

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



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 9, 2023**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

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 Dorothy Wynne called the meeting of the PDZ to order at 6:00 p.m.
Those in attendance were:

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

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.

Prospective PDZ applicants in attendance:

Kenneth Haynes
Mary Ann Atkinson
Joe Rodriguez

Consent PDZ

- A. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Section 25A; BEING A SUBDIVISION OF 19.42 ACRES BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Detention Reserve W; BEING A SUBDIVISION OF 15.53 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17, & 18, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES, 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Section 7 East; A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Detention Reserve A-2; BEING A SUBDIVISION OF 10.15 ACRES OUR OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve Final Plat for Meridiana Detention Reserve B-2; BEING A SUBDIVISION OF 11.18 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Approve Final Plat of Valencia Lakes E and F; BEING A SUBDIVISION OF 20.080 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; ALSO BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

- G. Approve the meeting minutes to date.

PDZ Member Ryan Miller made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

Executive Session

The Planning, Development, and Zoning Commission will convene into Executive Session pursuant to Texas Local Government Code, Section 551-071: "Consultation with Attorney" to discuss the following:

Pending Litigation – Rise Communities, LLC and GR-M1, LTD. VS. Manvel Planning Development and Zoning Commission, and Jose Abraham, City Planner.

****Executive Session was moved to the end of the Regular Agenda after item E.**

Regular Agenda

- A. 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.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Alina Rogers seconded the motion.

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

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

- B. 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 Christy Kennard made the motion to approve. PDZ Member Alina Rogers seconded the motion.

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

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

- C. Consideration and possible action to approve, Partial Replat of Paulose-Madhu Addition; BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996.

This is the second submission. The first had more conditions than this and failed by PDZ. There are still items that need to be addressed.

PDZ Member Christy Kennard made the motion to approve. PDZ Member Ryan Miller seconded the motion.

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

Yes: None

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

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

- D. 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.

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

PDZ Member Alina Rogers made the motion to approve Regular Agenda items D and E. Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

****PDZ Member Dorothy Wynne convened the PDZ into executive session at 6:13 p.m.**

PDZ Member Ryan Miller reconvened the meeting at 6:53 p.m.

No action was taken during Executive Session.

Adjourn

PDZ Member Alina Rogers made the motion to adjourn the meeting at 6:53 p.m. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: Kyle Marasckin, Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS