

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 28, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 2/28/2022

Regular Session

Call to Order

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

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 7:03 p.m.
Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Dorothy Wynne
Ryan Miller
Muhammed Alam

Absent: Christy Kennard
Christine Diaz

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services

Swearing in of Board Members

Position #5 - Christy Kennard
Position #6 - Dorothy Wynne
Position #7 - Muhammed Alam

Board members Dorothy Wynne and Muhammed Alam were sworn in by Tammy Bell, City Secretary.

Pledge

Citizen Comments: "Comment Card" Required

None.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON A REQUEST FOR A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 EXTENSION, BEING A SUBDIVISION OF 4.828 ACRES, OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO, BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

Opened at 7:05 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Closed at 7:06 p.m.

Consent PDZ

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Brazoria County MUD No. 57 Lift Station; BEING A SUBDIVISION OF 0.1945 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 7; BEING A SUBDIVISION OF 0.8422 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE 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 52; BEING A SUBDIVISION OF 21.88 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, AND THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 54B; BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 59 LOTS, 4 BLOCKS, AND 4 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.

- E. Consideration and possible action to approve ~~and forward with recommendation to City Council~~, Preliminary Plat for Foxtail Palms;
BEING A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 4-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T & B. RAILROAD CO. SURVEY, SEC. 71, A-291, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

PDZ Member Alina Rogers made the motion to approve the Consent Agenda. PDZ Member Ryan Miller seconded the motion. (Consent Agenda item E is approved at the authority of PD&Z and does not go to City Council.)

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension; BEING A SUBDIVISION OF 4.828 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

Absent: Christy Kennard, Christine Diaz

Abstained: None

- B. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserves L-2 and O-2; BEING A SUBDIVISION OF 46.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 1 BLOCK, AND 3 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

- C. Consideration and possible action to approve ~~and forward with recommendation to City Council~~, Replat of Abbreviated Replat of Lot 23 Quail Valley Ranches, Section 2; BEING A SUBDIVISION OF 10.9411 ACRES (476,596 SQ FT) IN THE THOMAS SPRAGGINS SURVEY, A-366, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOT 23, OF ABBREVIATED REPLAT OF LOT 23, OF QUAIL VALLEY RANCHES, SECTION 2 AS RECORDED IN VOLUME 23, PAGE 59-60, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion. (Agenda item C is approved at the authority of PD&Z and does not go to City Council.)

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

Absent: Christy Kennard, Christine Diaz

Abstained: None

- D. 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 Kyle Marasckin made the motion to approve. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairman.
- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairman.
- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

PDZ Member Muhammed Alam made the motion to appoint Dorothy Wynne as Chair, Ryan Miller as Vice-Chair, and Alina Rogers as Secretary. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

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

PDZ Member Alina Rogers made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

2/28/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn at 8:20 p.m. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller

No: None

Absent: Christy Kennard, Christine Diaz

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS