



**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
FEBRUARY 22, 2021
7:00 p.m.**

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: 968 163 366#**

To view the agenda packet for this Meeting visit our website at www.cityofmanvel.com.

A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the [Texas Open Meeting Act, Chapter 551, Texas Government Code](#).

CALL TO ORDER

The meeting was called to order at 7:05 p.m.

ROLL CALL

	<u>Present</u>	<u>Not Present</u>
Pos #1 George Griffith 3/2021	<u> X </u>	<u> </u>
Pos #2 Kyle Marasckin 3/2021	<u> X </u>	<u> </u>
Pos #3 Vacant 3/2021	<u> </u>	<u> </u>
Pos #4 Alina Rogers 3/2021	<u> X </u>	<u> </u>
Pos #5 Christy Kennard 3/2022	<u> X </u>	<u> </u>
Pos #6 Dorothy Wynne 3/2022	<u> X </u>	<u> </u> (Late)
Pos #7 Muhammed Alam 3/2022	<u> X </u>	<u> </u>

PUBLIC /CITIZENS COMMENTS:

PD&Z Board Applicants in attendance via teleconference;

Adrian Gaspar

Alyssa Weekly

Christine Diaz

Gabe Garza

PUBLIC HEARING:

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 27 BEING A SUBDIVISION OF 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FIFTY-TWO (52) LOTS, TWO (2) BLOCKS, AND SIX (6) RESERVES.

The public hearing was opened at 7:08 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

The public hearing was closed at 7:09 p.m.



PUBLIC HEARING:

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WASTEWATER TREATMENT PLANT BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

The public hearing was opened at 7:10 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

The public hearing was closed at 7:11 p.m.

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 5 to 0. Motion approved.

NEW BUSINESS

1. Consideration and possible action to approve, ***Final Plat for Del Bello Lakes Section 6;***

BEING A SUBDIVISION OF 10.897 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 460, BRAZORIA COUNTY, TEXAS.

Motion made by George Griffith to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 5 to 0. Motion approved.

2. Consideration and possible action to approve, ***Final Plat for Del Bello Lakes Section 10;***

BEING A SUBDIVISION OF 7.107 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRLMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.

Motion made by Alina Rogers to approve. The motion was seconded by Christy Kennard. A roll call vote was taken 5 to 0. Motion approved.

3. Consideration and possible action to approve and forward with a favorable recommendation to City Council, ***Preliminary Plat for Meridiana Cumulus Drive Phase 3;***

BEING A SUBDIVISION OF 3.02 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by Christy Kennard to approve. The motion was seconded by Kyle Marasckin. A roll call vote was taken 0 to 6. Motion FAILED.



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4. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Preliminary Plat for Meridiana Section 28B;**

BEING A SUBDIVISION OF 14.35 ACRES BEING A PARTIAL REPLAT OF LOTS 5 AND 6 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by George Griffith to approve agenda item #4 and agenda item #6. The motion was seconded by Kyle Marasckin. A roll call vote was taken 6 to 0. Motion approved.

5. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Meridiana Section 27;**

BEING A SUBDIVISION 16.17 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion made by Kyle Marasckin to approve. The motion was seconded by Alina Rogers. A roll call vote was taken 6 to 0. Motion approved.

6. **Consideration and possible action to approve and forward with a favorable recommendation to City Council, Final Plat of Brazoria County Municipal Utility District No. 56 Wastewater Treatment Plant;**

BEING A SUBDIVISION OF 16.57 ACRES, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 7, 8, AND 9, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22; PG. 231-234, A PORTION OF LOT 15 OF LULLING STONE SECTION 1 AMENDING PLAT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND A PORTION OF LOT 17 OF LULLING STONE SECTION 1, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

**Approval included in agenda item #4 motion.

7. **Consideration and possible action to approve excused committee member absences.**

No action taken.

ADJOURN

Motion made by Kyle Marasckin to adjourn at 7:56 p.m. The motion was seconded by Christy Kennard. A roll call vote was taken 6 to 0. Motion approved.

Tammy Bell
City Secretary