

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 4/10/2023

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:02 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Dorothy Wynne (Late)
Muhammed Alam
Ryan Miller
Position #3 Mary Ann Atkinson
Kenneth Haynes

Absent: None

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Tammy Bell, City Secretary
Jose Abraham, City Planner

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the Final Plat for Del Bello Lakes 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.
- B. Approve the Final Plat of Pomona Lake "E" and "H";
BEING A SUBDIVISION OF 43.122 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R.
CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A
PORTION OF LOTS 5, 6, 7 AND 15-20 OF SECTION 89 OF THE ALLISON RICHEY GULF
COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF
RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

- C. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 5;
BEING A SUBDIVISION OF 19.744 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner -

Staff is recommending denial based on the following 11 comments:

1. Provide Registered Professional Land Surveyor's signature on the plat (Section 62-41 (b)(4)).
2. Revise note 2 to reference accurate date based on the provided City Planning Letter (CPL) (Section 62-41 (b)(5) & (b)(21)).
3. Include the plat name, "Valencia Section 2, Final Plat", to the owners' acknowledgment. Additionally, 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. Revise street side setback for Block 1, Lot 7, and Block 2, Lot 29 to 15 feet. Based on the adopted Valencia PUD (page No. 26), "if the rear property line of a corner parcel abuts the side property line of a neighboring parcel, the street side setback of the corner parcel must be a minimum of 15 feet" (Section 62-41 (b) (13)).
5. Revise the Lot Area Summary table to include a column for Lot Width at the Front Building Line (Section 62-41 (b) (13)).
6. Revise to include a note pertaining to setback requirements specified in Valencia PUD. Ensure that 25 foot required setback for garages is stated (Section 62-41 (b) (13)).
7. Include a general note indicating that the development regulations in Valencia PUD approved by Ordinance No. 2021-O-18 on July 19, 2021, apply to the plat (Section 62-41 (b) (13)).
8. Provide Drainage District signature on the face of the plat at the time of final submittal (Section 62-41 (b) (19)).
9. Please revise note #16 to expand PD&Z to Planning Development and Zoning Commission or add PDZ to the list of Legend (Section 62-41 (b)(24) & (b)(27)).
10. Include plat notes regarding Proximity of structures to pipelines as per Section 62-116. Additionally, Review the plat for compliance with the referenced requirements.
11. Lot 2, Lot 9, and Lot 13 of Block 2 are less than 5,400 SF (45x120) as identified from the approved Master Plan (Section 62-41 (b) (13) (e)).

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion FAILED with a vote: 0/7

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

- B. Consideration and possible action to approve the Final Plat of Valencia Section 6; BEING A SUBDIVISION OF 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner -

Staff is recommending denial based on the following 9 comments:

1. Provide Registered Professional Land Surveyor's signature on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Provide property owners' signatures and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
3. Revise Lot Area Summary table to include a column for lot width at the front building line (Section 62-41 (b) (13)).
4. Revise to include a note pertaining to setback requirements specified in Valencia PUD document. Ensure that 25-foot required setback for garages is stated (Section 62-41 (b) (13)).
5. Include a general note indicating that the development regulations in Valencia PUD document approved by Ordinance No. 2021-O-18 on July 19, 2021, apply to the plat (Section 62-41 (b) (13)).
6. Provide Drainage District signatures on the face of the plat (Section 62-41 (b) (19)).
7. Provide Letter of No Objection from CenterPoint Energy and all other applicable utility companies addressing this item. (Letter from Comcast was provided) (Section 62-41 (b) (20)).
8. Please revise note #16 to expand PDZ to Planning Development and Zoning Commission or add PDZ to the list of Legend (Section 62-41 (b) (24) & (b)(27)).
9. Include plat notes regarding proximity of structures to pipelines as per Section 62-116. Additionally, review the plat for compliance with the referenced requirements.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 0/7

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

- C. Consideration and possible action to approve Meridiana General Development Plan; Amendment #22.

Item withdrawn by applicant.

PDZ Member Ryan Miller made the motion to accept the withdrawal. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

- D. Consideration and possible action to approve and forward with recommendation to City Council, Master Plan for Avellino;
BEING A SUBDIVISION OF 49.58 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71, A-291, BRAZORIA COUNTY, TEXAS AND ALSO BEING A PARTIAL REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

Jose Abraham, City Planner -

Staff is recommending denial of the Master Plan based on the following comment:

1. Provide a signed copy of any agreement or related document substantiating Note 15 which states that the development will be served by MUD No. 42 (Section 62-1 (3)).

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

The motion FAILED with a vote: 0/7

Yes: None

No: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

Absent: None

Abstained: None

- E. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 8406 W. Sheri Circle.

Jose Abraham, City Planner -

The applicant has indicated that this request is based on the following criterion: 1) Individuals who have selected a camping unit as a housing alternative for extended periods due to extenuating circumstances, such as illness. The applicant has not been able to provide any documentation that can clearly demonstrate that within the requested six-month period, the applicant will have a different living arrangement so that the RVs can be moved from the subject site. The applicant has also not been able to provide any documentation suggesting progress on securing a loan for home construction or renting another home/property. The applicant explained to staff that she is sick and wheelchair bound, and would like to continue to live in the City of Manvel for which the requested permit is critical. She said that due to the current economic trends and high cost of construction, she has not been able to secure a loan for construction. Regarding home construction, her hopes are that the economy will get better in six months and at that time she will be able to build a home at the subject site. With no supporting documentation/evidence suggesting that the extended stay is temporary, staff has no basis to recommend approval.

The applicant spoke in favor of the extended stay permit.

Mary Ann Atkinson asks if providing documentation for the illness would allow the 6 months be permitted. Jose Abraham states that it's not really about that, it's about substantiating that this is truly a temporary situation.

Jose Abraham states that the property also needs to be platted and that the applicant stated that they cannot afford the platting process.

PDZ Member Dorothy Wynne made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 2/5

Yes: Christy Kennard, Muhammed Alam

No: Kyle Marasckin, Dorothy Wynne, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

Absent: None

Abstained: None

- F. 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 Christy Kennard made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

- G. Consideration and possible action to approve excused committee member absences.

No action.

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:46 p.m. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS