



MINUTES
PLANNING DEVELOPMENT AND ZONING MEETING
July 12, 2021
7:00 PM

MINUTES 7-12-2021

Regular Session

Call to Order

Dorothy Wynne called the meeting to order at 7:00 p.m. Those in attendance were;

Roll Call

Pos #1 Ryan Miller 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers 3/2023
Pos #5 Christy Kennard 3/2022
Pos #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Citizen Comments: "Comment Card" Required

Adrian Gaspar – Cook Road, Manvel

Mr. Gaspar requested the board keep with the original adopted plans, ie.. Comprehensive Plan, Thoroughfare Plan, and Zoning and hold the developers accountable to these plans. Do not amend the plans for the developers.

Regular Agenda

- A. Consideration and possible action to approve, Final Plat of Pomona Section 20;
BEING A SUBDIVISION OF 16.224 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 53, 54 AND 55 OF SECTION 78 AND A PORTION OF LOTS 3, 4, AND 5 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Ryan Miller made the motion to approve. Christy Kennard seconded the motion. The motion FAILED with a vote 0-7.

- B. Consideration and possible action to approve, Final Plat for Del Bello Lakes Detention Reserve No. 2;
BEING A SUBDIVISION OF 6.299 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

Kyle Marasckin made the motion to approve. Christy Kennard seconded the motion. The motion FAILED with a vote 0-7.

- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 3;
BEING A SUBDIVISION OF 2.68 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; ALSO BEING A PARTIAL REPLAT OF LOT 5 AND LOT 6, 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.

**See motion below

- D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 7 East;
BEING A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, 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.

**See motion below

- E. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'X';
BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 ; ALSO BEING A PARTIAL REPLAT OF AMENDING PLAT OF LOT NO. 15 - LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGE 165, BRAZORIA COUNTY PLAT RECORDS; ALSO BEING A PARTIAL REPLAT OF LOT 13 AND LOT 14, 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.

Ryan Miller made the motion to approve items C, D, and E. Kyle Marasckin seconded the motion. The motion FAILED with a vote 0-6. Dorothy Wynne abstained (Abstention Affidavit on file)

- F. Consideration possible action to approve and forward with favorable recommendation to City Council, Ordinance 2021-O-20;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2021 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

Christy Kennard made the motion to approve and forward with recommendation to City Council contingent on the following updates being made;

1. Remove Bissell Road from the GCWA canal (west) to Meridiana Parkway (east)

2. Remove an unimproved/unnamed ROW between Bissell Road (north) and Jordan Road/Clark Road intersection (south)

Ryan Miller seconded the motion. The motion Passed with a vote 7-0.

- G. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHTS-OF-WAY (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O- SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); SUCH TRACTS BEING SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY SECTION 73 AND SECTION 64, DR. A.A. LUTHER SUBDIVISION OF MANVEL, BRAZORIA COUNTY TEXAS, THE MARY V. O'DONNELL SURVEY, DIVISION "O" OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; 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 made the motion to approve. Christine Diaz seconded the motion. The motion Passed with a vote 7-0.

- H. Consideration and possible action to approve the meeting minutes to date.

Ryan Miller made the motion to approve with the correction to reflect a 0-6 vote on the Meridiana 8 and 9 Open Space Preliminary Plat (Regular Agenda Item A). Christine Diaz seconded the motion. The motion Passed with a vote 7-0.

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

No action

Adjourn

The meeting adjourned 7:45 p.m.



Tammy Bell
City Secretary