

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
March 14, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 3/14/2022

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, ~~Treasurer~~ Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

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

Present: Alina Rogers
Dorothy Wynne
Muhammed Alam
Ryan Miller
Christine Diaz
Absent: Kyle Marasckin
Christy Kennard
Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Jessica Rodriguez, Director of Development Services

Swearing in of Board Members

Position #5 - Christy Kennard
No action taken due to Christy Kennard's absence.

Pledge

Citizen Comments: "Comment Card" Required

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR CLOSURE AND ABANDONMENT OF A TRACT OF LAND CONTAINING 0.913 ACRES (39,755 SQUARE FEET) LOCATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NUMBER (NO.) 283 AND THE M.V. O'DONNELL SURVEY, ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS; SAID 0.913 ACRE TRACT BEING A PORTION OF OLEANDER STREET (60 FEET UNIMPROVED RIGHT-OF-WAY (R.O.W.) AS DEDICATED IN DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME (VOL.) 1, PAGE (PG.) 71, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

The public hearing opened at 7:02 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

The public hearing closed at 7:03 p.m.

Consent PDZ

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 53;
BEING A SUBDIVISION OF 14.86 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 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.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve M-2;
BEING A SUBDIVISION OF 4.644 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 forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve N-2;
BEING A SUBDIVISION OF 7.081 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Meridiana Section 39A Amending Plat No. 1;
BEING A SUBDIVISION OF 0.6423 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; ALSO BEING AN AMENDING PLAT OF LOTS 11, 12, 53 AND 54 IN BLOCK 1 IN MERIDIANA SECTION 39A AS RECORDED UNDER BRAZORIA COUNTY, PLAT RECORDS 2021080365, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

3/14/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

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

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-09;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 60' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 0.913 ACRES OF LAND, BEING THE UNIMPROVED PORTION OF OLEANDER STREET LOCATED BETWEEN LEWIS LANE (IMPROVED) AND CANAAN ROAD (UNIMPROVED), IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 54A;

BEING A SUBDIVISION OF 8.916 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, 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: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

- C. 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.

3/14/2022 PLANNING DEVELOPMENT AND ZONING MINUTES

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

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

D. Consideration and possible action to approve excused committee member absences.

PDZ Member Alina Rogers made the motion to approve. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 5/0

Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

Adjourn

PDZ Member Christina Diaz made the motion to adjourn at 7:17 p.m. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 5/0

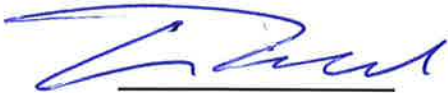
Yes: Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Christy Kennard

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS