

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 11, 2022

MINUTES 10/11/2022

Regular Session

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 6:05 p.m. Those in attendance were:

Present: Muhammed Alam
Christine Diaz
Kyle Marasckin
Dorothy Wynne
Christy Kennard

Absent: Alina Rogers
Ryan Miller

Also Present: Daniel Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Jose Abraham, City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Consideration and possible action to approve Preliminary Plat for Del Bello Lakes Section Nine;
BEING A SUBDIVISION OF 12.7 ACRES OF LAND OUT OF THE H.T. & B.R.R. SURVEY, A-460, BRAZORIA COUNTY, TEXAS.

- B. Consideration and possible action to approve Final Plat for Pomona Section 24;
BEING A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R.
CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563,
BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42,
43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHEY GULF
COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF
RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN
BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

PDZ Member Christy Kennard made the motion to approve the consent agenda. PDZ
Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam,
Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Hannah Richey with EHRA -

It is their opinion that they have provided the necessary information for approval of this plat for the city code to ensure adequate services are available concurrent to development and will have sufficient capacity. They provided a letter on behalf of Brazoria County MUD 56 stating that Meridiana Section 54B will be served by MUD 56 for water and sewer capacity. Neither the state nor city code require that a water or sewage capacity must be proven available at the time of plat approval or recordation. BC MUD 56 wastewater treatment plant is currently under construction and scheduled to complete after the first of the year. Schedule for construction of this section would not be complete until next May. Homebuilders would not be able to begin construction until after that date. Occupancy would not be until several months after that. The completion of the MUD 56 wastewater treatment plant will provide more than enough wastewater capacity to serve this plat and will be in place months before that need arises.

Dorothy Wynne -

Asks Hannah Richey how many connections there are going to be.

Hannah Richey -

States that the interpretation for connections differs.

Jessica Rodriguez, Director of Development Services -

Our subdivision ordinance says that you have to have the capacity on a final plat in order to be able to approve it whether the lot is there or not because upon acting on the final plat, construction plans are released, construction takes place - it happens, we accept infrastructure, lots are for sale, you can't stop the moving freight train once it goes. That's why that's taken care of on a final plat before it's even approved.

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Christy Kennard -

Confirms with Jessica that we're saying that they do not have enough capacity for the lots shown in this section.

Jessica confirms.

Robert Gervais, City Attorney -

States there is a risk involved if the PDZ were to approve this because we would be effectively saying they're good to go when they're not.

Muhammed Alam -

Asks about if a conditional approval would be a possibility.

Jessica Rodriguez -

She states that for the same reasons that are described about construction delays is the very reason why you wouldn't want to recommend a conditional approval on something like this because we don't have control of those things that are outside of the purview of what we're doing. We can't control the supply chain.

Robert Gervais -

Shared a case with another city where the Supreme Court ruled in favor of the developer when that city tried to put a moratorium on development in a similar instance because once the final plat is approved, you can't stop the development.

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

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

Absent: Alina Rogers, Ryan Miller

Abstained: None

- B. Consideration and possible action to approve an Extended Stay Permit located at 6406 Crestridge Street.

Jessica Rodriguez -

The applicant has made no attempt to comply since the first notice of violation was issued in February. Additional notice of violation was issued in August.

Shares that they could construct on lot 17 or do an addition that may require a replant, but again, they have not provided any concrete plans or due diligence to meet with the city to discuss options.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

Absent: Alina Rogers, Ryan Miller

Abstained: None

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- 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 Christine Diaz made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

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

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Christine Diaz

No: None

Absent: Alina Rogers, Ryan Miller

Abstained: None

The meeting adjourned at 6:38 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS