

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 3/10/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:01 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: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Associate Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, Associate Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED REPLAT OF MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO.1, BEING A SUBDIVISION OF 0.5037 ACRES (21,942 SQUARE FEET) OUT OF THE OLIVER HALL SURVEY, A-203; IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; BEING A PARTIAL REPLAT OF LOTS 1-4, BLOCK 1 OF MERIDIANA, SECTION 32A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023012528, AND BEING A

PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE 6 SINGLE-FAMILY RESIDENTIAL LOTS INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS AND TO REMOVE UTILITY EASEMENT RESERVES.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED REPLAT OF MERIDIANA SECTION 32A AND 32B PARTIAL REPLAT NO.1, BEING A SUBDIVISION OF 0.5037 ACRES (21,942 SQUARE FEET) OUT OF THE OLIVER HALL SURVEY, A-203; IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; BEING A PARTIAL REPLAT OF LOTS 1-4, BLOCK 1 OF MERIDIANA, SECTION 32A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023012528, AND BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE 6 SINGLE-FAMILY RESIDENTIAL LOTS INTO 4 SINGLE-FAMILY RESIDENTIAL LOTS AND TO REMOVE UTILITY EASEMENT RESERVES.

The Public Hearing opened at 6:05 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

The Public Hearing closed at 6:05 p.m.

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, 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 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; 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 6:10 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

The Public Hearing closed at 6:10 p.m.

Staff Presentation on Public Hearing Item

Elaheh Roohbakhsh, 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 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; 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 6:16 p.m.
First call for comments - None
Second call for comments - None
Third call for comments - None
The Public Hearing closed at 6:16 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Mary Ann Atkinson 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 to approve the Replat for Meridiana Section 32A and 32B Partial Replat No. 1;
BEING A SUBDIVISION OF 21,942 SQUARE FEET (0.5037 ACRES) OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; BEING A PARTIAL REPLAT OF LOTS 1-4, BLOCK 1 OF MERIDIANA SECTION 32A AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023012528, AND BEING A PARTIAL REPLAT OF LOTS 1 AND 2, BLOCK 1 OF MERIDIANA SECTION 32B AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762.

PDZ Member Christy Kennard made the motion to approve. PDZ Member William Richardson 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 the Final Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.982 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 37, 38, 45, AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION OF RECORD UNDER VOL. 2 PAGES 91 & 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, PUBLIC RECORDS (B.C.P.R.).

City Staff recommends denial, with multiple comments provided.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion FAILED with a vote: 1/6 Yes: Delores Martin

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

Absent: None

Abstained: None

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2025-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; 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.

City staff recommends approval of this SUP request for the subject site to allow NAICS use 621310 "Offices of Chiropractors" and NAICS use 621498 "Pain Therapy Centers and Clinics, Outpatient." with the following conditions:

1. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day;
2. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
3. All doors shall remain unlocked and accessible during normal business hours.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Kenneth Haynes 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

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2025-O-07;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; 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.

PD&Z members share concerns over having so many of these urgent care/ERs on the Highway 6 corridor.

The operating hour condition is brought up because the State requires emergency care facilities to be open 24/7.

Staff needs more time to verify the law around the operating hours.

PDZ Member Ryan Miller made the motion to table. 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

- E. Consideration and possible action to approve and forward with recommendation to City Council; a Design Criteria Modification request from the City of Manvel Design Criteria Manual, Section 5, Drainage, 1.04. G. 5.a. and b. and Section 5, Drainage, 2.02 F and G for 1.54 acres located on the south side of Highway 6, to the east of Sonic Drive-in at 17518 Highway 6.

Matt De La Rosa, Assistant City Engineer, provided the presentation.

Generally, pump detention is not a preferred drainage solution, so instead of offering a recommendation, the staff is available to provide technical assistance to help the Commission make a recommendation to the City Council.

A representative for the development explained the generator will be powered by natural gas, and the pump is a dual pump, so this reduces any failures in the system. The drainage must comply with BDD4, TxDOT, and City of Manvel.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/3

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

Absent: None

Abstained: None

- F. 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 Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes 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 Christy Kennard made the motion to adjourn the meeting at 6:54 p.m. PDZ Member Mary Ann Atkinson 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