

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



DAN JOHNSON, INTERIM CITY MANAGER
TAMMY BELL, CITY SECRETARY

MISSION STATEMENT: "The City of Manvel will continue to be a unique, vibrant, growth-managed community that will meet the needs of its citizens through the efforts of local government and civic-minded individuals by promoting well-planned development, cost-effective professional management, and competent and responsive municipal services."

MINUTES 9/11/2023

Call To Order

Mayor Dan Davis called the Joint Workshop to order at 6:05 p.m.

Roll Call - City Council

Mayor Dan Davis
Councilmember Larry Akery
Councilmember David Lands
Councilmember Harry Opliger - ABSENT
Councilmember Ed Perry
Councilmember Crystal Sarmiento - ABSENT
Mayor Pro-Tem Jerome Hudson

Roll Call - Planning Development and Zoning Commission Ryan

Miller
Kyle Marasckin Mary
Ann Atkinson Kenneth
Haynes
Christy Kennard - ABSENT
Dorothy Wynne - ABSENT
Muhammed Alam

Staff in attendance

Daniel Johnson, Interim City Manager
Robert Gervais, City Attorney Tammy
Bell, City Secretary
Keith Traylor, Chief of Police
Jessica Rodriguez, Director of Development Services Brooke
Cyphers, Public Information Officer

Pledge

Workshop Session

1. Discussion on the de-annexation of approximately 10 acres of land located in the City Limits and generally bounded by the American Canal (north), SH 288 (east), Pomona Parkway (south), and Big Island Drive (west) for SPG Land Investors LLC.

Daniel Johnson, Interim City Manager -

The City will not be able to get water or sewer any time soon. Pomona is willing to help them, provided that they join their MUD.

Spencer Rivers, LJA and Developers from Mirador Group -

Mr. Rivers - 11.7 acres west of 288 and north of Pomona Pkwy. Looking to develop it as commercial and retail, the specifics of which are up in the air.

Mayor Davis asks Mr. Rivers what the status is with the MUD on this. Mr. River states that they are open to annexing this property if the city de-annexes it. Need to do a formal study. They will have some conditions like making sure it meets their architectural guidelines.

Mayor Davis asks what authority the City will have as a municipality regarding the land use with the de-annexation. Daniel Johnson shares that part of it is already covered with Pomona development agreement. Jessica Rodriguez shares that the development would need to be updated. Russ Bynum shares that those are the same thoughts the MUD district has and because this is the "front door" of Pomona, they want to be very sure that it looks elevated and that it is a part of Pomona.

Kyle Marasckin has a concern about fire/EMS access. David Lands has concerns in general with the access to the site.

Russ Bynum - Pomona development agreement states that permitting goes through the City, and additionally, because it will be part of Pomona's MUD, then it will also become part of the City in the future.

2. Discussion/Presentation on the Zoning Ordinance:
 - A) Staff update on legislative changes related to zoning
 - B) Staff update on upcoming proposed amendments

Jessica Rodriguez -

Senate Bill 929 - legal nonconformities

Establishing a fence permit

Facade restrictions - have to remove from the ordinance due to House Bill 429

Mayor and Council Comments

Adjourn

PD&Z Chair Ryan Miller made the motion to adjourn at 6:48 p.m. Councilmember Ed Perry seconded the motion.

The motion carried with a vote: 10/0

- Yes: Mayor Dan Davis, City Councilmember Place 1 Larry Akery, City Councilmember Place 2 David Lands, City Councilmember Place 4 Ed Perry, City Councilmember Place 6 Jerome Hudson, PD&Z Member Ryan Miller, PD&Z Member Kyle Marasckin, PD&Z Member Mary Ann Atkinson, PD&Z Member Kenneth Haynes, PD&Z Member Muhammed Alam
- No: None
- Absent: City Councilmember Place 3 Harry Opliger, City Councilmember Place 5 Crystal Sarmiento, PD&Z Member Dorothy Wynne, PD&Z Member Christy Kennard
- Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

