

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 2/24/2025

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson
Absent: Ryan Miller
Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Associate Planner

PD&Z Applicant Present:
Mark Lowe

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

Regular Agenda

- A. Presentation and discussion on Future Manvel, Comprehensive Plan, and Thoroughfare Plan by Kendig Keast Collaborative.

*This item was moved to the end of the agenda.

Jennifer Mak provided the presentation. This is the first of three workshops.

- B. Consideration and possible action to approve Final Plat of Valencia Section 13;
BEING A SUBDIVISION OF 20.953 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 5, 6, 13, AND 14 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2 PAGES 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

The City staff recommends denial of this proposed plat, with 17 items that need to be addressed.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 0/6

Yes: None

No: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

Absent: Ryan Miller

Abstained: None

- C. Consideration and possible action to approve the Final Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SECTION 64, ABSTRACT 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, VOLUME 1, PAGES 71 & 71 AND VOLUME 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

The City staff recommends denial of this proposed plat, with 15 items that need to be addressed.

PDZ Member William Richardson made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion FAILED with a vote: 0/6 Yes: None

No: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

Absent: Ryan Miller

Abstained: None

- D. Consideration and possible action to approve the Final Plat of Manvel Town Center Lowes Reserve;
BEING A SUBDIVISION OF 12.09 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING A PARTIAL REPLAT OF LOTS 48, 49, 56, AND 57, EMIGRATION LAND COMPANY SUBDIVISION, SECTION 71, RECORDED IN VOL. 2, PG. 81-82, B.C.P.R. AND A PARTIAL REPLAT OF RESERVE B, BLOCK 1, MANVEL TOWN CENTER SECTION ONE RECORDED IN P.N. 2022042761 B.C.P.R.

The City staff recommends approval of the Manvel Town Center Lowes Reserve- Final Plat with the following two (2) conditions:

1. The southeastern boundary line of the plat does not match the recorded plat for Manvel Town Center Section One.

Please either:

- Provide a revised plat, CPL, and any related documents to align with the recorded section, or
- Submit an approved Replat of Manvel Town Center Section One to reflect changes to Reserve B, Block 1 of the recorded plat (Section 62-41 (b) (10)).

2. Since this plat is a Final Plat and not a replat, remove the reason for replat in the tile block (Section 62-41 (b) (18)).

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

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller

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

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:56 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: Ryan Miller

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS