

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 4/8/2024**

**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  
Mary Ann Atkinson  
Kenneth Haynes  
Christy Kennard  
Delores Martin  
William Richardson

**Absent:** None

**Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Tammy Bell, City Secretary  
Elaheh Roohbakhsh, Associate Planner  
Evan Duvall, Zoning Official

**Pledge**

**Public Comments: "Comment Card" Required**

**Public Hearing**

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND 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 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER 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.

PDZ Member Ryan Miller opened the Public Hearing at 6:03 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

PDZ Member Ryan Miller closed the Public Hearing at 6:04 p.m.

**Consent PDZ**

- A. Approve a 1-year extension of approval for the Final Plat for Meridiana Inspiration Way Phase 2;  
*BEING A SUBDIVISION OF 5.456 ACRES BEING OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 THROUGH 15 OF LULLING STONE SECTION ONE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 21, PAGES 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT A SUBDIVISION PER PLAT RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*
- B. Approve Meridiana Section 7 East Preliminary Plat;  
*BEING A SUBDIVISION OF 20.32 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-11, BLOCK 1, OF LULLING STONE SECTION 1 A PLAT RECORDED AT VOLUME 21, PAGES 267-270, ALSO BEING OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.*
- C. Approve Meridiana Detention Reserve 'Z' Phase 1 Preliminary Plat;  
*BEING A SUBDIVISION OF 18.24 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS 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 Christy Kennard 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, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None Abstained: None

**Regular Agenda**

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-17;  
*AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 13.08 ACRE TRACT OF LAND LOCATED AT 21708 HIGHWAY 288, MANVEL, TEXAS (DESCRIBED AS RESERVE "A" OF MANVEL TOWN CENTER PHASE ONE B), FROM PLANNED UNIT DEVELOPMENT AND STATE HIGHWAY 6 OVERLAY DISTRICT (PUD-SH6) TO PLANNED UNIT DEVELOPMENT AND 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 621493 "AMBULATORY HEALTH CARE SERVICES" TO BE LOCATED WITHIN THE TOWN CENTER 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.*

Presentation provided via teams by applicant.

Evan Duvall - Staff recommends approval with the following conditions:

1. Specific Use Permit is only for 21708 Highway 288, Suite 103, for a total of approximately 2,650 square feet.
2. The facility is only permitted to operate during the hours of 8:00 a.m. to 10:00 p.m. each day, unless authorized by an approved Specific Use Permit (SUP).
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside.
4. All doors shall remain unlocked and accessible during normal business hours.

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

**The motion carried with a vote: 7/0**

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

- B. 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 Kyle Marasckin seconded the motion.

**The motion carried with a vote: 7/0**

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

**Adjourn**

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:22 p.m. PDZ Member Delores Martin seconded the motion.

**The motion carried with a vote: 7/0**

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

**CERTIFICATION**



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS