

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 8/14/2023

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:04 p.m.
Those in attendance were:

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

Absent: None

Also Present: Dan Johnson, Interim 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

Consent PDZ

A. Approve the meeting minutes to date.

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

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve Final Plat of Foxtail Palms;
BEING A SUBDIVISION OF 80.992 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 44-46 AND 52-55 AND A PORTION OF TWO (2) 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOL. 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T. & B. RAILROAD CO. SURVEY, SEC. 71, A-291, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner, provided an overview. Staff is recommending approval of the Final Plat.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

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.

The applicant is requesting a 30-day extension on this agenda item and for it to be put on a future PD&Z agenda.

City staff is not recommending approval of this proposed plat - Meridiana Section 4A East – Final Plat

This plat submittal does not address following deficiencies pertaining to Chapter 62, Subdivision Ordinance, Design Criteria Manual, and associated Development Agreement/ PUD:

1. Provide water and sewer capacity for Meridiana Section 4A East. The water and sewer infrastructure necessary for MUD 56 capacity and MUD 56's interconnect with MUD 57 utilities must be constructed for this Section. (Ord No. 2004-O-17, Article I, Section 1 (c); Article II, Section 24. B.19; and Article IV, Section 49).

PDZ Member Ryan Miller made the motion to approve the 30-day extension and to place this item on the August 28, 2023 PD&Z Meeting Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

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.

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

No action.

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:20 p.m. PDZ Member Dorothy Wynne seconded the motion.

The motion carried with a vote: 7/0

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

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS