

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION June 27, 2022

NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES 6/27/2022

Regular Session

Call To Order and Roll Call

PDZ Member Wynne called the meeting of the PDZ to order at 6:00 p.m.
Those in attendance were:

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

Pledge

Public Comments: "Comment Card" Required

Lacey Bell - Spoke in favor of DelBello Lakes Section 8 Final Plat
Russ Bynam - Spoke in favor of the Valencia Master Plan
Matt Stoops, LJA - Spoke in favor of the Valencia Master Plan and stated that staff did not inform them that the item was being recommended for denial.

Consent PDZ

- A. Approve Preliminary Plat for Meridiana Section 32A;
Being a subdivision of 1.03 acres out of the Oliver Hall Survey, A-203, City of Manvel,
Brazoria County, Texas.
- B. Approve meeting minutes to date.

PLANNING DEVELOPMENT AND ZONING MINUTES

PDZ Member Diaz made the motion to approve. PDZ Member Kennard seconded the motion.

The motion carried with a vote:5/0

Yes: Alina Rogers, Christy Kennard, Dorothy Wynne, Ryan Miller, Christine

Diaz No: None

Absent: Kyle Marasckin, Muhammed Alam Abstained: None

Regular Agenda

- A. Consideration and possible action to approve, Final Plat for Del Bello Lakes Section 8; BEING A SUBDIVISION OF 12.908 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.

PDZ Member Miller made the motion to approve conditionally on the following:

1) City Council approve a subdivision variance per Section 62-111 to not construct one-half of the 40-foot County Road and 2) dedicate 10-feet to the 40-foot County Road.

Council Member Rogers seconded the motion.

The motion carried with a vote:5/0

Yes: Alina Rogers, Christy Kennard, Dorothy Wynne, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council; Master Plan for Valencia, being 438.4 acres of land, Manvel, Texas.

PDZ Member Wynne made the motion to approve and forward to City Council. Council Member Miller seconded the motion.

The motion carried with a vote: 4/1

Yes: Alina Rogers, Christy Kennard, Dorothy Wynne, Ryan Miller No: Christine Diaz

Absent: Kyle Marasckin, Muhammed Alam

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.

PDZ Member Miller made the motion to approve. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 5/0

Yes: Alina Rogers, Christy Kennard, Dorothy Wynne, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

PLANNING DEVELOPMENT AND ZONING MINUTES

Adjourn

PDZ Member Kennard made the motion to adjourn at 7:08 pm.. PDZ Member Rogers seconded the motion.

The motion carried with a vote:

Yes: Alina Rogers, Christy Kennard, Dorothy Wynne, Ryan Miller, Christine Diaz

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS