

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
November 28, 2022

MINUTES 11/28/2022

Regular Session

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 6:01 p.m.
Those in attendance were:

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

Absent: Muhammed Alam
Ryan Miller

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

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

- A. 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.
- B. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve H-2 Phase 1;
BEING A SUBDIVISION OF 2.93 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Items A, B, and C were voted on together.

- B. Consideration and possible action to approve Preliminary Plat for Meridiana Detention Reserve J-2;
BEING A SUBDIVISION OF 17.65 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Items A, B, and C were voted on together.

- C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 14A;
BEING A SUBDIVISION OF 15.02 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Christy Kennard made the motion to approve Regular Agenda Items A, B, and C, with the following conditions; for A, Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved/submitted for approval; for B, Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved; and for C, 1. Provide Drainage plan approval from Drainage District. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval, 2. Provide water and sewer summary for Meridiana or confirm that the summary table provided by staff is accurate. PDZ Member Alina Rogers seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

- D. Consideration and possible action to approve Final Plat for Meridiana Section 32B;
BEING A SUBDIVISION OF 0.2269 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Items D and E were voted on together.

- E. Consideration and possible action to approve Final Plat for Meridiana Section 4A East; BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Christine Diaz made the motion to approve Regular Agenda items D and E.

PDZ Member Christy Kennard seconded the motion.

The motion **FAILED** with a vote: 0/5

Yes: None

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

Absent: Muhammed Alam, Ryan Miller

Abstained: None

- F. Consideration and possible action to approve Final Plat for Valencia Lake E and F; BEING A SUBDIVISION OF 20.080 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, ALSO BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOMES COMPANY, PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

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, Alina Rogers, Christy Kennard, Dorothy Wynne, Christine Diaz

Absent: Muhammed Alam, Ryan Miller

Abstained: None

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

The motion carried with a vote: 5/0

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

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

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

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, Christy Kennard, Dorothy Wynne, Christine Diaz

No: None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

Adjourn

PDZ Member Christy Kennard 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, Christy Kennard, Dorothy Wynne, Christine Diaz No:
None

Absent: Muhammed Alam, Ryan Miller

Abstained: None

The meeting adjourned at 6:11 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS