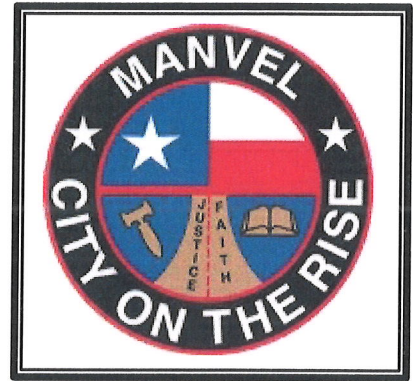


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 6/9/2025

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
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
MaryAnn Atkinson

Absent: None

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Elaheh Roohbakhsh, Senior Planner
Matt De La Rosa, Assistant City Engineer
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Presentation

Overview of Open Meetings Act and Meeting Decorum.

Robert Gervais, City Attorney, provided the overview.

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 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 721 "ACCOMMODATIONS" 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 6:19 p.m.

PDZ Chair Ryan Miller read two letters of opposition into the record from Chad and Alina Rogers, and Austin Lindsey McClintock

1st call for comments -

Brandi Russell - spoke in opposition
David Simmons - spoke in opposition
Ricky Taylor - spoke in opposition
Jason Wells - spoke in opposition
Steven Russell - spoke in opposition

2nd call for comments -

Lee Caletka - spoke in opposition
Rodney Alexander - spoke in opposition
Abby Littlejohn - spoke in opposition
Andrea Shaw - spoke in opposition
Jan Weed - spoke in opposition
John Littlejohn - spoke in opposition
Terrence Price - spoke in opposition
Andrea Desarmo - spoke in opposition
Stephanie Wisnoski - spoke in opposition
Carrie Blalock - spoke in opposition
Debbie Williams - spoke in opposition
Elvira Perkins - spoke in opposition
Betty Martin - spoke in opposition

3rd call for comments -

Nicole McClinton - spoke in opposition
Mary Francis Ortiz - spoke in opposition
Sharon Fredow - spoke in opposition
Alfred Ortiz - spoke in opposition
Catherine Simmons - spoke in opposition
Leanne Whirler - spoke in opposition

Ryan Miller closed the Public Hearing at 7:07 p.m.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None Abstained: None

Regular Agenda

- A. Consideration and possible action to approve a 30-day extension for the Meridiana Detention Reserve U Phase 2 Preliminary Plat.

Regular Agenda Items A and B were combined.

- B. Consideration and possible action to approve a 30-day extension for the Meridiana Section 28C Preliminary Plat.

Elaheh Roohbakhsh provided the overview for Regular Agenda items A and B.

PDZ Member Kyle Marasckin made the motion to approve Regular Agenda Items A and B. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 5/2

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

No: William Richardson, MaryAnn Atkinson

Absent: None

Abstained: None

- C. Consideration and possible action to forward a recommendation of approval to City Council; AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 2.509 ACRE PORTION OF A 6.3 ACRE TRACT OF LAND (PID: 228247, LOT 2 AND 3 OF MINOR PLAT OF CALLIHAN SUBDIVISION NO. 2), GENERALLY SETBACK APPROXIMATELY 297 FEET FROM THE WEST SIDE OF CEMETERY ROAD AND ABUTTING UNIMPROVED LARGE AVENUE RIGHT-OF-WAY ON THE NORTH SIDE, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT 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 721 "ACCOMMODATIONS". (Proposed Ordinance No. 2025-0-21)

Concerns arose over the development being a four-story building, particularly regarding the fire department's lack of a ladder truck and potential traffic problems. Residents highlighted that a hotel could exacerbate existing traffic issues and interfere with neighborhood dynamics and safety. The planning committee acknowledged community voices and emphasized the importance of thoughtful development, stressing the need for improved infrastructure.

Mr. Ghandi, representative for the owner was present for questions.

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

The motion FAILED with a vote: 0/7 Yes: None

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

Absent: None Abstained: None

- D. Consideration and possible action to authorize the PD&Z Chair to sign a letter of support for the City of Manvel's application to the Texas Department of Transportation's 2025 Transportation Alternatives set-aside (TA) call for projects. (Resolution 2025-R-13 authorizing staff submittal of grant application approved by City Council 6/2/2025)

PDZ Member Delores Martin 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, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: None Abstained: None

- E. 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: 7/0

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

No: None

Absent: None Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:29 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 7/0

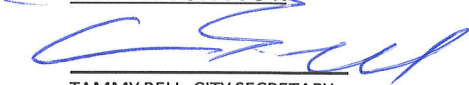
Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson, MaryAnn Atkinson

No: None

Absent: None

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS