

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
October 24, 2022

NOTICE IS HEREBY GIVEN
6:00 P.M.

MINUTES 10/24/2022

Regular Session

Call to Order

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

Present: Kyle Marasckin
Alina Rogers
Ryan Miller
Muhammed Alam

Absent: Dorothy Wynne
Christy Kennard
Christine Diaz

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

Pledge

Public Comments: "Comment Card" Required

Public Hearing

TO HEAR COMMENTS ON A REQUEST FOR CLOSURE AND ABANDONMENT OF A 40 FOOT WIDE UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE M.V. O'DONNELL SURVEY ABSTRACT NO. 479 BEING PART OF 116.90 ACRE TRACT INCLUDING TRACT 1 - 35.298 ACRES AND TRACT 2 - 80.247 ACRES IN BCCF # 2020004157.

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PDZ Member Ryan Miller opened the Public Hearing at 6:02 p.m.

1st call for comments

None

2nd call for comments

None

3rd call for comments

None

PDZ Member Ryan Miller closed the Public Hearing at 6:03 p.m.

Consent PDZ

- A. 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, THE 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.
- B. Consideration and possible action to approve Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;
BEING A SUBDIVISION OF 4.304 ACRES 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.
- C. Approve the meeting minutes to date.

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

The motion carried with a vote: 4/0

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

No: None

Absent: Dorothy Wynne, Christy Kennard, Christine Diaz

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat for Meridiana Section 24A; BEING A SUBDIVISION OF 18.64 ACRES, OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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

The motion carried with a vote: 4/0

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

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-29;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF 40' CITY RIGHT-OF-WAY CONSISTING OF APPROXIMATELY 1.354 ACRES OF LAND, BEING AN UNNAMED AND UNIMPROVED ROAD EASEMENT OF RECORD IN VOLUME 3, PAGE 139, OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE M.V. O'DONNELL SURVEY ABSTRACT NO. 479 BEING PART OF 116.90 ACRE TRACT INCLUDING TRACT 1 - 35.298 ACRES AND TRACT 2 - 80.247 ACRES IN BCCF # 2020004157 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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

The motion carried with a vote: 4/0

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

- 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.

No action taken.

- D. 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: 4/0

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

Adjourn

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

The motion carried with a vote: 4/0

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

The meeting adjourned at 6:08 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

