

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
November 14, 2022

NOTICE IS HEREBY GIVEN
6:00 P.M.
MINUTES 11/14/2022

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: Christine Diaz
Ryan Miller
Muhammed Alam
Kyle Marasckin
Christy Kennard
Alina Rogers

Absent: Dorothy Wynne

Also Present: Kyle Jung, City Manager
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
Brooke Cyphers, Public Information Officer

Pledge

Public Comments: "Comment Card" Required

None.

Consent PDZ

- A. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/1

Yes: Alina Rogers, Christy Kennard, Muhammed Alam, Ryan Miller, Christine Diaz

No: Kyle Marasckin

Absent: Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat for SKYWAY TOWERS MANVEL; BEING A SUBDIVISION OF 3.737 ACRES BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

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

Yes: None

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

Absent: Dorothy Wynne

Abstained: None

- B. Consideration and possible action to approve Final Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;
BEING A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC.73, ABSTRACT 301, H.T. & B.R.R. COMPANY SURVEY SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R) AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. AA. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 & 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R.

PDZ Member Kyle Marasckin made the motion to approve with two conditions; 1. Revise to indicate Hillside Bloom Road right-of-way width accurately, and 2. Revise to indicate a 1-foot reserve where the proposed street dedication abuts unplatted property as indicated in plat note #21. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- C. Consideration and possible action to approve the Final plat for Valencia Del Bello Boulevard Street Dedication;
BEING A SUBDIVISION OF 2.018 ACRES OUT OF THE MARY V. O'DONNELL SURVEY, A-483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 6 AND 12 OF THE ALLISON RICHEY GULF COAST COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O", VOL. 2, PG. 91 & 92, B.C.P.R.

PDZ Member Christy Kennard made the motion to approve with two conditions; 1. Revise to indicate a 1-foot reserve where "Del Bello Boulevard" abuts unplatted property as indicated in plat note #21, and 2. Revise to include Planning, Development, and Zoning Commission certificate of approval. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote:6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- D. Consideration and possible action to approve the Final Plat of Valencia Lake A;
BEING A SUBDIVISION OF 21.473 ACRES OF LAND OUT OF THE MARY V. O'DONNELL SURVEY, A-483; BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS SHOWN ON THE PLAT RECORDED IN VOL. 1, PG. 71&72, AND VOL. 3, PG. 139 &140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS.
- E. Consideration and possible action to approve the final plat of Valencia Lake C;
BEING A SUBDIVISION OF 9.983 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING 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 PLAT RECORDS.

PDZ Member Christy Kennard made the motion to approve agenda items D and E. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- F. Consideration and possible action to approve the Preliminary Plat for Meridiana Cadence Drive Phase 1;
BEING A SUBDIVISION OF 2.24 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

The motion carried with a vote: 6/0

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

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Christine Diaz

No: None

Absent: Dorothy Wynne

Abstained: None

- G. Consideration and possible action to approve Preliminary Plat for Meridiana Section 18; BEING A SUBDIVISION OF 27.08 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Christy Kennard made the motion to approve with conditions; 1. Provide drainage district approval of the proposed drainage plan, and 2. According to the MUD 55 Operations Report and the current MUD 56 Development Summary, there is not adequate capacity to serve this proposed subdivision. Provide MUD 57 Water and Sewer Summary. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

- H. 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.

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

PDZ Member Kyle Marasckin made the motion to approve agenda item H and I. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn at 6:15 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS