

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



**MINUTES
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
7:00 P.M.**

Regular Session

Call To Order

PDZ Member Alina Rogers called the meeting of the Manvel PDZ to order at 7:00 p.m.
Those in attendance were:

Present: Kyle Marasckin
Dorothy Wynne (Late)
Christine Diaz
Ryan Miller
Muhammed Alam
Alina Rogers
Christy Kennard (Late)

Absent: None

Also Present: Robert Gervais, City Attorney
Jessica Rodriguez, Director of Development Services

Pledge

Citizen Comments: "Comment Card" Required

None

Read and Approve Minutes

- A. Consideration and possible action to approve the minutes to date.

PDZ Member Kyle Marasckin made the motion to approve. Muhammed Alam seconded the motion.

The motion carried with a vote:

Vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 28A AND A PARTIAL REPLAT OF LULLING STONE SECTION THREE BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, AND 7, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FORTY-FIVE (45) LOTS, TWO (2) BLOCKS, AND FIVE (5) RESERVES.

Public Hearing opened at 7:05 p.m.

1st call for comments

Curtis Craft - 10210 Masters Rd

Wants a sound barrier fence between his property and the property to be replatted.

Abandoned canal adjacent to his property is not shown on his plat and he has plans to fill that in and wanted to ensure that they were not planning to use that as drainage.

Wants to ensure that there is proper drainage with the new development that moves water away and not towards his property.

2nd call for comments

None

3rd call for comments

Public Hearing closed at 7:09 p.m.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 33A AND A REPLAT OF LULLING STONE SECTION THREE BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS, VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FORTY-SEVEN (47) LOTS, THREE (3) BLOCKS, AND FOUR (4) RESERVES.

*Dorothy Wynne arrived.

Public Hearing opened at 7:11 p.m.

1st call for comments

None

2st call for comments

None

3rd call for comments

None

Public Hearing closed at 7:11 p.m.

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.

Public Hearing opened at 7:12 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Public Hearing closed at 7:12 p.m.

Consent Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Cumulus Drive Phase 2;
BEING A SUBDIVISION OF 2.358 ACRES; BEING A PARTIAL REPLAT OF A PORTION OF LOTS 6 & 7 OF LULLING STONE SECTION THREE, A SUBDIVISION AS PER PLAT RECORDED IN VOL. 22, PG. 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 1,
BEING A SUBDIVISION OF 14.03 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
Voted on in item A.
- E. Consideration and possible action to forward a 30-day plat extension to City Council, Preliminary Plat for Meridiana Inspiration Way Phase 2,
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Consideration and possible action to forward a 30-day extension to City Council, Preliminary Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
Voted on in item A.
- G. Consideration and possible action to forward a 30-day plat extension to City Council, Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- H. Consideration and possible action to approve a 30-day plat extension, Preliminary Plat for Avellino Section 1;
BEING A SUBDIVISION OF 50.753 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A PARTIAL REPLAT OF THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-82, B.C.P.R.

*Christy Kennard arrived

PDZ Member Kyle Marasckin made the motion to approve items A, D, E, F, G, and H; and to pull items B and C to be voted on in the Regular Agenda. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

Regular Agenda

- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 28A;
BEING A SUBDIVISION OF 13.78 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5, 6, & 7, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 33A;
BEING A SUBDIVISION OF 13.75 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND ALSO, BEING A REPLAT OF LOTS 1-2, BLOCK 1, OF LULLING STONE SECTION 3, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231-234, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

*Items B and C from the Consent Agenda were moved to the Regular Agenda.

Meridiana representative - spoke about drainage on the west side. Confirms that drainage will not affect the adjacent property owner.

PDZ Member Kyle Marasckin made the motion to approve agenda items B and C. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

- A. Consideration and possible action to approve, Preliminary Plat For Newport Lake Estates Section Three;
BEING A SUBDIVISION OF 11.04 ACRES LOCATED IN SECTION 75 OF THE H.T. & B.R.R. SURVEY, A-299, BRAZORIA COUNTY, TEXAS.

Applicant Joe Watson re-submitted but the plat still have several items that do not meet the subdivision ordinance. Staff does not recommend approval. Jessica Rodriguez lists the items still not in compliance and items that have not been addressed to PDZ Members.

Kyle Marasckin made the motion to approve. Ryan Miller seconded the motion.

The motion **FAILED** with a vote:

Vote: 0/7

Yes: None

No: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: None

Abstained: None

- B. Consideration and possible action to approve excused committee member absences.
No action was taken.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

The meeting adjourned at 7:36 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS