

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 2/10/2025

Regular Session

Call to Order

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
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson

Absent: None

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Matt De La Rosa, Assistant City Engineer
Jesica Portie, Associate Planner
Elaheh Roohbakhsh, Associate Planner
James McClain, Administrative Captain

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jesica Portie, Associate Planner, provided the presentation.

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 ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT

(O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; 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.

The Public Hearing opened at 6:07 p.m.

1st call for comments -

Angela Vickerman - Spoke against the rezone

Damian Vickerman - Against the rezone

Alexandra Smith - Comments read into the record by Ryan Miller - Opposed

Anita Boyd - Comments read into the record by Ryan Miller - Opposed

Jennifer Rhodes - Comments read into the record by Ryan Miller - Opposed

Wyndell Rhodes - Comments read into the record by Ryan Miller - Opposed

Gene Chesson - Comments read into the record by Ryan Miller - Opposed

Joan Kennedy - Comments read into the record by Ryan Miller - Opposed

Angie/Marvin Schedule - Comments read into the record by Ryan Miller - Opposed

Christina Hileman - Comments read into the record by Ryan Miller - Opposed

Joe Adams - Comments read into the record by Ryan Miller - Opposed

Roger Stotter - Comments read into the record by Ryan Miller - Opposed

Phyllis Manson - Comments read into the record by Ryan Miller - Opposed

Ryan Del Bello - Comments read into the record by Ryan Miller - Opposed

Ed/Christina Campbell - Comments read into the record by Ryan Miller - Opposed

Bryan Nami - Comments read into the record by Ryan Miller - Opposed

Michael Petru - Comments read into the record by Ryan Miller - Opposed

Deana Young - Comments read into the record by Ryan Miller - Opposed

Keith and Vera Armstrong - Comments read into the record by Ryan Miller - Opposed

Alexis Del Bello - Comments read into the record by Ryan Miller - Opposed

David Headley, 3951 Del Bello Rd - Spoke against the rezone

Prince Sanchez - Spoke against the rezone

Tyler Ponder, 4700 Curry Rd - Spoke against the rezone

Angela Smith, 4718 Curry - Spoke against the rezone

Akilah Amos, 4718 Del Bello - Spoke against the rezone

Leslie Burkhead, 6336 Del Bello Rd - Spoke against rezone

Second call - None

Third call - None

The Public Hearing closed at 6:27 p.m.

Consent PDZ

- A. Approve a 6-month extension for Preliminary Plat of Valencia Section 12; BEING A SUBDIVISION OF 14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)
- B. Approve Meridiana Section 13B Preliminary Plat; BEING A SUBDIVISION OF 12.97 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Approve Final Plat for Meridiana Section 26B;
BEING A SUBDIVISION OF 18.55 ACRES OUT OF THE OLIVER HALL SURVEY, A-203;
BEING A PARTIAL REPLAT OF A PORTION OF LOTS 12 THROUGH 14 AND LOT 16 OF
LULLING STONE SECTION ONE, AS RECORDED IN VOLUME 21, PAGES 267-270 OF
THE BRAZORIA COUNTY PLAT RECORDS; AND A PORTION OF LOT 15 OF THE
AMENDING PLAT OF LOT 15 OF LULLING STONE SECTION ONE, AS RECORDED IN
VOLUME 22, PAGES 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF
MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Section 31B;
BEING A SUBDIVISION OF 7.00 ACRES OUT OF THE OLIVER HALL SURVEY, A-203;
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve Final Plat for Meridiana Detention Reserve W;
BEING A SUBDIVISION OF 15.93 ACRES OUT OF THE OLIVER HALL SURVEY, A-203;
ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 16 THROUGH 18 OF
LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270; ALSO BEING
A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE
AMENDING PLAT AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA
COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

PDZ Member Christy Kennard made the motion to approve the Consent Agenda. PDZ
Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action approve Final Plat for Meridiana Section 82 Detention Reserve;
BEING A SUBDIVISION OF 43.38 ACRES OUT OF OUTLOTS 137, 138 AND 162 OF THE
DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. & B.R.R.
CO. SURVEY, SECTION 62, A-484, H.T. & B.R.R. CO. SURVEY SECTION 64, A-483, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner, provided the overview.

The City staff recommends approval of the Meridiana Section 82 Detention - Final Plat with three
(3) conditions. The conditions include:

1. Provide a Letter of No Objection (LONO) from the Gulf Coast Water Authority (Section 62-
41 (b) (18)).
2. Please provide an approved construction plan for Kreuzer Road, as required by City ordinance
(Sections 62-41 (b)(25) & (b)(26) & (b)(28)).
3. Please revise the Flood Zones to accurately reflect the Firm Panel, changing "Flood Plain Zone
AO" to "Flood Plain Zone X-Unshaded." Also, include "Flood Plain Zone X-Shaded" on the west
side of "Flood Plain Zone AE" and relocate the "Flood Plain Zone AO" label correctly (Section
32-52).

PDZ Member Kyle Marasckin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-04;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 12.5056 ACRES LOCATED AT SOUTHWEST CORNER OF THE INTERSECTION OF CROIX RD AND DEL BELLO RD, MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 447110 "GASOLINE STATIONS WITH CONVENIENCE STORES"; 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.

Representative for the developer spoke. Addressed the concerns voiced during the public hearing.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/7

Yes: None

No: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

Absent: None

Abstained: None

- C. 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 Kyle Marasckin 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, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:45p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS