

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 3/24/2025

Swearing in of Board Members

Position #1 - Ryan Miller 03/2027
Position #2 - Kyle Marasckin 03/2027
Position #3 - Mary Ann Atkinson 03/2027
Position #4 - Kenneth Haynes 03/2027

Mayor Dan Davis swore in the Commissioners.

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 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

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
Christy Kennard
Delores Martin

Absent: William Richardson

Also Present: Dan Johnson, City Manager
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
Keith Traylor, Chief of Police

Pledge

Public Comments: "Comment Card" Required

Online comment submissions read into the record:

Peter & Jenny Nyugen - against the proposed ER

Jessica Wells - against the proposed ER

Jesse Rios - against the proposed ER

Lorena and Edmund Montini - against the proposed ER

Eduardo Baez - against the proposed ER

Myra Garza - spoke against the proposed ER

Rick Gutierrez - spoke against the proposed ER

Alena Antones - spoke in favor of the proposed ER

Kayla Duarte - spoke in favor of the proposed ER

Chris Wells - spoke against the proposed ER

Jason Suchecki, Commercial Broker at Thomas Developers - spoke in favor of the proposed ER, read out the names of the 16 residents he got signatures for in favor of the ER

Names read into the record who are with the ER and in favor:

Lauren Cotten, Tanya Sylvia, Sarah, Steven Hall, Jose Flores, Alan Swift

William Murphy - spoke against the proposed ER

Jared Browning - spoke in favor of the proposed ER

Stevan Vora, CFO - spoke in favor of the proposed ER

Dr. Thomas - spoke in favor of the proposed ER

Presentation

Overview of Open Meetings Act and Meeting Decorum

Postponed

Consent PDZ

- A. Approve Final Plat for Meridiana Section 82;
BEING A SUBDIVISION OF 28.69 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 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat of Valencia Section 13;
BEING A SUBDIVISION OF 20.953 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- C. Approve Final Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 174 & 175 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOLUME 1, PAGES 71 & 72 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

- D. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. 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, Christy Kennard, Delores Martin
No: None
Absent: William Richardson
Abstained: None

Regular Agenda

- A. 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. (Tabled by PD&Z on 3/10/2025)

Jose Abraham, Director of Development Services, provided the overview. Since the last meeting, staff has worked to resolve the hours issue. The new recommendation will allow for 24 hours, as required by the state. The PD&Z and City Council will need to amend the zoning ordinance to allow ER facilities to be open 24 hours.

Dr. Thomas provided a presentation and highlighted the property tax investment, employment opportunities, and current and future projects.

PD&Z Member concerns were over the other proposed ER being in such close proximity, and the location specifically being behind the neighborhood.

PDZ Member Ryan Miller made the motion to approve with conditions. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 1/5

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

- B. 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 Mary Ann Atkinson 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, Christy Kennard, Delores Martin

No: None

Absent: William Richardson

Abstained: None

- C. Development Services staff update.

Jose Abraham provided the update.

- D. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.

- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.

- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

Kenneth Haynes made the motion to reappoint Ryan Miller as Chair, Kyle Marasckin as Vice-Chair, and Christy Kennard as Secretary. 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, Christy Kennard, Delores Martin

No: None

Absent: William Richardson

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:17 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

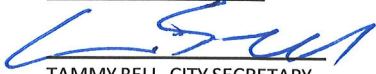
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin

No: None

Absent: William Richardson

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS