

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 2/12/2024

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2024
Position #6 Dorothy Wynne 03/2024
Position #7 Muhammed Alam 03/2024

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
Dorothy Wynne
Christy Kennard

Absent: Muhammed Alam

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Elaheh Roohbakhsh, Associate Planner
Evan Duvall, Zoning Official
James McClain, Administrative Captain
Alyssa Deaton, Assistant City Secretary

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 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 611210 "JUNIOR COLLEGES"; 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.

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

1st call for comments -

Dr. Robert Exley, President of ACC, spoke in favor of granting the SUP.

2nd call for comments - None

3rd call for comments - None

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

CANCELED

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-O-09) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 4.0248 ACRE TRACT OF LAND, LOCATED AT 19804 MORRIS AVENUE SUITE 160, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC/SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE CODE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; 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.

Consent PDZ

- A. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.66 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PG. 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).

Ellie Roohbakhsh - Staff recommends approval with the following condition:

1. Proposed Preliminary Plat for Valencia Lake H, must have access to a public street. Since the proposed plat gains access from unplatted sections, approval of this proposed plat is contingent on the approval of final plat of the specific section providing access (Section 62-108 (a) (8)).

PDZ Member Christy Kennard made the motion to approve with the condition. 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, Christy Kennard, Dorothy Wynne

No: None

Absent: Muhammed Alam

Abstained: None

- B. Consideration and possible action to approve Preliminary Plat of Valencia Section 10;
BEING A SUBDIVISION OF 10.427 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 42, AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- C. Consideration and possible action to approve Preliminary Plat of Valencia Section 11;
BEING A SUBDIVISION OF 9.618 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 34, 35, 42 AND 43 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- D. Consideration and possible action to approve Preliminary Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 37, 38, 45 AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- E. Consideration and possible action to approve Preliminary Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PG. 71 & 72 AND VOL. 3, PG. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).

Ellie Roohbakhsh - Staff recommends approval of Regular Agenda items B, C, D, and E with the following condition:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

PDZ Member Kenneth Haynes made the motion to approve Regular Agenda items B, C, D, and E with the condition. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

- F. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-08;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR 611210 "JUNIOR COLLEGES"; 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 Kyle Marasckin abstained from this agenda item. An abstention affidavit was filed.

Evan Duvall - staff recommends approval with the following condition:

1. All building, fire, and engineering comments must be addressed during the permitting process.

PDZ Member Dorothy Wynne questioned the parking space availability.

Stacy Ebert with ACC addressed this and stated that although there is a max of 80 students, they will never all be there at the same time, that the classes are hybrid and will be staggered.

PDZ Member Kenneth Haynes made the motion to approve with the condition. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0/1

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

- G. Consideration and possible action to approve and forward with recommendation to City Council, the amended Planning Development and Zoning Commission Bylaws.

Robert Gervais, City Attorney, provided an overview to PDZ Members of the proposed changes/updates.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 6/0

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

- H. 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 Kyle Marasckin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

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

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

Adjourn

PDZ Member Kenneth Haynes made the motion to adjourn the meeting at 6:28 p.m. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS