

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 1/13/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:04 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Delores Martin
William Richardson

Absent: Christy Kennard

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Matt De La Rosa, Assistant City Engineer
Elaheh Roohbakhsh, Associate Planner
Jessica Portie, Associate Planner
James McClain, Administrative Captain
Chris Day, Patrol Captain
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

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 AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE

INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

The Public Hearing opened at 6:18 p.m.

1st call for comments - None

2nd call for comments - Jim Windsler, property owner, shared that this includes land that he has an undivided interest in and would like staff and property owner to look into this before proceeding.

3rd call for comments - None

The Public Hearing closed at 6:21 p.m.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE- FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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.

Jose Abraham, Director of Development Services, provided the presentation.

The Public Hearing opened at 6:33 p.m.

1st call for comments - None

2nd call for comments - Jack Garner, wanted clarification on the location

3rd call for comments - None

The Public Hearing closed at 6:34 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin 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, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 4B East; BEING A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jesica Portie, Associate Planner, provided the overview.

The City staff recommends approval of the Meridiana Section 4B East - Final Plat with one (1) condition. The condition includes: 1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62- 41(b)(18)).

PDZ Member Kenneth Haynes made the motion to approve with the condition as recommended. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

- B. Consideration and possible action to approve Final Plat for Meridiana Section 6 East; BEING A SUBDIVISION OF 23.67 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 1 THROUGH 5 OF LULLING STONE SECTION ONE; AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jesica Portie, Associate Planner, provided the overview.

The City staff recommends approval of the Meridiana Section 6 East Final Plat with one (1) condition. The condition includes: 1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62- 41(b)(18)).

PDZ Member Delores Martin made the motion to approve with the condition as recommended. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

- C. Consideration and possible action to approve a 30-day Extension for the Amending Plat for Sunset Gardens Amending Plat No. 1; BEING A SUBDIVISION OF 1.5819 ACRES OUT OF THE J.M. O'DONNELL SURVEY, ABSTRACT 470; BEING AN AMENDING PLAT OF LOTS 9, 10, 11 AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, Director of Development Services, provided the overview. The applicant has requested a 30-day extension. Staff recommends approval of the extension.

PDZ Member William Richardson made the motion to approve the 30-day extension. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson
No: None
Absent: Christy Kennard
Abstained: None

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-01;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Jose Abraham, Director of Development Services, shared that, in light of the citizen's comment during the Public Hearing about a possible dispute over ownership of a portion of the property, staff would request the PD&Z vote to postpone this item until the next agenda so that staff has time to review.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson
No: None
Absent: Christy Kennard
Abstained: None

- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-02;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZEL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZEL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; 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.

Jose Abraham, Director of Development Services, provided the overview.

City staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 7133990: "All Other Amusement and Recreation Industries" with the following conditions:

1. A 21' tall X 42' wide earth berm based on National Rifle Association standards shall be always maintained on the subject site.
2. All range equipment and accessories shall be stored in an existing secure building in close vicinity or a storage container located out of view from a public right-of-way.
3. All shooting shall be directed away from Uzzell Road.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

F. Presentation of the Draft Strategic Plan by Kendig Keast Collaborative.

Jennifer Mak, with Kendig Keast Collaborative, presented the draft Strategic Plan.

Potential future workshop dates with PD&Z proposed are; February 24, March 24, and April 28.

No action taken.

G. 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 Ryan Miller 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, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 7:18 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

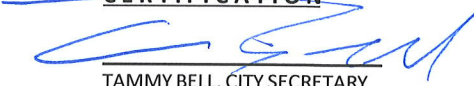
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS