

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 1/27/2025

Regular Session

Call to Order

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
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson

Absent: Mary Ann Atkinson

Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jose Abraham, Director of Development Services

Applicants for PD&Z present: Larry Akery

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Mary Ann Atkinson

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2025-O-01;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. *(Tabled at the 1/13/2025 PD&Z meeting)*

PDZ Member Ryan Miller made the motion to postpone for up to 90 days. PDZ Member William Richardson seconded the motion.

The motion carried with a vote: 6/0

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

- B. Consideration and possible action to approve Sunset Gardens Amending Plat No. 1; BEING A SUBDIVISION OF 1.5819 ACRES OUT OF THE J.M. O'DONNELL SURVEY, ABSTRACT 470; BEING AN AMENDING PLAT OF LOTS 9, 10, 11, AND 13, BLOCK 1, OF SUNSET GARDENS AS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The City staff recommends approval of the Sunset Gardens Amending Plat No. 1 with two (2) conditions.

The conditions include:

1. Please provide the MUD Tax Certificate for Lot 10 of Sunset Gardens. As per the signed agreement for retail water and wastewater services executed in 2022 between the City and Brazoria County MUD No. 57, Lot 10 is included within the service area outlined in the agreement (Section (62-41 (b) (18)).
2. Please revise note 17 to read as follows: "Drainage for this site can be potentially provided for within "Meridiana Retail Detention Reserve No. 1". Post development drainage plan shall be provided for by the City. Drainage capacity within "Meridiana Retail Detention Reserve No. 1" shall be provided based on availability at the time of development of this site. Drainage for "Meridiana Highway 6 Commercial Reserve No. 1" and "Meridiana Highway 6 Commercial Reserve No. 2" shall be fully accounted for prior to calculating availability to serve this plat." (Section 62-41 (b) (19)).

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

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Mary Ann Atkinson

Abstained: None

- C. 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 Ryan Miller made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Mary Ann Atkinson

Abstained: None

- D. Development Services staff update.

Jose Abraham, Director of Development Services, provided the update.

Adjourn

PDZ Member Delores Martin made the motion to adjourn the meeting at 6:14 p.m. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Mary Ann Atkinson

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS