALLOW
DEVELOPMENT OF THE SUBJECT SITE WITHOUT CONSTRUCTION OF SIDEWALKS.

Staff presented a subdivision variance request for a property in the City's ETJ seeking relief from the sidewalk requirement along County Road 206 for a proposed manufactured home lease community. Staff explained that the roadway is county-owned, contains open ditches, has no existing sidewalk network, and that the county does not permit sidewalk construction within its right-of-way. While staff did not recommend approval due to the importance of sidewalks within the City's mobility system, discussion focused on the lack of existing pedestrian connectivity in the area, future development considerations, and the proposed residential community. The applicant provided an overview of the project and stated the development would consist of leased manufactured homes with on-site management.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

- C. Development Services Staff Update.

Jose Abraham provided the update.

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:47 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS