

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 1/22/2024

Regular Session

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

Those in attendance were:

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

Absent: Dorothy Wynne

Also Present: Dan Johnson, City Manager
Bobby Gervais, City Attorney
Tammy Bell, City Secretary

Applicants present:
Delores Martin, William Richardson, David Jones

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Section 8;
BEING A SUBDIVISION OF 19.812 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 30, 31, 37, 38, 39, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF THE 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. Consideration and possible action to approve the Final Plat of Valencia Section 9;
BEING A SUBDIVISION OF 21.958 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, (A.K.A. MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 31, 32, 39 & 40 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOLUME 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), ALSO BEING A PORTION OF OUTLOT 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOLUME 1, PAGES 71-72 AND VOLUME 3, PAGES 139-140 OF THE BRAZORIA COUNTY PLAT RECORDS.

Jessica Rodriguez -

The City staff recommends approval of the Valencia Section 8 - Final Plat and Valencia Section 9 - Final Plat with one (1) condition. The condition includes:

1. Update the Interlocal and Development Agreement between the City and Brazoria County MUD No. 83 (Resolution No. 2021-R-18, dated August 16, 2021) for wastewater capacity over the approved 410 ESFCs (Subdivision Ordinance: Section 62-112; City of Manvel – Design Criteria Manual (DCM) Section 2, 1.04 Design Requirements, F. General Requirements; and City of Manvel – Design Criteria Manual (DCM) Section 2, 2.02 Design Analysis).

PDZ Member Mary Ann Atkinson made the motion to approve Regular Agenda Items A and B with the condition. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

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

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

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 6:07 p.m. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS