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 3/11/2024

Regular Session
Call to Order
Ryan Miller called the meeting of the PD&Z to order at 6:10 p.m.

Swearing in of Commission Members
Official Oath of Office administered by Mayor Dan Davis for:
Position #5 Christy Kennard 03/2026
Position #6 Delores Martin 03/2026
Position #7 William Richardson 03/2026

Roll Call
Position #1 Ryan Miller, Chair 03/2025 - PRESENT
Position #2 Kyle Marasckin, Vice-Chair 03/2025 - ABSENT
Position #3 Mary Ann Atkinson 03/2025 - PRESENT
Position #4 Kenneth Haynes 03/2025 - PRESENT
Position #5 Christy Kennard 03/2026 - PRESENT
Position #6 Delores Martin 03/2026 - PRESENT
Position #7 William Richardson 03/2026 - PRESENT

Pledge

Public Comments: "Comment Card" Required

Public Hearing

A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Opened at 6:16 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Closed at 6:18 p.m.

B. TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-O- 13) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6 FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) FOR 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.

Public Hearing opened at 6:18 p.m.
1st call for comments - Patrick Cassidy, spoke on item unrelated to this public hearing. Concerned about traffic accidents at Sora and Cumulus intersection. Wants to know what is planned for that corner.
2nd call for comments - Tony Bernardi, wants to know if the road will be improved in addition to the bridge improvement because of the big trucks.
Ricardo Gonzales, wants to know what is happening is Cruzer Road. Dan Fish, wants clarity on the buffer zone.
Melissa Sharpova, concerned about noise. Also concerned about potential flood concerns with her property.
Jason Lockson, also had a question about the buffer zone.
Veronica Aguilar, concerned about the Jordan intersection. Meridiana development has made things worse for residents near her.
Woman that did not give name, is confused about what is even happening.
Tony Bernardi, concerned about the area being built up across from him and the drainage. Martin Booth, property across from him has been raised up, is concerned about flooding. Jennifer Sellars, claims Meridiana is not properly addressing drainage. Upset about the condition of the roads.
Danielle Fish, concerned about the medians at Hwy 6/Meridiana Pkwy.
Josh Bowman, concerned about ROW and if the portion of road in front of his property is going to be widened.
3rd call for comments - None
Public Hearing closed at 6:53 p.m.

C. ***CANCELED***
TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-0- 12) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 458.4 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) FOR THE VALENCIA 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.

Consent PDZ

A. Approve the Final Plat of Del Bello Lakes Section 9;
BEING A SUBDIVISION OF 12.658 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

B. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

Regular Agenda

A. Consideration and possible action to approve Preliminary Plat for Meridiana Section 6 East; BEING A SUBDIVISION OF 23.67 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Overview by Associate Planner Ellie Roohbakhsh. The City staff recommends approval of the Meridiana Section 6 East - Preliminary Plat with one (1) condition. The condition includes: 1.Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).

PDZ Member Christy Kennard made the motion to approve with the condition. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/1

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

B. Consideration and possible action to approve Ordinance No. 2023-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF A 2.713 ACRE TRACT OF LAND IN THE H.T & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE) LOCATED WEST OF MERIDIANA PARKWAY AND EAST OF THE GCWA CANAL; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Evan Duvall provided an overview. Staff recommends approval.

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, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores

	Martin, William Richardson
No:	None
Absent:	None
Abstained:	None

C. Consideration and possible action to approve Ordinance No. 2024-O-13;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6 FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) TO OPEN PLANNED UNIT DEVELOPMENT (O-PUD) FOR 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.

Brad Sweitzer, EHRA - First PUD amendment since it was done 15 years ago. Provided an overview to PD&Z Members. Addressed the concerns of citizens' comments during the Public Hearing.

1. Proposed Substantial Changes:
   a. Addition of 72 acres into O-PUD
   b. Land Use Designation Amendments
   c. Creation of a Garden Home Land Use Designation
   d. Signage Amendments
   e. Residential one-acre lots on Masters Road
   f. Reduction of total residential density and controlling lot widths by density limitations.
   g. Right-of-way width to a minimum of 50 in width with Utility Easements
   h. Kreuzer Road and limits of roadways improvements.
   i. Public safety site relocation

2.
Minor Changes:
   a. Circulation modifications
   b. Renaming this project from Seven Oaks Ranch to Meridiana
   c. Residential Intersection spacing minimum.
   d. Flood plain statement updated.
   e. Sidewalk exhibit has been added for Texas Accessibility Standards Compliance
   f. Appeal process updated for staff interpretations

Staff recommends the PD&Z recommend conditional approval of Ordinance No. 2024-O-13 as the proposed amendments to the Meridiana Open-Planned Unit Development are following the goals of the City and will be a majority of single-family detached residences.
Recommended Condition;
1. All appeals for staff interpretation will go before the Board of Adjustment, instead of the City Council as proposed.

PDZ Member Delores Martin made the motion to approve with condition and forward with recommendation to City Council. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

D. 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 Kenneth Haynes made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

E. Consideration and possible action to appoint a Planning Development and Zoning Commission Chair.

PDZ Member Christy Kennard made the motion to appoint Ryan Miller as Chair. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

F. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chair.

PDZ Member Delores Martin made the motion to appoint Kyle Marasckin as Vice-Chair. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

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

PDZ Member Delores Martin made the motion to appoint Christy Kennard as Secretary. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

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

PDZ Member Delores Martin made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:33 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS