

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 3/25/2024

Regular Session

Call to Order

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

Those in attendance were:

Present: Delores Martin
William Richardson
Mary Ann Atkinson
Kyle Marasckin
Ryan Miller

Absent: Christy Kennard
Kenneth Haynes

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Associate Planner
Evan Duvall, Zoning Official

Pledge

Public Comments: "Comment Card" Required – None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO THE VALENCIA PLANNED UNIT DEVELOPMENT; 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 6:04 p.m.
1st call for comments - None
2nd call for comments - None
3rd call for comments - None
Ryan Miller closed the Public Hearing at 6:04 p.m.

Consent PDZ

- A. Approve the Preliminary Plat for Valencia, Section 13;
BEING A SUBDIVISION OF 20.95 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOLUME 2, PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

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

Regular Agenda

- A. Consideration and possible action to approve the Meridiana General Development Plan (GDP) Amendment No. 23 (dated February 28, 2024).

Evan Duvall, Zoning Official, provided a summary of substantial changes.

City staff recommends approval with one condition for the Meridiana General Development Plan Amendment No. 23 (dated February 28, 2024).

1. Revise the GDP to reflect the modification from an O-PUD to a Planned Unit Development as modified in the amended Meridiana Development.

PDZ Member Delores Martin made the motion to approve. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 4/1

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

PDZ Member Delores Martin made the motion to amend the motion to include the condition and the language that this is approving the March 2024 edition of the GDP amendment. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 4/1

Yes: Ryan Miller, Kyle Marasckin, Delores Martin, William Richardson
No: Mary Ann Atkinson

Absent: Christy Kennard, Kenneth Haynes
Abstained: None

- B. Consideration and possible action to approve Meridiana Section 26A Preliminary Plat;
BEING A SUBDIVISION OF 9.34 ACRES, BEING A PARTIAL REPLAT OF LOTS 9-13 BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner, provided an overview.

The City staff recommends approval of the Meridiana Section 26A East – Preliminary Plat with one (1) condition. The condition includes:

1. Provide drainage district approval of a preliminary drainage plan (Ord No. 2004-0-17, Article II, Section 21. A.14).

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

The motion carried with a vote: 5/0

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

- C. Consideration and possible action to approve Meridiana Detention Reserve 'Y' Preliminary Plat;
BEING A SUBDIVISION OF 10.06 ACRES, BEING A PARTIAL REPLAT OF LOTS 6-15, BLOCK 1, OF LULLING STONE, SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner, provided an overview.

The City staff recommends approval of the Meridiana Detention Reserve Y – Preliminary Plat with one (1) condition. The condition includes:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).

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

The motion carried with a vote: 5/0

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

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-12;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 457.0 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288, NORTH OF

HIGHWAY 6, GENERALLY SOUTH OF DEL BELLO BOULEVARD, AND WEST OF FARM TO MARKET 1128, FROM SINGLE-FAMILY RESIDENTIAL DISTRICT AND PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD) AND AMENDMENTS TO THE VALENCIA PLANNED UNIT DEVELOPMENT; 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.

Evan Duvall, Zoning Official, provided an overview. City Staff recommends approval.

Russ Bynum, with Valencia Development, present for questions.

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

The motion carried with a vote: 5/0

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

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

The motion carried with a vote: 5/0

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

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 6:35 p.m. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS