

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 3/13/2023

Regular Session

*Board members were sworn in before the meeting.

Position #1 – Ryan Miller 03/2025

Position #3 – Mary Ann Atkinson 03/2025

Position #4 – Kenneth Haynes 03/2025

*Kyle Marasckin, Position #2, was absent and unable to be sworn in before the meeting.

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: Muhammed Alam
Kenneth Haynes
Mary Ann Atkinson
Ryan Miller

Absent: Kyle Marasckin
Christy Kennard
Dorothy Wynne

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None

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 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; 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.

Opened at 6:02 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

The public hearing closed at 6:04 p.m.

Consent Agenda

A. Approve the meeting minutes to date.

PDZ Member Muhammed Alam made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne

Abstained: None

Regular Agenda

A. Consideration and possible action to approve the Final Plat for Del Bello Section 8; BEING A SUBDIVISION OF 12.908 ACRES OF LAND SITUATED IN THE A.C.H. & B. R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS THE KATE R. EHRMAN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner presented the item to PD&Z members. Staff recommends denial due to corrections that need to be made.

Jessica Rodriguez, Director of Development Services states that the items that need to be addressed warrant a denial over a conditional approval, but that these items should not be a problem for the developer to address and bring back to PD&Z for approval.

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

The motion FAILED with a vote: 0/4

Yes: None

No: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne

Abstained: None

- B. Consideration and possible action to approve the Final Plat of Kirby Drive Street Dedication No. 3;
BEING A SUBDIVISION OF 4.043 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 78, (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25 AND 26 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN UNDER VOLUME. 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Jessica Rodriguez - staff recommends approval with one condition: provide the signed title policy for the plat.

PDZ Member Mary Ann Atkinson made the motion to approve with the condition. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

- C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 5 East;
BEING A SUBDIVISION OF 11.79 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham - staff recommends approval with one condition: provide drainage district approval of the preliminary drainage plan.

PDZ Member Muhammed Alam made the motion to approve with the condition. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2023-O-15;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.5727 ACRE TRACT OF LAND LOCATED AT 17205 HIGHWAY 6 / MORRIS AVE, MANVEL, TEXAS (DESCRIBED AS RESERVE "C1" OF MANVEL TOWN CENTER SECTION 1 PARTIAL REPLAT NO 1), FROM PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (PUD/SH6) TO PLANNED UNIT DEVELOPMENT DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (PUD/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621210 "OFFICES OF DENTISTS"; 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.

Jose Abraham - this is a request for a Specific Use Permit for a commercial reserve within the Manvel Town Center development. This is for a Dentist office. The reason for the request is because the MTC is within a PUD and the land use requires SUP approval. Staff is recommending approval with conditions, which are: 1) Facility is only permitted to operate from 8 am to 10 pm (applicant has requested a time of 7 am and staff recommends approval); 2) All waiting and 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 Ryan Miller made the motion to approve with the conditions and amending the first condition to 7 am to 10 pm operating hours. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes:	Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No:	None
Absent:	Kyle Marasckin, Christy Kennard, Dorothy Wynne
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 Muhammed Alam made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/0

Yes:	Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No:	None
Absent:	Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained:	None

- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.
- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.
- H. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

PDZ Member Muhammed Alam made the motion to table items F, G, and H. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/0

Yes:	Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No:	None
Absent:	Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained:	None

I. Consideration and possible action to approve excused committee member absences.

PDZ Member Muhammed Alam made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

Adjourn

PDZ Member Muhammed Alam made the motion to adjourn the meeting at 6:27 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

Yes: Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes
No: None
Absent: Kyle Marasckin, Christy Kennard, Dorothy Wynne
Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS