

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 7/14/2025

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:14 p.m. Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Delores Martin
William Richardson
MaryAnn Atkinson
Absent: Kenneth Haynes
Christy Kennard
Also Present: Jose Abraham, Director of Development Services
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Senior Planner

Pledge

Public Comments: "Comment Card" Required

Dr. Dadisha Rab - had questions regarding status development for the section of Kirby Drive between Palm Desert and County Road 58.

Staff Presentation on Public Hearing Item(s)

Elaheh Roohbakhsh, Senior Planner, provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE

SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; 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.

Ryan Miller opened the Public Hearing at 6:20 p.m. 1st
call for comments - None
2nd call for comments - None 3rd
call for comments - None
Ryan Miller closed the Public Hearing at 6:21 p.m.

Consent PDZ

- A. Approve Brazoria County MUD No. 57 Water Plant No. 2 Preliminary Plat;
BEING A SUBDIVISION OF 1.06 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Meridiana Greenbelt Park Preliminary Plat;
BEING A SUBDIVISION OF 3.88 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203,
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a 6-month extension for Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 12.92 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13
BLOCK 1, OF THE LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21,
PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.
- D. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

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

Regular Agenda

- A. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana GDP Amendment No. 24.
- B. Consideration and possible action to approve Meridiana Detention Reserve U Phase 2 Preliminary Plat;
BEING A SUBDIVISION OF 9.25 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1
OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234,
BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Consideration and possible action to approve Meridiana Section 28C Preliminary Plat; BEING A SUBDIVISION OF 29.60 ACRES, BEING A PARTIAL REPLAT OF LOTS 7, 8, AND 9 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231- 234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Regular Agenda Items A, B, and C were combined.

Elaheh Roohbakhsh shares that the applicant requested a deferral of these items for two weeks.

PDZ Member Ryan Miller made the motion to table Regular Agenda items A, B, and C for two weeks. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

- D. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.547 ACRES TRACT OF LAND AT 19200 MORRIS AVE, MANVEL, TX (PID: 499589), SITUATED IN THE HOUSTON TAP AND BRAZORIA RAILROAD COMPANY SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 184, OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AS RECORDED IN VOLUME 1, PAGE 71, OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, AND BEING THE SAME TRACT AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NUMBER 2024034817, GENERALLY LOCATED ALONG SOUTH SIDE OF MORRIS AVENUE / HIGHWAY 6, WEST OF THE UNDER-CONSTRUCTION CARWASH, 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; (Proposed Ordinance No. 2025-0-23)

This is a request for a Specific Use Permit (SUP) for a proposed family medical clinic along the Highway 6 corridor. The applicant presented plans for a comprehensive healthcare facility offering diagnostics, primary care, lab work, and physicals, with the intent to operate seven days a week.

The primary concern from staff and commissioners was unresolved site drainage. The initial proposal involved discharging runoff into a nearby RV park lake, but no documentation or agreement had been submitted confirming capacity or consent. The applicant indicated they are now exploring connection to the TxDOT drainage system instead and are actively coordinating with their engineer, the RV park, and TxDOT.

Staff clarified that approval would be contingent on resolving the drainage issue through either on-site detention or formal agreements proving sufficient external capacity. Commissioners also expressed concern about future developments relying on the same external drainage system without sufficient planning.

Staff recommends approval with the following conditions:

1. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 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;

4. A plat shall be prepared and approved in conformance with Chapter 62 – Subdivisions, prior to developing the subject site for the proposed Manvel Medical Clinic;
5. A recorded copy of a document or agreement confirming that the RV Park has sufficient capacity to accommodate drainage from the southern portion of the subject site, shall be provided prior to plat approval and referenced on the plat. If such documentation is not provided, submitted site plan shall be amended and revised drainage plan shall be submitted to TxDOT for review and approval. Regardless of TxDOT's requirements, a drainage plan approved by the applicable drainage district and the City must be submitted as part of the platting and permitting process;
6. The site development shall follow the attached site plan. However, a revised site plan, subsequent plat, and drainage plans—reflecting any necessary changes related to the Public Access Easement (PAE) and drainage to comply with all applicable City of Manvel codes and ordinances—shall be submitted as part of the construction plan and building permit review process.
7. A minimum 10-foot-wide landscape buffer yard, including landscaping, with one (1) evergreen tree planted every 30 feet along the property line abutting the RV Park;
Staff Report to Planning, Development, and Zoning Commission Specific Use Permit
8. If there is no existing fence along the rear property line, a minimum 6-foot-tall wooden fence shall be installed in accordance with Section 77-43, Fences, of the City of Manvel Code of Ordinances;
9. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture;
10. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally;
11. No Outdoor lighting shall be greater than 25-feet in height;
12. A photometric survey shall be submitted for approval prior to issuing Certificate of Occupancy;
13. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

- E. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING ORDINANCE NO. 2024-O-35, PERTAINING TO DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO INCLUDE AN APPROXIMATE 106.8 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT 469, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1, 2, 7, AND 16, AND ALL OF LOTS 3, 4, 8, 9, 10, 13, 14, 15, 19, AND 20, OF DIVISION "O" OF THE ALLISION RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGES 91, AND 92, OF THE PLAT RECORDS OF THE BRAZORIA COUNTY, TEXAS (B.C.P.R); CURRENTLY ZONED OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR), INTO THE DEL BELLO LAKES PUD AND GENERALLY LOCATED EAST OF MANVEL PKWY, SOUTH OF CROIX RD, AND NORTH OF DEL BELLO LN; AND PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP. (Proposed Ordinance No. 2025-0-22) *(Tabled at the 6/23/2025 PD&Z Meeting)*

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

The motion carried with a vote: 5/0

Yes: Ryan Miller, Kyle Marasckin, Delores Martin, William Richardson, MaryAnn Atkinson
No: None
Absent: Kenneth Haynes, Christy Kennard
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 Ryan Miller made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

Adjourn

PDZ Member Ryan Miller made the motion to adjourn the meeting at 6:53 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS