

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 5/8/2023

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:01 p.m.

Those in attendance were:

Present: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Dorothy Wynne

Absent: Christy Kennard
Ryan Miller
Muhammed Alam

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 the Final Plat of Valencia Section 5;
BEING A SUBDIVISION OF 19.744 ACRES OF LAND LOCATED IN THE H.T. & B.R.R.
COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS.
BEING A PORTION OF LOTS 35, 36, 37, 43, 44, AND 45 OF THE ALLISON RICHEY GULF
COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, A
SUBDIVISION OF RECORD UNDER VOLUME 2, PAGES 91 & 92, OF THE PLAT
RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R.).

- B. Approve the Final Plat of Valencia Section 6;
BEING A SUBDIVISION OF 6.620 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 34, 35 AND 42 OF SECTION 73 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 91-92, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- C. Approve the meeting minutes to date.

PDZ Member Dorothy Wynne made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

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

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Pomona Section 25;
BEING A SUBDIVISION OF 46.321 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78, (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563 AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 25, 26, 35, 36, 45, 46, 55, 56, AND 57, OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.) AND A PORTION OF LOTS 6 AND 7, OF SECTION 89, OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS (B.C.P.R.).

Jose Abraham, City Planner, provided an overview. Staff recommends denial for the following reasons:

1. Submit a Preliminary plat for review and approval. The preliminary plat for this section was approved on June 14, 2021 and the approval expires in 12 months unless a final plat is submitted during that time (Section 62-38 (f)).
2. Revise note #2 to reference accurate date based on the provided City Planning Letter (CPL) (Section 62-41 (b)(5) & (b)(21)).
3. The drainage district approval of the plat has expired. Provide updated Drainage District signature on the face of the plat (Section 62-41 (b) (19)).

PDZ Member Dorothy Wynne made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion FAILED with a vote: 0/4

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

- B. Consideration and possible action to approve Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 79.816 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND PORTION OF A 40' WIDE

ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291 BRAZORIA COUNTY, TEXAS.

Applicant has requested to withdraw this item from consideration.

PDZ Member Kenneth Haynes made the motion to accept the withdrawal. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

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

PDZ Member Dorothy Wynne made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 4/0

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

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

PDZ Member Dorothy Wynne made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote:

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

Adjourn

PDZ Member Dorothy Wynne made the motion to adjourn the meeting at 6:11 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS