

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 26, 2022

NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES 9/26/2022

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, Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

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

Present: Kyle Marasckin
Alina Rogers
Muhammed Alam
Ryan Miller
Christine Diaz

Absent: Christy Kennard
Dorothy Wynne

Also Present: Dan 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

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. Consideration and possible action to approve Preliminary Plat for Valencia School Site; BEING A SUBDIVISION OF 14.82 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 13, 14, 21, 22, AND 29 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- B. Approval of Meeting Minutes to date.

PDZ Member Alina Rogers 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, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Unit 14 Commercial Reserve; BEING A SUBDIVISION OF 1.534 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Kyle Marasckin made the motion to approve with conditions.

The conditions include:

1. Either remove Note# 6 or revise to accurately indicate maintenance responsibility of the proposed reserve. The plat includes a commercial reserve and not a common area type reserve, therefore, the note does not clearly indicate maintenance responsibility.
2. Revise plat to specify the northing and southing for Point of Commencing (P.O.C) (Section 62-41 (b)(12)).

PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- B. Consideration and possible action to approve Final Plat for Meridiana Detention Reserves L-2 and O-2; BEING A SUBDIVISION OF 46.90 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Kyle Marasckin made the motion to approve with conditions.

The condition includes:

1. Revise Plat note# 17 to provide clarity on maintenance of all reserves and add a 4th column to the Reserve Table to show the entity responsible for maintenance of each Reserve. The note as written does not clearly indicate maintenance responsibility (Section 62-115 (b) & Section 47-6 (d) (2) of the Subdivision Ordinance and Section 5, 1.04, G.5.b of Design Criteria Manual).

PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- C. Consideration and possible action to approve Final Plat for Meridiana Section 32A; BEING A SUBDIVISION OF 1.029 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Alina Rogers made the motion to approve with conditions.

The condition includes:

1. Revise Plat note# 17 to provide clarity on maintenance of all reserves and add a 4th column to the Reserve Table to show the entity responsible for maintenance of each Reserve. The note as written does not clearly indicate maintenance responsibility (Section 62-115 (b) & Section 47-6 (d) (2) of the Subdivision Ordinance and Section 5, 1.04, G.5.b of Design Criteria Manual).

PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- D. Consideration and possible action to approve Final Plat for Pomona Section 27; BEING A SUBDIVISION OF 85.449 ACRES OF LAND LOCATED IN THE H.T.& B.R.R. CO. SURVEY, SEC 78 (AKA) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 1-6, 11-16 AND 22-26 OF SEC 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.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Christy Kennard, Dorothy Wynne

Abstained: None

- E. 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 Alina Rogers made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard, Dorothy Wynne
Abstained: None

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

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard, Dorothy Wynne
Abstained: None

Adjourn

PDZ Member Kyle Marasckin made the motion to adjourn. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Alina Rogers, Muhammed Alam, Ryan Miller, Christine Diaz
No: None
Absent: Christy Kennard, Dorothy Wynne
Abstained: None

The meeting adjourned at 6:08 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS