

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 4/24/2023

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: Ryan Miller
Kenneth Haynes
Muhammed Alam
Christy Kennard
Kyle Marasckin

Absent: Mary Ann Atkinson
Dorothy Wynne

Also Present: Daniel Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
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 Valencia Master Plan Amendment No. 1 (dated March 29, 2023), being 438.4 acres of land, Manvel, Texas.
- B. Approve the meeting minutes to date.

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes
No: None
Absent: Mary Ann Atkinson, Dorothy Wynne
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Preliminary Plat for Pomona Section 29; BEING A SUBDIVISION OF 13.1 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, A-417, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

Staff recommends approval with the following condition:

1. Revise the lot summary table to reflect the accurate lot width for Block 2, Lots 4, and 5 (Section 62-38 (a) (10)).

PDZ Member Christy Kennard made the motion to approve with the condition. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes
No: None
Absent: Mary Ann Atkinson, Dorothy Wynne
Abstained: None

- B. Consideration and possible action to approve the Preliminary Plat for Meridiana Detention Reserve 'Z' Phase 1; BEING A SUBDIVISION OF 18.34 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Staff recommends approval with the following conditions:

1. Provide Drainage district approval of a preliminary drainage plan. The Letter of no objection submitted indicates that a drainage plan has not been approved/ submitted for approval (Ord No. 2004-0-17, Article II, Section 21. A.14).
2. Revise reserve table to a) indicate Drainage District maintenance for "Reserve C" instead of the City of Manvel and b) Remove reference to BCMUD next to the total acreage. (Section 62-115).

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

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes
No: None
Absent: Mary Ann Atkinson, Dorothy Wynne
Abstained: None

- C. Consideration and possible action to approve Final Plat for Kirby Drive and Rodeo Palms Parkway Street Dedication;

BEING A SUBDIVISION OF 11.038 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 75, A-299, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING A REPLAT OF LOTS 3, 4, 14 AND UNNUMBERED OF THE LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, CITY OF MANVEL, TEXAS, BRAZORIA COUNTY, TEXAS.

Staff recommends denial based on the following reasons:

1. Include a note that references the title policy (Section 62-41 (b) (5)).
 2. Provide Lienholder's acknowledgement on the plat and include signatures at the time of final submittal (Section 62-41 (b) (6)).
 3. Revise to accurately show easements, specifically, the temporary drainage easement No. 2019036306 is not referenced. Additionally, acreage information on the plat about temporary drainage easement No. 2019036305 is not accurate (Section 62-41 (b) (13)).
 4. Indicate the City Limit Line and applicable MUD boundary lines (Section 62-41 (b) (19)).
 5. Provide Letters of No Objection from CenterPoint Energy (Section 62-41 (b) (20)).
 6. Revise the City of Manvel note #7 to reflect that "sidewalks shall be constructed as part of the issuance of a building permit for each tract" (Section 62-41 (b) (22)).
 7. Revise to include a note referencing the provision in the Development Agreement regarding plat recordation prior to construction of the Kirby Road (Manvel Palms Development Agreement, Section 2.1 (e)).
 8. Revise the City of Manvel note #5 to accurately reflect the filing/ recordation of the plat based on the provisions of the Development Agreement. Additionally, note that acceptance of infrastructure will be considered by the City Council (Manvel Palms Development Agreement and Section 62-47).
 9. Revise to remove the City Council signature block (Section 62-41 (b) (27)).
- & NOTE: The plat includes several typographic errors within notes. Revise all typographic errors

PDZ Member Christy Kennard made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion FAILED with a vote: 0/5

Yes: None

No: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes

Absent: Mary Ann Atkinson, Dorothy Wynne

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.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes

No: None

Absent: Mary Ann Atkinson, Dorothy Wynne

Abstained: None

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

PDZ Member Muhammed Alam made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes
No: None
Absent: Mary Ann Atkinson, Dorothy Wynne
Abstained: None

Adjourn

PDZ Member Muhammed Alam made the motion to adjourn the meeting at 6:15 p.m. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, Christy Kennard, Muhammed Alam, Ryan Miller, Kenneth Haynes
No: None
Absent: Mary Ann Atkinson, Dorothy Wynne
Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS