

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 10/10/2023

Regular Session

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2024
Position #6 Dorothy Wynne 03/2024
Position #7 Muhammed Alam 03/2024

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.
Those in attendance were:

Present: Mary Ann Atkinson
Kenneth Haynes
Kyle Marasckin
Ryan Miller

Absent: Christy Kennard
Dorothy Wynne
Muhammed Alam

Also Present: Daniel Johnson, City Manager
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 a six-month preliminary plat extension for Del Bello Lakes Section Nine;
*BEING A SUBDIVISION OF 12.7 ACRES OF LAND OUT OF THE H.T. & B.R.R. SURVEY,
A-460, BRAZORIA COUNTY, TEXAS.*

- B. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Ryan Miller seconded the motion.

The motion carried with a vote: 4/0

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

Regular Agenda

- A. Consideration and possible action to approve the Preliminary Plat of Hampton Business Park;
BEING A SUBDIVISION OF 13.82 ACRES / 602,164 SQ.FT. SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner, provided an overview to PD&Z of several deficiencies pertaining to Chapter 62, Subdivision Ordinance, Design Criteria Manual. Staff is not recommending approval.

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

The motion FAILED with a vote: 0/4

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

- B. Consideration and possible action to approve an Extended Stay Permit for a recreational vehicle (RV) located at 5714 Masters Road.

Jose Abraham, City Planner, provided an overview to PD&Z. Staff is not recommending approval.

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

The motion FAILED with a vote: 0/4

Yes: None
No: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes
Absent: Christy Kennard, Dorothy Wynne, 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 Ryan Miller made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

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

D. Discussion on amendment of bylaws.

Robert Gervais, City Attorney -

Will be bringing some minor changes forward after discussion and asks PD&Z Members to review the bylaws and provide feedback on any changes they would like to see.

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

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

The motion carried with a vote: 4/0

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

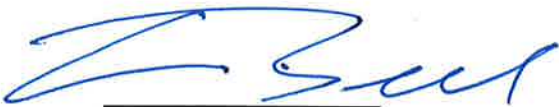
Adjourn

PDZ Member Kenneth Haynes made the motion to adjourn the meeting at 6:20 p.m. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 4/0

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

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS