

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION

August 22, 2022

MINUTES 8/22/2022

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: Kyle Marasckin
Alina Rogers
Christy Kennard
Dorothy Wynne
Ryan Miller
Muhammed Alam

Absent: Christine Diaz

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

Pledge

Public Comments: "Comment Card" Required

Bailey Cvadra - Valencia

Spoke on behalf of the Dogwood Avenue Preliminary Plat and requested the board approve the plat.

Abigail Martinez - LJA

Spoke on behalf of Hillwood on the Preliminary Plat for Pollard Blvd, Charlotte Street, and Dogwood Avenue Street Dedication and requested the board approve this item.

Public Hearing

TO HEAR COMMENTS FOR OR AGAINST A REQUEST FOR A PARTIAL REPLAT OF DAFFERN/ KILBOURN ADDITION; REPLAT BEING A 2.29 ACRE SUBDIVISION, A

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REPLAT OF LOT 1, BLOCK 1, DAFFERN/ KILBOURN ADDITION, A SUBDIVISION AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996. REASON FOR REPLAT IS TO CREATE TWO (2) LOTS.

Chair Wynne opened the Public Hearing at 6:04 p.m. 1st call
for comments - none

2nd call for comments - none 3rd call
for comments - none

Chair Wynne closed the Public Hearing at 6:05 p.m.

Consent Agenda

- A. Approval of Meeting Minutes to date.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Christine Diaz

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve, Partial Replat of Paulose-Madhu Addition; Being all of Lot 1 of Daffern/Kilbourn Addition according to the map or plat thereof recorded in Brazoria County Clerk's File No. 2016027996.

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

The motion **FAILED** with a vote: 0-6

Yes: None

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

Absent: Christine Diaz

Abstained: None

- B. Consideration and possible action to approve Preliminary Plat of Pomona Section 28; BEING A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 11, 12, AND 13 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

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

The motion **FAILED** with a vote: 0-6 Yes:

None

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

Absent: Christine Diaz

Abstained: None

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- C. Consideration and possible action to approve, Preliminary Plat for Valencia Del Bello Boulevard Street Dedication;
BEING A SUBDIVISION OF 2.02 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 6 AND 12 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

PDZ Member Marasckin made the motion to approve with Conditions:

1. Provide a Letter of No Objection for the 20-foot drainage easement (Vol. 145, Pg. 245 BCDR) before the final plat is approved (Section 62-106 (b), Section 62-115, Section 62-7, and Section 62-38 (b) (8)).
 2. Provide utility availability letters (Section 62-38 (a) (14)).
 3. Include "Valencia" in the plat name for the PD&Z signature block (Section 62-38 (a) (1)).
 4. Include "Valencia" in the plat name for Brazoria County C&R District No. 3 signature block (Section 62-38 (a) (1)).
 5. Include "Valencia" in the plat name in the owner's signature block (Section 62-38 (a) (1)).
- PDZ Member Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christine Diaz

Abstained: None

- D. Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;
BEING A SUBDIVISION OF 33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SEC. 72, A-460; H.T. & B.R.R. COMPANY SURVEY, SEC. 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, & 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, & 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73 VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- E. Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station;
BEING A SUBDIVISION OF 0.15 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483 BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- F. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A;
BEING A SUBDIVISION OF 21.53 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION

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RECORDED IN VOL. 1, PGS., 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- G. Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site & Detention Lake B;
BEING A SUBDIVISION OF 8.46 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PGS. 71 & 72 AND VOL 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.
- H. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C;
BEING A SUBDIVISION OF 9.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301 BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- I. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lakes E and F;
BEING A SUBDIVISION OF 20.01 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 43, 44, 45, 46 & 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

PDZ Member Miller made the motion to approve agenda items D, E, F, G, H, and I as presented. PDZ Member Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Christine Diaz

Abstained: None

- J. 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 Marasckin seconded the motion.

The motion carried with a vote: 6-0

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

No: None

Absent: Christine Diaz

Abstained: None

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

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

The motion carried with a vote: 6/0

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

No: None

Absent: Christine Diaz

Abstained: None

Adjourn

PDZ Member Kennard made the motion to adjourn at 6:27 p.m. PDZ Member Rogers seconded the motion.

The motion carried with a vote: 6-0

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

No: None

Absent: Christine Diaz

Abstained: None



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS