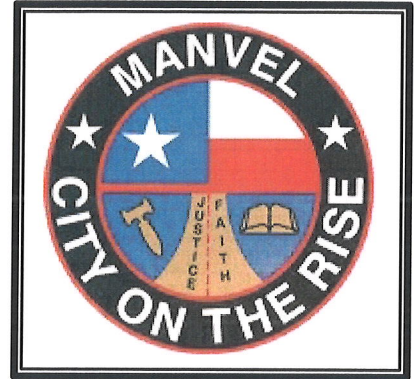


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 12/9/2024

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
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin

Absent: Kyle Marasckin
William Richardson

Also Present: Robert Gervais, City Attorney
Tammy Bell, City Secretary
Elaheh Roohbakhsh, Associate Planner
Matt De La Rosa, Assistant City Engineer

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Approve the Final Plat for Meridiana Section 10;
BEING A SUBDIVISION OF 31.28 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, ALSO BEING A PARTIAL REPLAT OF A PORTION OUT OF LOTS 10
THROUGH 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PG. 267-
270 OF THE BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT
OF A PORTION OUT OF THE AMENDING PLAT OF LOT 15 OF LULLING STONE
SECTION ONE AS RECORDED IN VOL. 22, PG. 165-166 OF THE BRAZORIA COUNTY
PLAT RECORDS, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- B. Approve the Final Plat for Meridiana Section 7 East;
BEING A SUBDIVISION OF 20.32 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6
THROUGH 11 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS.
267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA
COUNTY, TEXAS.

- C. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 5/0

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

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Brazoria County Municipal Utility District No. 57 Lift Station No. 2;
BEING A SUBDIVISION OF 0.0668 OF ONE ACRE OUT OF OUTLOTS 137 AND 162 OF
THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL LOCATED IN THE H.T. &
B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY,
TEXAS.

Staff recommends approval with two conditions, being:

- 1) Please provide an approved Drainage Plan by the applicable Drainage District (Sec. 62-41 (b)(19)).
- 2) Please provide approved plans for the construction of Kreuzer Road per City ordinance (Sec. 62-41 (b)(25) & (b)(26) & (b)(28) & Sec 62-111).

Mark Neitzey - 6602 Kreuzer Rd, proposes an alternative lift station location. Worries about traffic on the bridge and detention plans.

EHRA representative available to speak.

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

- B. 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 Delores Martin seconded the motion.

The motion carried with a vote: 5/0

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

Adjourn

PDZ Member Delores Martin made the motion to adjourn at 6:10 p.m. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS