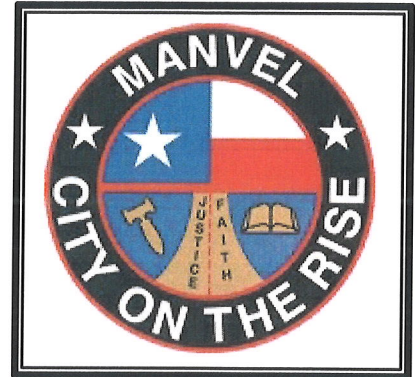


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



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

MINUTES 7/22/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:22 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
Robert McClain, Police Captain
Elaheh Roohbakhsh, Associate Planner

Pledge

Public Comments: "Comment Card" Required

None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON 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, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

(1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF

REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

(2) A 0.3829 ACRE (16,680 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF MELDI HOSPITALITY, L.P. PROPERTY, SAID PROPERTY BEING 6.327 ACRES LOCATED AT THE SOUTHWEST CORNER OF S.H. 6 AND IOWA LANE, MANVEL, TEXAS; and

(3) A 0.9881 ACRE (43,040 SQ. FT.) ACRE TRACT ALONG AND THROUGH THE INTERIOR OF SONMAR OF ALBUQUERQUE, LLC. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 30.244 ACRES SONMAR INN OF LAS CRUCES, L.L.C., et al. B.C.C.F. NO. 2006018645; and

(4) A 0.4946 ACRE (21,547 SQ. FT.) ACRE TRACT THROUGH THE INTERIOR OF MILESTONE SOUTH SIX DEVELOPMENT, LTD. PROPERTY, SAID PROPERTY BEING THE REMAINDER OF A CALLED 25.5279 ACRES MILESTONE SOUTH SIX DEVELOPMENT, LTD. B.C.C.F. NO. 03 061748;

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.

Ryan Miller opened the Public Hearing at 6:24 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Ryan Miller closed the Public Hearing at 6:25 p.m.

Consent PDZ

- A. Approve Meridiana Section 4B Preliminary Plat;
BEING A SUBDIVISION OF 12.02 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve Meridiana Section 10 Preliminary Plat;
BEING A SUBDIVISION OF 31.51 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, BEING A PARTIAL REPLAT OF LOTS 11-14 BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, AND BEING A PARTIAL REPLANT OF LOT 15 BLOCK 1, OF THE AMENDING PLAT OF LOT 15, OF LULLING STONE SECTION 1 A PLAT RECORDED AT VOLUME 22, PAGES 165-166, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 12.92 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13 BLOCK 1, OF THE LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat of Valencia Lake I;
A SUBDIVISION OF 6.955 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY

SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71-72 AND VOL. 3 PGS. 139-140, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

- E. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Ryan Miller 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: Noe

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve a Final Plat for Valencia Section 16; BEING A SUBDIVISION OF 15.692 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65 , ABSTRACT 285, BRAZORIA COUNTY, TEXAS; BEING PORTION OF OUTLOT 174 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PGS. 71-72 AND VOL. 3 PGS. 139-140, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

City Staff recommends denial due to the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Revise the CPL to accurately include the metes and bounds description referenced as Exhibit A for the subject section (Section 62-41 (b)(5) & (b)(21)).
3. Provide property owner's signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
4. Please review the eastern boundary line indicated for BCMUD 83. Its alignment does not match the boundary indicated in the approved Valencia Lake G Final Plat and Valencia Section 16 Preliminary Plat (Section 62-41 (b) (10)).
5. Please review to revise the building setback line on the north boundary of the proposed plat if applicable. It shows two (2) B.L. s (10' and 25') (Section 62-41 (b) (13)).
6. The 25'x 15' STM S.E. in Reserve D near the ROW Line of Ashwood Grove St should be revised to be 20' x 15' STM S.E. as shown on the Approved Construction plan (Section 62-41 (b)(13)).
7. Add a column to the Reserve Table including the entity responsible for maintenance of each Reserve. Additionally, in the Reserve Table, Reserve E should have Utilities Added and Reserve F should have Drainage and Utilities Added to the Description (Section 62-41 (b) (18)).
8. Provide Drainage District signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (19)).
9. Revise the notes numbering to address the duplicate number issue.

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

No: Ryan Miller, Christy Kennard

Absent: None
Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-24;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING CHAPTER 77 - ZONING, OF THE CODE OF ORDINANCES, PROVIDING FOR THE REGULATION OF ACCESSORY DWELLING UNITS; PROVIDING FOR THE CREATION AND MODIFICATION OF DEFINITIONS RELATED TO THE REGULATION OF ACCESSORY DWELLING UNITS, SECTION 77-3, DEFINITIONS; PROVIDING FOR AMENDMENTS TO SECTION 77-27, OPEN SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-28, SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT; PROVIDING FOR AMENDMENTS TO SECTION 77-37, BY ESTABLISHING A NEW SECTION 77-37 - ACCESSORY DWELLING UNIT (adu); AND PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Mary Ann Atkinson asked for the discrepancies with the kitchen oven size to be corrected. She also wants to ensure we have a way to track/regulate the ADUs.

PDZ Member Ryan Miller made the motion to approve and forward with recommendation to Council with the condition that the inconsistencies in the stove size and consanguinity be addressed. PDZ Member Kenneth Haynes 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

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2024-O-28;

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, GENERALLY A 40-FOOT STRIP RUNNING FROM IOWA LANE (ON THE EAST) TO THE TOPEKA & SANTA FE RAILROAD CALLED 150 FOOT STRIP (ON THE WEST), CONSISTING OF:

(1) A 0.4503 ACRE (19,615 SQ. FT.) ACRE TRACT ALONG THE SOUTHERN BORDER OF REDEEMER CHURCH MANVEL PROPERTY, LOCATED AT 18218 S.H. 6, MANVEL, TX 77578; and

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Ian Knox, Build Safe/BBG, provided an overview. Staff recommends approval.

PDZ Member Christy Kennard 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

- 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 Delores Martin 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 Ryan Miller made the motion to adjourn the meeting at 6:52 p.m. 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

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS