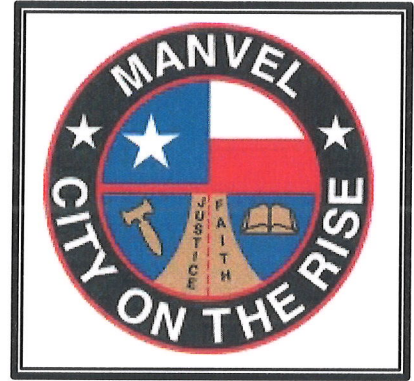


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 5/27/2025

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: Ryan Miller
Kenneth Haynes

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services
James McClain, Administrative Captain

Pledge

Public Comments: "Comment Card" Required

Presentation

Overview of Open Meetings Act and Meeting Decorum.

Robert Gervais provided the overview.

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A FINAL PLAT OF MERIDIANA SECTION 32C WHICH INCLUDES A PROPOSED REPLAT, BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282; ALSO, BEING A PARTIAL REPLAT OF MERIDIANA SECTION 32B FINAL PLAT, AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2023013762. REASON FOR REPLAT IS TO COMBINE PORTION OF LOT 1, BLOCK 1 (WITH ASSOCIATED RIGHT-OF-WAY) OF MERIDIANA SECTION 32B WITH UNPLATTED ACREAGE TO CREATE LOT 1, BLOCK 1 OF THE PROPOSED FINAL PLAT OF MERIDIANA SECTION 32C, AND TO REMOVE A UTILITY EASEMENT.

Kyle Marasckin opened the Public Hearing at 6:04 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

Kyle Marasckin closed the Public Hearing at 6:05 p.m.

Staff Presentation on Public Hearing Item

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2025-0-18) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT; 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.

Kyle Marasckin opened the Public Hearing at 6:16 p.m.

First call for comments - None

Second call for comments - None

Third call for comments - None

Kyle Marasckin closed the Public Hearing at 6:16 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None
Absent: Ryan Miller, Kenneth Haynes
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 32C;
BEING A SUBDIVISION OF 9.163 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282;
ALSO BEING A PARTIAL REPLAT OF LOT 1, BLOCK 1 OF MERIDIANA SECTION 32B
AS RECORDED UNDER BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO.
2023013762, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Meridiana Section 32C Final Plat with four (4) conditions;

1. Please verify the information for C5 in the curve table. The information appears to be different from what was recorded in Section 32A. Please see markups for reference (Section 62-41(b)(10)).
2. Provide a letter of no objection from the applicable entity pertaining to the North Canal. (Section 62-41(b)(18)).
3. Please show the floodplain limits on the plat. Please update Note 2 of the General Notes if the property is located within the floodplain (Section 62-41(b)(18)).
4. Please verify the acreage listed in Note 19 of the General Notes for accuracy. It does not match the acreage shown in the Reserve Table. Ensure all references to acreage are consistent throughout the plat (Section 62-41(b)(13)).

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

The motion carried with a vote: 5/0

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

- B. Consideration and possible action to forward a recommendation of approval to City Council;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF
CHAPTER 62, SECTION 108 (B)(4), TO ALLOW MEASUREMENT OF LOT WIDTH AT
FRONT SETBACK LINE AND CHAPTER 62, SECTION 104 (5), TO ALLOW FEWER
NUMBER OF ACCESS POINTS THAN THE MINIMUM REQUIREMENT FOR OAKWOOD
TRAILS, A RESIDENTIAL SUBDIVISION OF 175.2 ACRES OUT OF THE H.T.& B.R.R.CO.
SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS.

Jose Abraham provided the overview.

Staff recommends approval of this variance request to Chapter 62, Section 108 (b)(4) and Section 104 (5) based on the following conditions:

1. The subdivision variance will expire upon a change of residential use; and
2. Access points and connections depicted on the approved Oakwood Trails Master Plan shall not be changed or removed.

PDZ Member Christy Kennard made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

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

- C. Consideration and possible action to forward a recommendation of approval to City Council for Oakwood Trails Master Plan;
BEING A SUBDIVISION OF 175.2 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 71, A-291, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Oakwood Trails - Master Plan with the following conditions. The conditions include:

1. Variance request pertaining to multiple points of access from a collector street is approved by the City Council
2. Variance request pertaining to multiple points of access from a collector street is approved by the City Council. (Sec. 62-104 (5)(b))
3. Provide proof of drainage plan submittal to the appropriate Drainage District and the County (Section 62-38(a)(12))
4. Provide proof of TIA submittal to the County (Section 62-38(a)(13))
5. NOTE: The property along the southern boundary of Section 6 is labeled as MUD 47; however, we have no record of this designation. Please verify if the label is correct and clarify whether there are plans to annex this portion.

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

The motion carried with a vote: 5/0

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

- D. Consideration and possible action to forward a Final Report recommending approval to City Council;
AMENDING THE ZONING CLASSIFICATION OF 35.3 ACRES OF LAND GENERALLY LOCATED AT 9825 S MASTERS (PIDS: 537539 & 619349), SITUATED WEST OF CHOCOLATE BAYOU AND AT THE NORTHEAST CORNER OF INTERSECTION OF CUMULUS DRIVE AND MASTERS ROAD, FROM OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR INCLUSION IN THE MERIDIANA PLANNED UNIT DEVELOPMENT (Proposed Ordinance No. 2025-0-18).

Jose Abraham provided the overview. City staff recommends approval of the requested rezoning of the subject site from Open Single-Family Residential district (OSFR) to Planned Unit Development (PUD) District to be developed under the provisions of Meridiana PUD (Ordinance No. 2024-O-13).

PD&Z Member William Richardson expresses his discomfort in voting for this before seeing the traffic and drainage studies.

Mr. Boyce opposes the rezone.

Dorothy Wynne, property owner who is selling to Meridiana, speaks in favor of the rezone.

PDZ Member William Richardson makes the motion to table. PDZ Member Delores Martin seconded the motion.

The motion FAILED with a vote: 3/2

Yes: Delores Martin, William Richardson, MaryAnn Atkinson

No: Kyle Marasckin, Christy Kennard

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 2/3

Yes: Kyle Marasckin, Christy Kennard

No: Delores Martin, William Richardson, MaryAnn Atkinson

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

The item failed to receive a passing motion. This item will be forwarded to the City Council with no recommendation.

- E. Consideration and possible action to forward a recommendation of approval to City Council for Meridiana General Development Plan, Amendment No. 24.

PDZ Member Christy Kennard made the motion to table. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

- F. Presentation and discussion on Comprehensive Plan update and Major Thoroughfare Plan update by Kendig Keast Collaborative.

Jennifer Mak, Gary Mitchell, James Andrews, and Alfonso Mireles provided the presentation.

- G. Development Services Staff Update.

Jose Abraham provided the update.

*Bobby Gervais states for the record that because of the 30-day shot clock, the motion to table for the Regular Agenda Item E is fine, as long as they agree to it and request it in writing. He clarified on the record that the applicant, Brian, with EHRA, did send a written email request, so the motion to table is fine, and we are acting on their written approval.

- H. 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: 5/0

Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson,
MaryAnn Atkinson

No: None

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:32 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 5/0

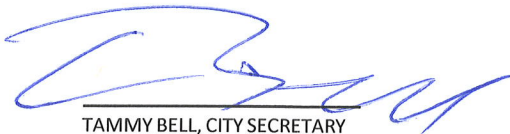
Yes: Kyle Marasckin, Christy Kennard, Delores Martin, William Richardson, MaryAnn
Atkinson

No: None

Absent: Ryan Miller, Kenneth Haynes

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS