

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 3/27/2023

Regular Session

*Commission Member Kyle Marasckin was sworn in before the meeting.

Kyle Marasckin was not sworn in until after the meeting.

Call to Order

PDZ Member Dorothy Wynne called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Christy Kennard
Dorothy Wynne
Muhammed Alam
Ryan Miller
Mary Ann Atkinson
Kenneth Haynes

Absent: None

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

Consent PDZ

- A. Approve the 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.
- B. Approve the Final Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY,
ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- C. Approve the meeting minutes to date.

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

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 1; BEING A SUBDIVISION OF 9.734 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A.) MARY V. O'DONNELL SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS, ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71-72, AND VOL. 3, PGS. 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.)

Jessica Rodriguez, Director of Development Services - staff is recommending approval with three conditions, which are:

1. Revise to place the Manvel ETJ label within the ETJ area on the vicinity map (Manvel Code of Ordinances Section 62-41 (b) (2)).
2. Revise to provide a note pertaining to 25 foot required setback for garages (PUD Development regulations Ordinance No. 2021-O-18).
3. Provide recorded copy of any protective covenants whereby the subdivider proposes to regulate the use of the land within the subdivision; provided, however, restrictive covenants, conditions, or limitations shall never be less than the minimum requirements of the City under the terms of this Ordinance or other City Ordinances (Section 62-41(b)(15)).

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

The motion carried with a vote: 7/0

Yes: Kyle Marasckin, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Mary Ann Atkinson, Kenneth Haynes

No: None

Absent: None

Abstained: None

- B. 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 Ryan Miller made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

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

- C. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairperson.

Voted on in Item E.

- D. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairperson.

Voted on in item E.

- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

PDZ Member Dorothy Wynne made the motion to appoint Ryan Miller as Chair, Kyle Marasckin as Vice-Chair, and Christy Kennard as Secretary. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

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

No action.

Adjourn

PDZ Member Ryan Miller made the motion to adjourn at 6:09 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 7/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS