

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 12, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 9/12/2022

Regular Session

Call To Order and Roll Call

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

PDZ Member Wynne called the meeting of the PDZ to order at 6:03 p.m.
Those in attendance were:

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

Absent: Muhammed Alam

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
Elaheh Roohbakhsh, Associate City Planner
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None

Consent PDZ

- A. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake D; BEING A SUBDIVISION OF 12.34 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Consideration and possible action to approve, Preliminary Plat for Valencia Section 1, BEING A SUBDIVISION OF 9.73 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- C. Consideration and possible action to approve, Preliminary Plat for Valencia Section 2; BEING A SUBDIVISION OF 12.96 ACRES OF LAND IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175 AND 180 OF DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- D. Consideration and possible action to approve, Preliminary Plat for Valencia Section 4; BEING A SUBDIVISION OF 21.11 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 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- E. Consideration and possible action to approve, Preliminary Plat for Valencia Section 5; BEING A SUBDIVISION OF 19.74 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- F. Consideration and possible action to approve, Preliminary Plat for Valencia Section 6; BEING A SUBDIVISION OF 6.62 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 34, 35, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- G. Approval of Meeting Minutes to date.

PDZ Member Marasckin made the motion to approve the consent agenda. PDZ Member Diaz seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve, Minor Plat of Manvel City Hall State Highway 6; BEING A REPLAT OF THE MINOR PLAT OF MANVEL CITY HALL AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019007731 AND A PORTION OF LOTS 7 AND 8, BLOCK 6 OF THE TOWN OF MANVEL, MAP OR PLAT RECORDED UNDER VOL. 1, PG. 69, BRAZORIA COUNTY PLAT RECORDS, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Marasckin made the motion to approve with the condition to remove note 10.

PDZ Member Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- B. Consideration and possible action to approve, Preliminary Plat for Meridiana Section 13A; BEING A SUBDIVISION OF 17.22 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 57 LOTS, 5 BLOCKS, AND 4 RESERVES.

PDZ Member Marasckin made the motion to approve with the following condition: Provide a detailed Utility Summary Table for the Water and Wastewater Capacity in Brazoria County MUD No. 55, No. 56, and No. 57. The Summary Table shall include but not limited to current connections, reserved connections, available connections, plant capacity, etc., using the adopted City regulations in the Design Criteria Manual and Subdivision Ordinance (DCM Section 2, Wastewater, 1.04 F, General Requirements and DCM Section 3, Water, 2.02, Design Analysis).

PDZ Member Miller seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

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- C. Consideration and possible action to approve, Preliminary Plat for Meridiana Section 32B;
BEING A SUBDIVISION OF 0.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203,
CONSISTING OF 2 LOTS, AND 1 BLOCK.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- D. Consideration and possible action to approve, Final Plat for Meridiana Section 4 East;
BEING A SUBDIVISION OF 28.86 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. 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, A-
203, CITY OF MANVEL, BRAZORIA COUNTY TEXAS.
- F. Consideration and possible action to approve, Final Plat for Meridiana Highway 6 Commercial
Reserve No. 1;
BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO.
SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283,
HE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL
SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER
LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72,
BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY,
TEXAS.
- G. Consideration and possible action to approve, Final Plat for Meridiana Highway 6 Commercial
Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE H.T. & B.R.R. CO.
SURVEY, SECTION 63, A-283, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO
BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS
AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO
BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF
MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT
RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Kennard made the motion to approve agenda items D, E, F, and G. PDZ
Member Marasckin seconded the motion.

The motion FAILED with a vote: 0-6

Yes: None

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

Absent: Muhammed Alam

Abstained: None

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- H. 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.

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

The motion FAILED with a vote: 0/6

Yes: None

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

Absent: Muhammed Alam

Abstained: None

- I. Consideration and possible action to approve, Preliminary Plat for 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 VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA
COUNTY, TEXAS.

PDZ Member Marasckin made the motion to approve with the following conditions:

1. Remove plat note #18 & 19 as they apply to regular single-family lot requirements and do not reflect the plat and specialty product related provisions of the Development Agreement (Pomona 7th and 8th Development Agreement).

2. Revise the Brazoria County MUD No. 40 boundary lines on the face of the plat where Section 28 lotting occurs. The City Council has not approved a consent of this property into BCMUD No. 40 (Pomona Development Agreement Exhibit C (e) and Section 62-38 (a) (11)).

3. Remove BCMUD No. 40 reference from Note No. 8 (Section 62-38 (a) (11)).

4. The Final Plat cannot be approved until in compliance with Section 62-112 and the Design Criteria Manual (Section 62-112 and DCM Section 2, Wastewater, 1.04 F, General Requirements, and DCM Section 3, Water, 2.02, Design Analysis).conditions.

PDZ Member Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- J. Consideration and possible action to approve, Preliminary Plat for Valencia Section 3;
BEING A SUBDIVISION OF 24.83 ACRES OF LAND LOCATED IN THE H.T. & B.R.R.
COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY,
SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 15, 16, 23, 24,
31 AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF

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SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 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 (B.C.P.R.).

- K. Consideration and possible action to approve, Preliminary Plat for Valencia Section 7; BEING A SUBDIVISION OF 9.47 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 33, 34, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

PDZ Member Marasckin made the motion to approve agenda items J and K with the following conditions:

For J:

1. There are three blocks in the preliminary plat. Correct the Block Labels on the face of the plat from "Block 4" to "Block 3" (Section 62-38 (b) (10)).

For K:

1. Label the street side building line on Lot 13, Block 2.

PDZ Member Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Muhammed Alam

Abstained: None

- L. 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 Kennard 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, Ryan Miller, Christine Diaz

No: None

Absent: Muhammed Alam

Abstained: None

- M. 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, Ryan Miller, Christine Diaz

No: None

Absent: Muhammed Alam

Abstained: None

Adjourn

PDZ Member Kennard made the motion to adjourn at 6:24 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, Ryan Miller, Christine Diaz

No: None

Absent: Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS