

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 5/12/2025

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
Mary Ann Atkinson
Kenneth Haynes
Delores Martin
William Richardson

Absent: Christy Kennard

Also Present: Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Matt De La Rosa, Assistant City Engineer
James McClain, Administrative Captain
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

Staff Presentation on Public Hearing Item(s)

Jose Abraham provided the presentation on proposed amendments.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT BOUNDARY), STREET AND SIDEWALK

CONSTRUCTION, LOT SIZE, LOT SETBACK, AND EXCEPTIONS FOR CERTAIN MANVEL RESIDENTS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

Ryan Miller opened the Public Hearing at 6:07 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Ryan Miller closed the Public Hearing at 6:08 p.m.

Consent PDZ

- A. Approve Final Plat for Meridiana Section 13B;
BEING A SUBDIVISION OF 12.97 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Final Plat for Meridiana Section 25A;
BEING A SUBDIVISION OF 19.65 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 17 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve the Final Plat of Valencia Section 14;
BEING A SUBDIVISION OF 26.294 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PART OF LOTS 6, 7, 8, 15 AND 16 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 IN BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)
- D. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

Regular Agenda

- A. 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), ALLOWING MEASUREMENT OF LOT WIDTH AT FRONT SETBACK LINE FOR AVELLINO, A RESIDENTIAL SUBDIVISION OF 49.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS, BEING OUT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2. PAGE. 81-82, BRAZORIA COUNTY PLAT RECORDS.

Jose Abraham provided the overview. Staff recommends approval of this variance request to Chapter 62, Section 108 (b)(4), with the following condition as specified in the development agreement:

1. The subdivision variance is limited to measurement of lot width only and has no impact on the lot area requirement.

Michael Turzillo, with EHRA, was available to answer questions.

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

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve a 30-day extension for the Oakwood Trails Master Plan.

Staff recommends approval of the requested extension so that it can be acted upon before May 27, 2025.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

- C. Consideration and possible action to forward a Final Report recommending approval to City Council;

AMENDMENTS TO THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT

BOUNDARY), STREET AND SIDEWALK CONSTRUCTION, AND LOT SIZE; AND AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II.- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

Staff and PD&Z members debate the septic/utilities portion of the amendments. Mary Ann Atkinson feels it would be unfair to require a citizen to apply for a variance to not tie in to city services and be allowed a well and septic system if there are no city services available to tie in.

PDZ Member William Richardson made the motion to approve with the exception to exclude the variance requirement for residential lots to allow well and septic if no city utilities are available. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson
No: None
Absent: Christy Kennard
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 Ryan Miller made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn the meeting at 6:38 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

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

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS