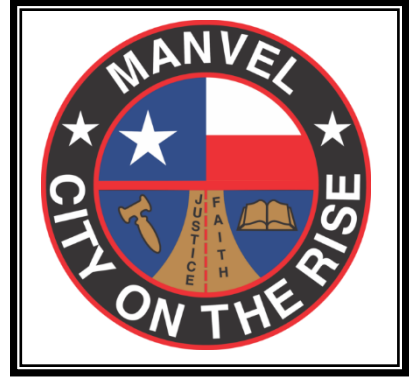


PLANNING DEVELOPMENT AND ZONING MEETING

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION November 8, 2021

NOTICE IS HEREBY GIVEN 7:00 P.M.

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

Regular Session

Call to Order

Pos # 1 Ryan Miller 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers 3/2023
Pos #5 Christy Kennard 3/2022
Pos #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

TO HEAR COMMENTS REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612 ACRES OF LAND LOCATED AT 3806 FM 1128, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO HEAVY COMMERCIAL DISTRICT (HC) PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public Hearing

TO HEAR COMMENTS REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY BEING AN UNIMPROVED PORTION OF BISSELL ROAD (50 FOOT WIDE) 2.713 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEED(S) CONVEYING RESPECTIVE INTEREST(S) IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-36;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612 ACRES OF LAND LOCATED AT 3806 FM 1128, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO HEAVY COMMERCIAL DISTRICT (HC) PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF
- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-37;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY BEING AN UNIMPROVED PORTION OF BISSELL ROAD (50 FOOT WIDE) 2.713 ACRE TRACT OF LAND IN THE H.T.&B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEED(S) CONVEYING RESPECTIVE INTEREST(S) IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
- C. Acceptance of the meeting minutes to date.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on November 5, 2021 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.

Signature on File

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



MANVEL PD & Z DATA SHEET

MEETING DATE: November 8, 2021

TOPIC: A Public Hearing regarding amending the zoning ordinance by changing the zoning classification of 1.61 acres of land located at 3806 FM 1128 (Masters Rd.), from Light Commercial (LC) to Heavy Commercial District (HC)

BACKGROUND: The owner, Sideline Investments, LLC, is requesting a rezoning from Light Commercial (LC) to Heavy Commercial District (HC) in order to bring the aircraft repair activity on the premise into compliance. The use is classified as NAICS Use Number 488190, (Other Support Activities for Air Transportation) and is permitted in the HC zoning district. The site was once a machine shop which lost its non-conforming status. It was constructed prior to the City Annexation. On July 7, 2014, after a recommendation and review of annexation by the Planning, Development and Zoning Commission, adopted Ordinance No. 2014-O-12 that amended the Zoning Ordinance of the City of Manvel for the land area and property at 3806 FM 1128 (Masters Rd), as part of the 24.4-acre parcels located generally along FM 1128, and bordered by the City of Pearland to the East. The land was zoned commercial because it was being used commercially and mostly consistent with neighborhood commercial zoning. A demolition permit for an old metal structure on the site was granted on January 15, 2020. A change of occupancy application (CTA-210921-2398) was approved on September 21, 2021, for office use only by NAIC Use No. 488190. The surrounding property is developed with Light Commercial (LC) and the City's ETJ. The 2015 Comprehensive Plan Vision Statement encourages a well-planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life and promotes land use and zoning regulations to encourage and attract site-appropriate businesses, as well as create attractive, versatile, and practical business district environments. This request does not promote the Land Use Policies of the City of Manvel Comprehensive Plan. Lastly, If the Heavy Commercial (HC) Zoning is approved, the dance studio will create a need for Special Use Permit (SUP). A dance studio (fitness and sports center) is a non-conforming use in the HC zoning district.

RECOMMENDATION: City staff does not recommend reclassifying subject property from Light Commercial District (LC) to Heavy Commercial (HC)

ATTACHMENTS: Staff Report and Ordinance

FUNDING ISSUES

- ☒ Not applicable
- ☐ Not budgeted
- ☐ Full amount already budgeted
- ☐ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER Kwasi Bosompem	FINANCE DIRECTOR APPROVAL _____ CITY MANAGER APPROVAL _____
--	---



Zoning Change for 3806 FM 1128 (Masters Road) from Light Commercial (LC) to Heavy Commercial (HC)

Requested Action To conduct a Planning Development and Zoning Commission (PD & Z) meeting on November 8, 2021 and consider an application for a Zoning Change to allow aircraft parts repair services known as Aero Structural Services and an Odyssey Cheer Company (a gymnasium and a recreation center) all located on property 3806 Master Rd. and within the Light Commercial (LC) zoning district. The applicant seeks a Zoning Change for approximately 1.61 acres of land from Light Commercial District (LC) to Heavy Commercial District (HC) to permit the aircraft parts repairs services by NAIC Use No. 488190 (Other Support Activities for Air Transportation).

Report prepared by the City Planner, Mr. Kwasi Bosompem, in accordance with the City of Manvel 2015 Comprehensive Plan (Comprehensive Plan), (adopted March 23, 2015) and City of Manvel Official Zoning Map (adopted June 14, 2001 and updated August 25, 2021).

Applicant & Owner

Sideline Investments, LLC

Subject Property

Located at 3806 FM 1128 (Masters Rd.), and the City of Pearland to the East, the property 3718 Masters Road and Bailey Rd. to the north, and Hollingsworth Drive to the East.

Prior Action and Background

The site was once a machine shop which lost its non-conforming status. It was constructed prior to the City Annexation. On July 7, 2014, after a recommendation and review of annexation by the Planning, Development and Zoning Commission, adopted Ordinance No. 2014-O-12 that amended the Zoning Ordinance of the City of Manvel for the land area and property at 3806 FM 1128 (Masters Rd), as part of a 24.4-acre parcels located generally along FM 1128, and bordered by the City of Pearland to the East. The land was zoned commercial because it was being used commercially and mostly consistent with neighborhood commercial zoning.

- A demolition permit for an old metal structure on the site was granted on January 15, 2020.
- A sign permit application (Permit No. 21-2466) was disapproved for the property on October 6, 2021.
- A change of occupancy application (CTA-210921-2398) was approved on September 21, 2021, for office use only by NAIC Use #488190.

Parcel Information

Existing Use: Office use for a repair and specialized welding and aircraft parts repair and a gymnasium dancing studio.

Proposed Use: Repair and specialized welding and aircraft parts repair and a gymnasium dancing studio.

Current Zoning: - LC-Light Commercial

Proposed Zoning: HC-Heavy Commercial

Existing Use

The property is currently developed as a commercial building with two large, prefabricated metal structures comprised of Aero Structural Services, with offices and for airplane parts repairs for maintenance services on 3806 Master Rd., and another metal building occupied with an Odyssey Cheer Company with a postal address as 3802 Masters Rd.

Adjacent Parcel Information

Surrounding Property Zoning	North: Light Commercial (LC) South: ETJ East: City of Pearland West: ETJ
Surrounding Land Use	North: Gas Station/John's Countryette Grocery store South: Single Family Residential East: City of Pearland (N/A) West: ETJ (N/A)

Neighborhood Description

The neighborhood of the subject property for this application request is along FM 1128 Road (Masters Road). The property backs up to Hollingsworth Drive. The area includes major transportation corridors of Bailey Road and Masters Road with existing commercial development. Nearby businesses include John's Countryette Grocery store and gas station. Other businesses to the west include a restaurant, Tina's Mexican Cocina. Opposite the subject property is the Joseph's Nursery in the City of Pearland.

Project Description

The applicant is requesting approval for the operation of a repair, maintenance of aircraft parts with and office at 3806 Masters Rd. The Aero repair has no more than three employees. The application also includes the Odyssey Cheer Company, on the same property with a postal address of 3802 Masters Rd. is for children of varied ages and adults. This operates about 44 intensive classes during weekdays and weekends. The lessons would include Acro tumbling, preschool cheer groups, and jump conditioning classes. The business operates Monday through Friday, from 5:00 p.m. to 7:00 p.m. and weekends from 9:30 am to 1:30 p.m. It employs about 15 instructors depending on the dance lessons being offered, with no more than two instructors teaching at any one time. The classes include different age groups as well as different skill levels. Most children's classes take place on weekday afternoons and on weekends. There are no exterior improvements proposed to be made in conjunction with the establishment of this existing business.

Conformance with Applicable Regulations and Standards Established by the Zoning Regulations

Existing Zoning; Sec. 77-31. Light-commercial (LC) district.

Uses permitted in a LC, Light Commercial District, are set forth in Section 77-26 (f), *Permitted Use Table*. Refer to the City of Manvel Code of Ordinance.

https://library.municode.com/tx/manvel/codes/code_of_ordinances

Uses Permitted under this zoning for the site.

USE	OSFR	SFR	LC	HC	MF	HCMH	HMU
48 Transportation and Warehousing			O	P	O		O

Type of Use:

O- Office Function Only

P- Permitted Use

Sec. 77-26. Permitted uses.

Permitted Uses-Light Commercial and Heavy Commercial as per Zoning Ordinance using NAIC codes

USE	LC	HC
Adult entertainment business ¹		S
Game room ¹		S
111 Crop production		
112 Animal production		
115 Support activities for agriculture and forestry	O	P
21 Mining, quarrying and oil and gas extraction	S	S
22 Utilities	O	S
236 Construction of buildings	O	P

237 Heavy and civil engineering construction	O	P
237130 Power and communication line and related structures construction	S	S
238 Specialty trade contractors	O	P
311 Food manufacturing	O	P
311811 Retail bakeries	P	P
3121 Beverage manufacturing	S	P
313 Textile mills	O	P
314 Textile product mills	O	P
315 Apparel manufacturing	S	P
316 Leather and allied product manufacturing	S	P
321 Wood products manufacturing	O	P
321999 All other misc. wood	S	P
322 Paper manufacturing	O	P
USE	LC	HC
323 Printing and related support activities	P	P

324 Petroleum and coal products manufacturing	O	S
325 Chemical manufacturing	O	S
326 Plastics and rubber products manufacturing	O	S
327 Nonmetallic mineral products manufacturing	O	S
331 Primary metal manufacturing	O	S
332 Fabricated metal product manufacturing	O	S
333 Industrial machinery manufacturing	O	S
334 Computer and electronic product manufacturing	O	P
335 Electrical equipment, appliance and component manufacturing	O	P
336 Transportation equipment manufacturing	O	S
337 Furniture and related product manufacturing	O	P
339 Miscellaneous manufacturing	O	P

42 Wholesale	O	P
441 Motor vehicle and parts	S	S
442 Furniture and home furnishing stores	P	P
443 Electronics and appliance stores	P	P
444 Building material, garden equipment and supplies dealers	P	P
445 Food and beverage stores	P	P
445120 Convenience stores ¹	S	S
446 Health and personal care stores	P	P
447 Gasoline stations ¹	S	S
448 Clothing and clothing accessories stores	P	P
451 Sporting goods, hobby, book and music stores	P	P
452 General merchandise stores	P	P
452990 All other general merchandise stores ¹	S	S

453 Misc. store retailers	P	P
45393 Manufactured (mobile) home dealers	S	S
453991 stores	S	S
454 Non-store retailers	S	P
48 Transportation and warehousing	O	P
491 Postal Service	P	P
492 Couriers and messengers	S	P
493 Warehouse and Storage	S	P
51 Information	S	P
52 Finance and insurance	P	P
522291 Consumer lending		P
522298 All other nondepository credit intermediation		S
531 Real estate	P	P
53112 Lessors of nonresidential buildings (except mini warehouses)	P	P
53113 Lessors of mini	S	P

warehouses and self-storage units		
5321 Automotive and equipment rental	S	P
5322 Consumer good rental	P	P
532292 Recreational Goods Rental	S	P
5323 General rental centers	S	P
5324 Commercial and industrial machinery and equipment rental	O	P
54 Professional, scientific, and technical services	P	P
5412 Accounting, tax preparation, bookkeeping and payroll	P	P
54194 Veterinary services	P	P
55 Management of companies and enterprises	P	P
561 Administrative and support services	P	P
562 Waste management and remediation services	O	P

6111 Elementary and secondary schools	S	S
6112 Junior colleges	S	S
6113 Colleges, universities, and professional schools	S	S
6114 Business schools and computer and management training	S	S
6115 Technical and trade schools	S	S
USE	LC	HC
6116 Other schools and instruction	S	S
6117 Educational support services	P	P
621 Ambulatory health care services ¹	S	S
622 Hospitals ¹	S	S
623 Nursing and residential care facilities ¹	S	S
623990 Other residential care facilities	S	S
624 Social assistance	P	P
6244 Child Day care services	P	P

71 Arts, entertainment, and recreation	P	S
713 Amusement, gambling, recreation industries	S	S
713940 Fitness and Sports Centers	P	P
713990 All other amusement and recreational industries	S	S
721 Accommodations	S	S
7212 RV parks and recreational camps	S	S
721191 bed and breakfast	S	S
722 Food services and drinking places	P	P
72233 Mobile food services	S	S
7224 Drinking places (alcoholic beverages)	S	P
8111 Automotive repairs and maintenance	S	P
USE	LC	HC
811122 Automotive glass replacement shop	P	P
8112 Electronic and	P	P

precision equipment repair and maintenance		
8113 Commercial and industrial machinery and equipment (except automotive and electronic repair)		P
8114 Personal and household goods repair and maintenance	S	P
812 Personal and laundry services	P	P
812113 Nail salons	S	S
81219 Other personal care services	S	S
812210 Funeral homes and funeral services	S	P
812220 Cemeteries and crematories	S	S
813110 Religious organizations	S	S
813410 Civil and social organizations	S	P
814 Private households		
92 Public administration	P	P

Proposed Zoning - Section 77-32. Heavy-commercial (HC) district.

Uses permitted in a LC, Light Commercial District, are set forth in Section 77-26 (f), *Permitted Use Table*, of the City of Manvel Code of Ordinance.

(a) Land uses allowed. Uses permitted in a HC, heavy-commercial district, are set forth in Section 77-26.

(b) Lot size. The minimum lot size is one acre with 120 feet of frontage.

(c) Setbacks. A minimum front yard setback of 25 feet is required. The minimum side and rear yard setback shall be 20 feet. Accessory structures shall not extend past the front line of the principal structure. A minimum side, corner side, and rear yard setback of 10 feet shall be required.

(d) Maximum building height. The maximum height of any building in the heavy commercial district shall not exceed 70 feet measured from the finished grade to the highest point of the roof, not including ancillary structures such as chimneys.

Compatibility of Proposed Use (setbacks on open spaces and site development)

Under the Heavy Commercial (HC) Zoning the subject property meets the required setbacks and lot size frontage.

Consistency with 2015 City of Manvel Comprehensive Plan

2015 Comprehensive Plan-Vision Statement, page 4

The 2015 Comprehensive Plan Vision Statement states that “Benefiting from our strategic location by encouraging well-planned quality retail, commercial and residential development that reflects and enhances our small-town quality of life”.

2015 Comprehensive Plan-Goal Statement # 2, page 31 “Use land use and zoning regulations to encourage and attract site-appropriate businesses, as well as create attractive, versatile and practical business district environments.”

The proposed use is not consistent with the visions and goals of the 2015 Comprehensive Plan.

Staff Analysis

The applicant is proposing to rezone the subject property, which is currently developed with a large, prefabricated metal building from Light Commercial (LC) zoning district to Heavy Commercial (HC) zoning district to allow for an aircraft structural repair and specialized welding and aircraft parts repairs and gymnastic and dance studio. Analysis of the proposal is done in terms of its impact on traffic, parking, circulation, noise, abutting uses occupancy type, compatibility, and safety.

Parking and Circulation

The Odyssey Cheer Company (with gym and dance studio) at full capacity may adversely impact parking availability for the subject property and also create congestion when it is at full capacity. According to Institute of Traffic Engineers (ITE) trip generation data, common trip generation rates (PM peak hour) for a health/fitness club generates 3.53 trips per unit where a unit is 1,000 square feet. The dance studio is approximately 14,500 square feet, therefore, producing 51 trips at peak PM hour.

Noise

Exterior noises may come from any number of things. This may include patrons, members, and vehicular noises associated with the dance studio and proposed aero repair and parts use. Welding of metals in the aircraft repair facility can also generate noise to the adjacent residences creating a potential noise nuisance.

Compatibility of Site Design

The proposed aero repair and parts use is incompatible with the surrounding residential use to the south.

Impact on the Public Health and Safety

The subject properties do not entail the use of any hazardous materials, and therefore, does not expose any persons in the center to risk of accidental releases, spills or explosions from such hazardous materials. However, the noise and safety of pedestrians is at risk, it does therefore generate negative impacts on the surrounding businesses and properties and it is incompatible with the adjacent residential office, and service uses and with the surrounding residential neighborhood.

Adequacy and Convenience of Loading Facilities

There is no perceived problem regrading loading and unloading on the premises.

Findings of Fact with Staff Conclusion

- This request does not promote the Land Use Policies of the City of Manvel Comprehensive Plan.
- Heavy Commercial Zoning (HC) is permitted for the type of use aircraft part repair services.
- The subject properties proposed uses and activities are not compatible with adjacent residential uses.
- Safety, parking, and circulation factors that substantially affect the public during when Odyssey Cheer Company is at maximum capacity.
- If the Heavy Commercial (HC) Zoning is approved, the dance studio will create a need for Special Use Permit (SUP). A dance studio (fitness and sports center) use is a non-conforming use in the HC zoning district.

Staff Recommendation

Staff does not recommend approval of the proposed rezoning from Light Commercial (LC) zoning district to Heavy Commercial (HC) zoning district to the Planning, Development and Zoning Commission.

Report Exhibits

ITEM	TYPE
Exhibit 1	Application Documents
Exhibit 2	Notification
Exhibit 3	Public Comment
Exhibit 4	Location Map
Exhibit 5	Zoning Map
Exhibit 6	Subject Property Views
Exhibit 7	Surrounding Uses
Exhibit 8	Site Entrance and Surroundings
Exhibit 9	Parking at Odyssey Cheer Company

Exhibit 1 – Application Documents



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

REZONING APPLICATION

PROJECT INFORMATION

Project Name: AERO STRUCTURAL SERVICES
Project Location/Address: 3806 FM 1128 PEARLAND TX 77584
Legal Description: A0290 HT+RRR TRACT 50A5B
Current Zoning: LC Proposed Zoning: HC
Parcel/Tax ID# (s): 167674 Total Acreage: 1.61 Proposed Land Use: _____

APPLICANT INFORMATION

Applicant Name: CHAD THUMANN
Company Name: SIDELINE INVESTMENTS, LLC
Address: 3823 FM 1128 City: PEARLAND State: TX Zip: 77584
Phone #: 281-914-5202 Email: chad@rwestdevelopment.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Chad Thumann 9-27-2021
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: SIDELINE INVESTMENTS, LLC
Address: 3823 FM 1128 City: PEARLAND State: TX Zip: 77584
Phone #: 281-914-5202 Email: chad@rwestdevelopment.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

Chad Thumann 9-27-2021
Owner's Signature (REQUIRED) Date

Exhibit 1 – Application Documents

Sideline Investments, LLC
3823 FM1128
Pearland, TX 77584
281-914-5202

Rectangular Snip

Letter of Intent

9-27-2021

City of Manvel P&Z
PO Box 187
Manvel, TX 77578

Re: Zoning Request

This Letter of Intent is to serve as an indication of our interest in establishing a Heavy Commercial Zoning on the below referenced property. The general terms are as follows:

Property: A Tract of land consisting of 1.61 acres located at 3806 FM 1128 Pearland TX, 77584.

Purpose: Allow the intended use of the building prior to city annexation.

Scope: The property is currently zoned LC. Our project (Aero Structural Services) requires HC zoning. This is the intended use of the building when it was constructed prior to city annexation. Although the HC is required, Aero Structural Services performs very little activity listed in the HC zoning and would preserve the tranquility of the area. This would also provide the optimal use of the already established building.

Please process our application and put us on the next P&Z zoning agenda. Feel free to contact me with any concerns or questions.

Best Regards,

Chad Thumann

Exhibit 1 – Application Documents

FIELD NOTES OF A SURVEY OF

1.612 ACRES OF LAND, MORE OR LESS, OUT OF LOT 50, H.T.&B. RAILROAD COMPANY SURVEY, SECTION 23, ABSTRACT NO. 290, BRAZORIA COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD SET MARKING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT IN THE WEST RIGHT-OF-WAY LINE OF F.M. HIGHWAY 1128, FROM WHICH THE SOUTHEAST CORNER OF SAID LOT 50 BEARS N 89°45'45" E (CALLED EAST), A DISTANCE OF 40.60 FEET,

THENCE SOUTH 89° 45' 45" WEST (CALLED WEST), ALONG THE SOUTH LINE OF SAID LOT 50, A DISTANCE OF 174.24 FEET TO A POINT FOR CORNER;

THENCE NORTH, ALONG THE EAST LINE OF HOLLINSWORTH DRIVE, A DISTANCE OF 403.00 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

THENCE NORTH 89° 45' 45" EAST (CALLED EAST), A DISTANCE OF 174.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER AND IN THE WEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1128;

THENCE SOUTH ALONG THE WEST RIGHT-OF-WAY LINE OF SAID F.M. HIGHWAY 1128, A DISTANCE OF 403.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.612 ACRES OF LAND, MORE OR LESS.

PAGE 2 OF 2



Exhibit 1 – Application Documents



DEVELOPMENT SERVICES DEPARTMENT

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to rezoning applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

REZONING SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Rezoning Application (with all signatures)	✓
One (1) Legal Description of Property (metes & bounds description if not platted)	✓
One (1) Copy of Recorded Plat (if platted)	✓
One (1) Applicant Letter of Request	✓
Traffic Impact Analysis, if applicable	✓
Paid Application Fee	✓

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Applicant Signature

9-28-2021

Date

Exhibit 2 - Notification

Public Hearing Notice to run on Sunday 10/24/2021

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX 77578 AT 7:00 P.M. ON MONDAY, NOVEMBER 8, 2021, BEFORE THE MANVEL PLANNING, DEVELOPMENT AND ZONING COMMISSION AND AT 7:00 P.M. ON MONDAY, NOVEMBER 15, 2021, BEFORE THE MANVEL PDZC TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 1.612 ACRES OF LAND LOCATED AT 3806 FM 1128, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO HEAVY COMMERCIAL DISTRICT (HC) PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.

Exhibit 3 – Public Comment

Dear P&Z Commission Of Manvel Texas;

I am the owner of the Tract located (3806 FM 1128 Manvel Tx) Next to subject tract owned by Sideline Investment, LLC. I am writing this letter to express my support of Zone Change From Light Commercial District (LC) to Heavy Commercial District (HC) for the subject property. Feel free to contact me if needed.

832 640 0800

Ali Noormohammed

A handwritten signature in black ink, appearing to read "Ali Noormohammed". The signature is written in a cursive style with a large initial "A" and "N".

Exhibit 4 – Location Map

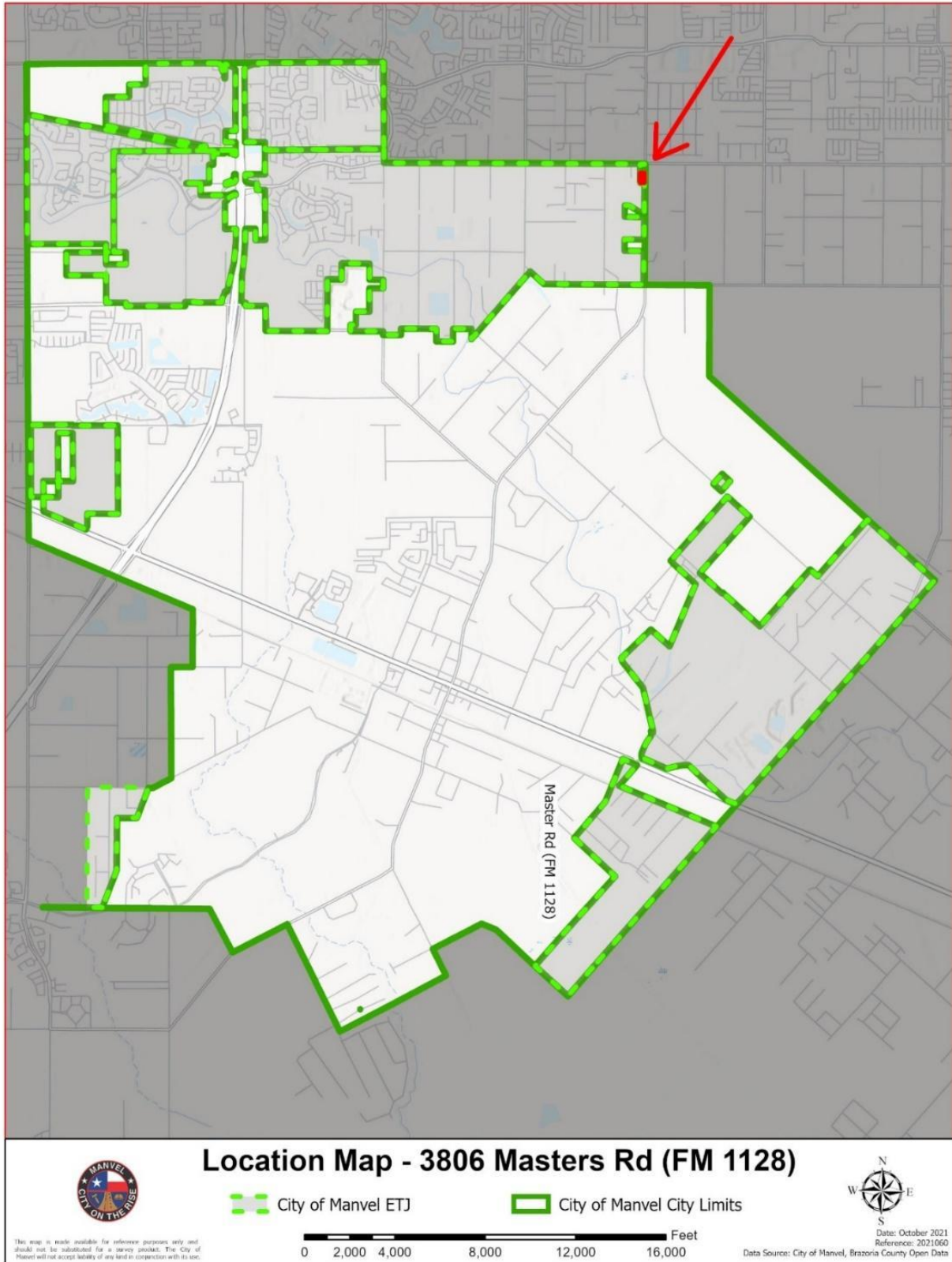


Exhibit 5 – Zoning Map

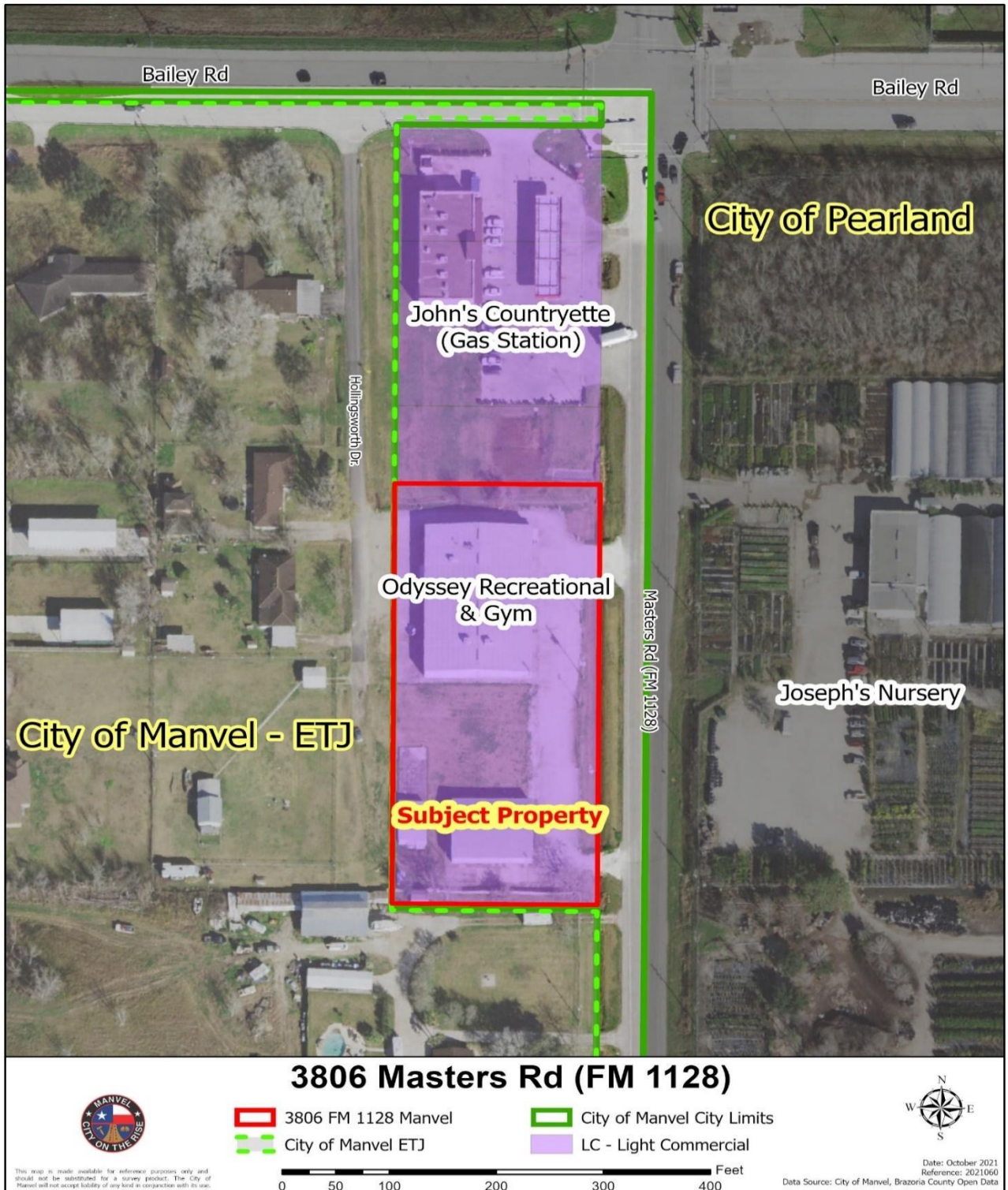


Exhibit 6 – Subject Property Views



Exhibit 7 – Subject Property Views



Exhibit 8 – Site Entrance and Surroundings



Exhibit 9 - Parking at Odyssey Cheer Company



Exhibit 9 - Parking at Odyssey Cheer Company



ORDINANCE NO. 2021-O-36

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 1.612 ACRES LOCATED AT 3806 FM 1128, MORE OR LESS OUT OF LOT 50, H.T. & B. RAILROAD COMPANY SURVEY, SECTION 23, ABSTRACT NO. 290, BRAZORIA COUNTY, TEXAS, FROM LIGHT COMMERCIAL DISTRICT (LC) TO HEAVY COMMERCIAL DISTRICT (HC); PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

* * * * *

WHEREAS, Sideline Investments, LLC is the owner (the "Owner") of a certain tract of land 1.612 acres located at 3806 FM 1128, more or less, out of Lot 50, H.T. & B. Railroad Company Survey, Section 23, Abstract No. 290, Brazoria County, Texas, as shown on said a map and description of which is attached hereto as Exhibit "A"; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended approval of such request and the City Council deems it appropriate to approve said rezoning; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of the certain tract of land 1.612 acres located at 3806 FM 1128, more or less, out of Lot 50, H.T. & B. Railroad Company Survey, Section 23, Abstract No. 290, Brazoria County, Texas, as shown on a map and description of which is attached hereto as Exhibit "A" attached hereto and for all things made a part hereof, shall be changed from the Light Commercial District (LC) to Heavy Commercial District (HC) for uses as permitted within such zone classification.

Section 3. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tracts, as described and as provided in Section 2 above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 4. The City Council hereby finds and determines that said rezoning comports to the City's Comprehensive Land Use Plan. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2021.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2021.

Debra Davison, Mayor

ATTEST:

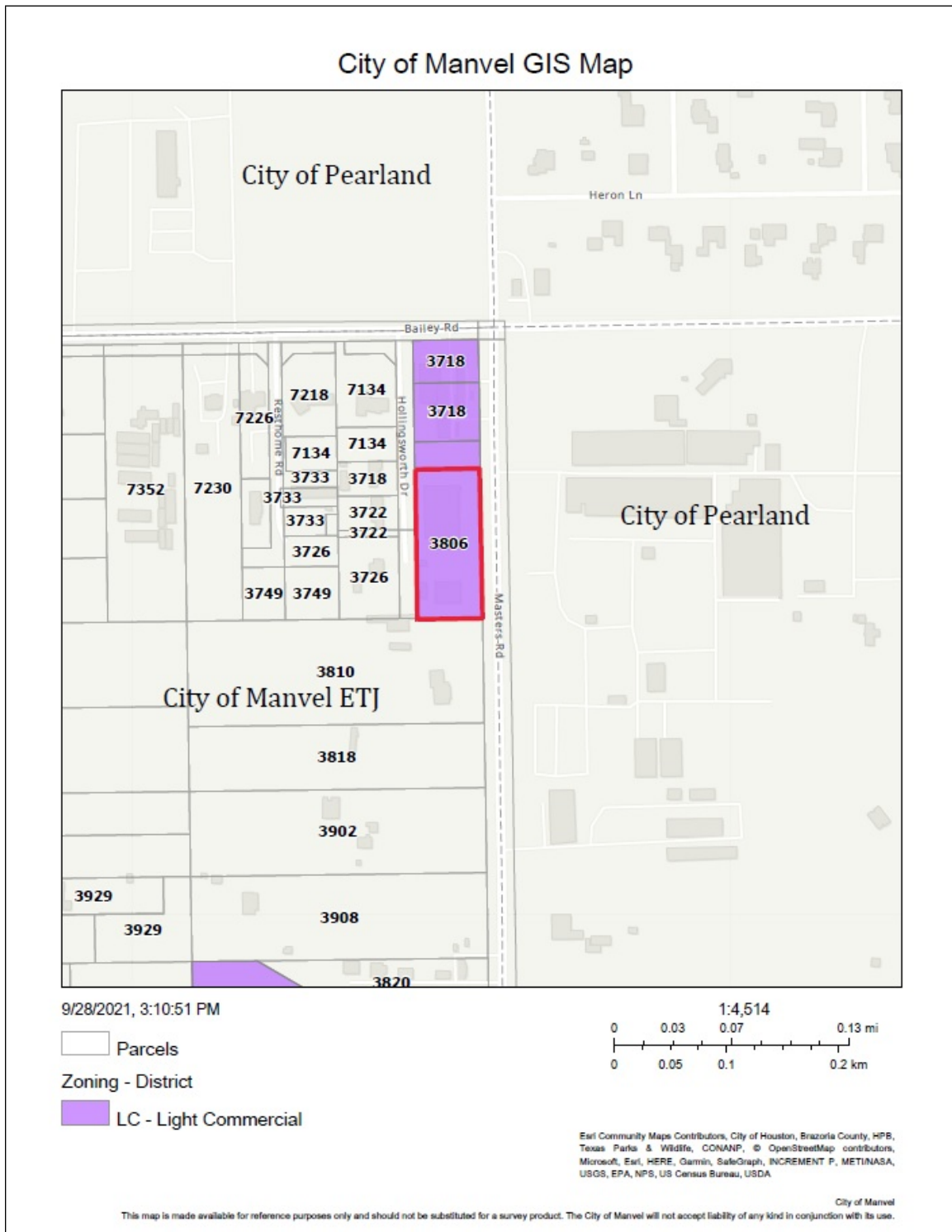
Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

EXHIBIT A

Being 1.612 acres of land, more or less, out of Lot 50, H.T. & B. Railroad Company Survey, Section 23, Abstract No. 290, Brazoria County, Texas.



received 8/25/2021
Project #
AROW 210825-1924

City of Manvel
20025 Hwy 6 * Manvel, TX 77578
Phone 281-489-0630 Fax 281-489-0634

Application for Abandonment, Vacation, Closing and Relocation
of Streets, Alleys, Rights-of-Way and Easements

Fees: \$1000.00 (to be paid after staff determines if the request is feasible)

Date August 16, 2021

Name of property owner: (Proof of ownership must be provided)

GR-M1, Ltd., a Texas limited partnership

Address: 1602 Avenue D, Suite 100, Katy, TX 77493 Phone# 832-437-7863

Reason and intent for requested action:

The developer is requesting to abandon the portion of Bissell Road west of Meridiana Parkway. The total distance of this portion
of road is 2,360.64 feet and abuts the developer's property on the south portion of Bissell Road as well as the B.N.
S.F. Railroad Company tract on the north side of Bissell Road. This portion of Bissell Road is currently not developed
and does not provide adequate traffic flow through the area. There are no recorded documents that dedicate this
portion of Bissell Road. The surrounding tracts are provided access by Alleluia Trail, Kruezer Road, Kirchner Road, and
Meridiana Parkway.

Entire limits and extent of the property to be abandoned, vacated, closed or relocated:

A 2.713 acre tract of land situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas to be
abandoned.

Lacey Bell

Digitally signed by Lacey Bell
Date: 2021.08.24 11:50:48 -0500

Signature of Applicant



ENGINEERING THE FUTURE
SINCE 1936

TBPE No. F-726

10011 Meadowglen Ln.
Houston, Texas 77042
713.784.4500
EHRAinc.com

Letter of Transmittal

To: AT&T Communications
7602 Spring Cypress Road, Room 226
Spring, TX 77379

From: Lacey Bell/EHRA

Date: August 16, 2021

Subject: Request for Letter of No Objection

To whom it may concern,

Enclosed is an exhibit for the proposed abandonment of a portion of Bissell Road. This is being submitted for your reference, and we are requesting a letter of no objection. Also attached is a plat tracking map that provides locational context for this project.

Please let me know if there are any issues that need to be addressed as we develop this area.

Thank you,

Lacey Bell

EHRA

Platting Coordinator

lbelle@ehrainc.com

713.784.4500

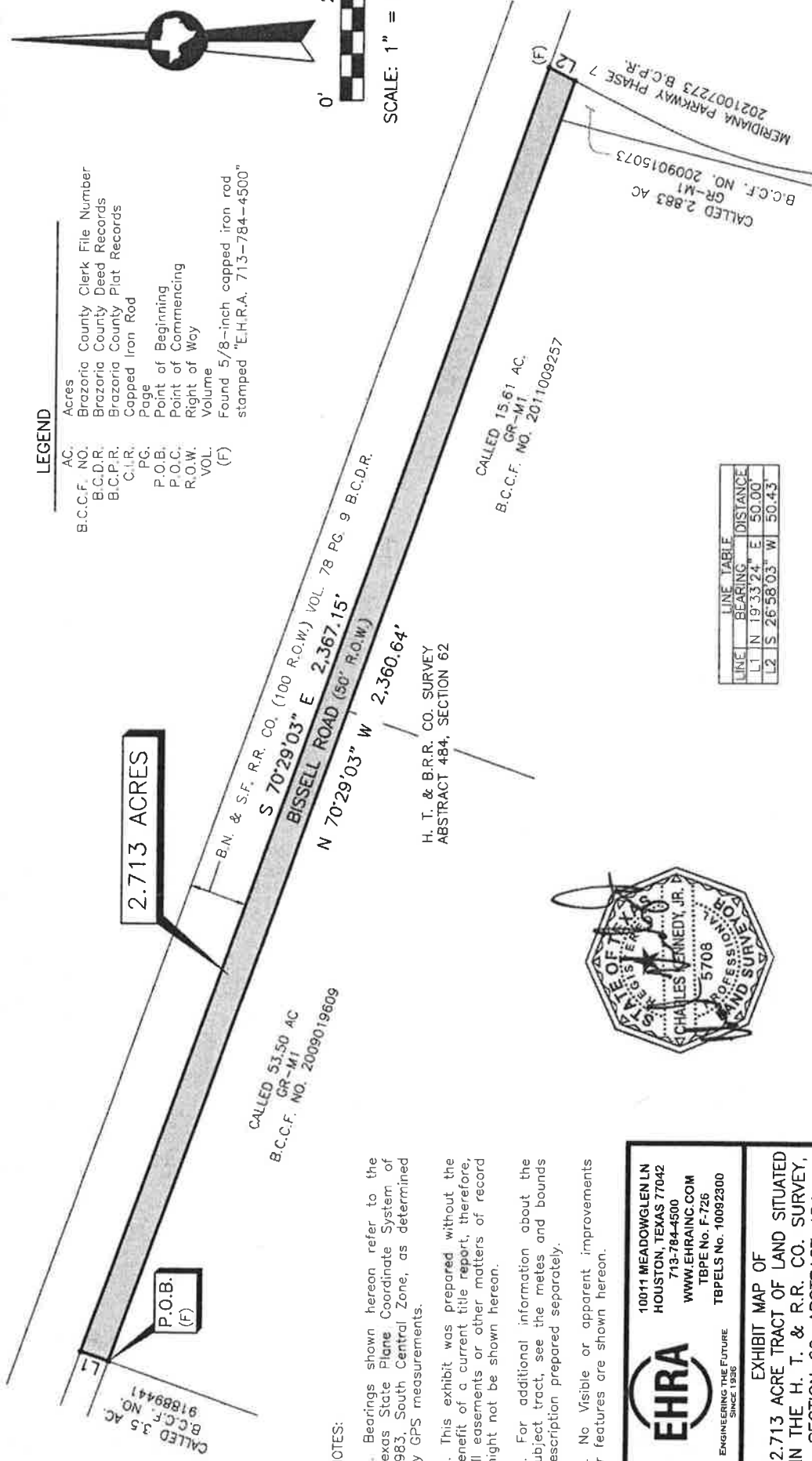
Cc: enclosure

LEGEND

AC. Acres
 B.C.C.F. NO. Brazoria County Clerk File Number
 B.C.D.R. Brazoria County Deed Records
 B.C.P.R. Brazoria County Plat Records
 C.I.R. Capped Iron Rod
 PG. Page
 P.O.B. Point of Beginning
 P.O.C. Point of Commencing
 R.O.W. Right of Way
 VOL. Volume
 (F) Found 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500"



SCALE: 1" = 200'



NOTES:

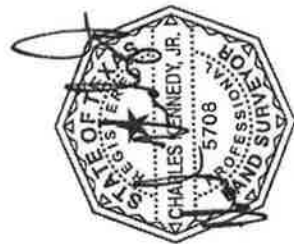
1. Bearings shown hereon refer to the Texas State Plane Coordinate System of 1983, South Central Zone, as determined by GPS measurements.
2. This exhibit was prepared without the benefit of a current title report; therefore, all easements or other matters of record might not be shown hereon.
3. For additional information about the subject tract, see the metes and bounds description prepared separately.
4. No Visible or apparent improvements or features are shown hereon.

EHRA
 ENGINEERING THE FUTURE
 SINCE 1935

10011 MEADOWGLEN LN
 HOUSTON, TEXAS 77042
 713-784-4500
 WWW.EHRAINCO.COM
 TBP NO. F-726
 TBP NO. 10092300

EXHIBIT MAP OF
 A 2.713 ACRE TRACT OF LAND SITUATED
 IN THE H. T. & R.R. CO. SURVEY,
 SECTION 62, ABSTRACT 484,
 BRAZORIA COUNTY, TEXAS

DATE: July 29, 2021 SCALE: 1" = 200' JOB NO.: 581-011-00
 DWS: N/A
 08/10/2021-2021-EHAC01.dwg DRAWING NO.: NONE



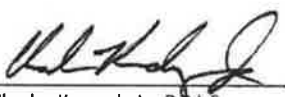
**METES AND BOUNDS DESCRIPTION
BEING A 2.713 ACRE TRACT OF LAND
IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT 484
BRAZORIA COUNTY, TEXAS**

DESCRIPTION OF A 2.713 ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE); SAID 2.713 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly right-of-way of Bissell Road marking the northerly common corner of a called 3.5 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 91889441 and a called 53.50 acre tract recorded under B.C.C.F. NO. 2009019609;

- 1) **THENCE**, North 19°33'24" East for a distance of 50.00 feet to a point for corner the northerly right-of-way line of said Bissell Road same being the southerly line of the B.N. & S.F. R.R. CO. (100 foot wide) as recorded in Vol. 78, Pg. 9 of the Brazoria County Deed Records (B.C.D.R.) and marking the northwesterly corner of the herein described tract of land;
- 2) **THENCE**, South 70°29'03" East, along the common line of said B.N. & S.F. R.R. CO. and said Bissell Road for a distance of 2,367.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the northwesterly intersection said Bissell Road and Meridiana Parkway as per the plat Meridiana Parkway Phase 7 Replat recorded under B.C.P.R. 2021007273;
- 3) **THENCE**, South 26°58'03" West, along the westerly right-of-way line of said Meridiana Parkway for a distance of 50.43 feet to the southeasterly corner of the herein described tract of land being in the southerly line of said Bissell Road and the northerly line of a 2.883 acre tract of land recorded under B.C.C.F. No. 2009015073;
- 4) **THENCE**, North 70°29'03" West, along the southerly line of Bissell Road same being the northerly line of said 2.883 acre tract, a called 15.61 acre tract of land recorded under B.C.C.F. No. 2009015073 and the aforementioned 53.50 acre tract of for a distance of 2,360.64 feet to the **POINT OF BEGINNING** and containing or 2.713 acres of land. This description has been prepared in conjunction with an exhibit map (08101100V-2021-EHAC01.dwg) prepared by EHRA dated July 29, 2021.

EDMINSTER, HINSHAW, RUSS AND ASSOCIATES, INC. dba EHRA, Inc. TBPELS No. 10092300



Charles Kennedy Jr., R.P.L.S.
Texas Registration No. 5708
10011 Meadowglen Ln
Houston, Texas 77042
713-784-4500



Date: July 29, 2021

Job No: 081-011-00

File No: R:\2008\081-011-00\documents\technical\2021\July\08101100V-2021-EHAC01-MB.doc

Chicago Title of Texas, LLC
3700 Buffalo Speedway Suite 1100
Houston, Texas 77098
Phone (713) 653-6105

CITY PLANNING LETTER

GF#: CTT14634508 CPL-106

Time frame covered by this report:

Effective Date: August 10, 2021

PROPERTY:

Metes and bounds description being A 2.713 acre tract of land in the H. T. & R.R. Co. Survey, Section 62, Abstract 484 Brazoria County, Texas.

METES AND BOUNDS DESCRIPTION:

DESCRIPTION OF A **2.713** ACRE TRACT OF LAND IN THE H. T. & R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF BISSELL ROAD (50 FOOT WIDE); SAID **2.713** ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE, AS DETERMINED BY GPS MEASUREMENTS):

BEGINNING at a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found in the southerly right-of-way of Bissel Road marking the northerly common corner of a called 3.5 acre tract recorded under Brazoria County Clerk's File Number (B.C.C.F. NO.) 91889441 and a called 53.50 acre tract recorded under B.C.C.F. NO. 2009019609;

- 1) **THENCE**, North 19°33'24" East for a distance of 50.00 feet to a point for corner the northerly right-of-way line of said Bissell Road same being the southerly line of the B.N. & S.F. R.R. CO. (100 foot wide) as recorded in Vol. 78, Pg. 9 of the Brazoria County Deed Records (B.C.D.R.) and marking the northwesterly corner of the herein described tract of land;
- 2) **THENCE**, South 70°29'03" East, along the common line of said B.N. & S.F. R.R. CO. and said Bissell Road for a distance of 2,367.15 feet to a 5/8-inch capped iron rod stamped "E.H.R.A. 713-784-4500" found at the northwesterly intersection said Bissell Road and Meridiana Parkway as per the plat Meridiana Parkway Phase 7 Replat recorded under B.C.P.R. 2021007273;

- 3) **THENCE**, South 26°58'03" West, along the westerly right-of-way line of said Meridiana Parkway for a distance of 50.43 feet to the southeasterly corner of the herein described tract of land being in the southerly line of said Bissell Road and the northerly line of a 2.883 acre tract of land recorded under B.C.C.F. No. 2009015073;
- 4) **THENCE**, North 70° 29' 03" West, along the southerly line of Bissell Road same being the northerly line of said 2.883 acre tract, a called 15.61 acre tract of land recorded under B.C.C.F. No. 2009015073 and the aforementioned 53.50 acre tract of for a distance of 2,360.64 feet to the **POINT OF BEGINNING** and containing or **2.713** acres of land.

NOTE: *This Company does not represent that the above acreage or square footage calculations are correct.*

This report hereby reports that the instruments listed below have been filed of record in the office of the County Clerk of Brazoria County, Texas, and are affecting title to the property above described during the time frame as set out above:

VESTING:

Deed filed on August 1, 2001 recorded under Brazoria County Clerk's File No(s) 01 033981; and

Deed filed on August 1, 2001 recorded under Brazoria County Clerk's File No(s) 01 033982.

LIEN(S):

None found of record.

EASEMENTS:

Drainage easement(s) as granted in a document:

Granted to:	Drainage District No. Three (3) of Brazoria County, Texas
Recording Date:	October 14, 1966
Recording No:	Volume 953, Page 656, Deed Records Brazoria County, Texas
Affects:	60 feet wide traversing a portion of the subject property and being more particularly located and defined therein.

Reference is hereby made to said document for full particulars.

Future 150 foot drainage easement as delineated or as offered for dedication, on the map/plat of said tract;

Recording No: map/plat recorded Brazoria County Clerk's File No(s) 2021007273.

OTHER MATTERS AFFECTING THE PROPERTY:

Affidavit of Commencement

Executed by: GR-M1, Ltd., a Texas limited partnership
Recording Date: April 29, 2014
Recording No.: under Brazoria County Clerk's File No(s) 2014016394. **(As to Tracts 1 and 2)**

Reference is hereby made to said document for full particulars.

All ordinances as to the City of Manvel, Texas, including but not limited to the following:

Ordinance No. 2009-O-04

Executed by: City of Manvel, Texas
Recording Date: February 26, 2009
Recording No.: under Brazoria County Clerk's File No(s) 2009008254. **(As to Tracts 1 and 2)**

Reference is hereby made to said document for full particulars; and

Ordinance No. 2014-O-31

Executed by: City of Manvel, Texas
Recording Date: August 19, 2014
Recording No.: under Brazoria County Clerk's File No(s) 2014035470. **(As to Tracts 1 and 2)**

Reference is hereby made to said document for full particulars.

Subject to any portion of the subject property lying within the boundaries of Bissell Road and/or the rights of the public, in general in and to the use thereof as dedicated in the map/plat of Town of Manvel recorded in Volume 1, Page 69, of the Map/Plat Records of Brazoria County, Texas.

The Land lies within the boundaries of Brazoria County Municipal Utility District No. 57 and may be subject to taxes or special assessments by reason thereof.

RESTRICTIONS:

Those recorded in Volume 1, Page 69, of the Map/Plat Records of Brazoria County, Texas.

This report is issued for the use of and shall inure to the benefit of the City of Manvel, Texas and is issued in consideration of \$500.00 paid by the benefited party named above, and no others, and to whom said sum shall be returned as agreed liquidated damages in the event of any mistakes herein. By accepting this search, the benefited party agrees that the said sum and no more shall constitute the full measure for damages against the issuing company.

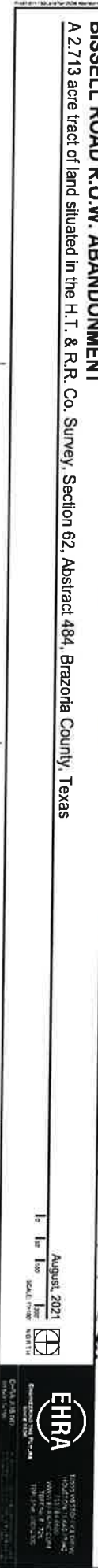
SPECIAL NOTE AND LIMITATION OF LIABILITY: This report is issued with the express understanding, evidenced by the acceptance of same, that this report does not undertake to give or express any opinion as to the validity of the title hereinabove described or the authority of those executing the above listed instruments, but is simply reporting herein and hereby as to the recitals of instruments listed. The Company assumes no liability greater than the consideration paid for this certificate by reason of issuance, delivery and/or use of same, nor for any error or omissions herein.

This report does NOT reflect title to any of the oil, gas and other mineral interests affecting subject property, nor any documents creating and/or affecting said estates, nor the validity of any rights, privileges and immunities relating thereto.

Further, this report does not address and no search has been performed regarding the following: claims and rights of parties in possession; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; local ordinances; unpaid taxes; change in marital or corporate status of owner(s) since date of purchase; homestead rights or claims; easements and restrictions.

Chicago Title of Texas, LLC

By: 
Mark R. Larson



A 2.713 acre tract of land situated in the H.T. & R.R. Co. Survey, Section 62, Abstract 484, Brazoria County, Texas

Year	1990	1995	2000	2005	2010
Population (millions)	1.2	1.5	1.8	2.1	2.4
GDP (billions of dollars)	0.5	1.0	1.5	2.0	2.5
Life expectancy (years)	55	60	65	70	75
Urban population (%)	30	40	50	60	70
Female population (%)	50	50	50	50	50
Population growth rate (%)	2.5	2.0	1.5	1.0	0.5
Population density (per sq km)	100	120	140	160	180
Population pyramid					

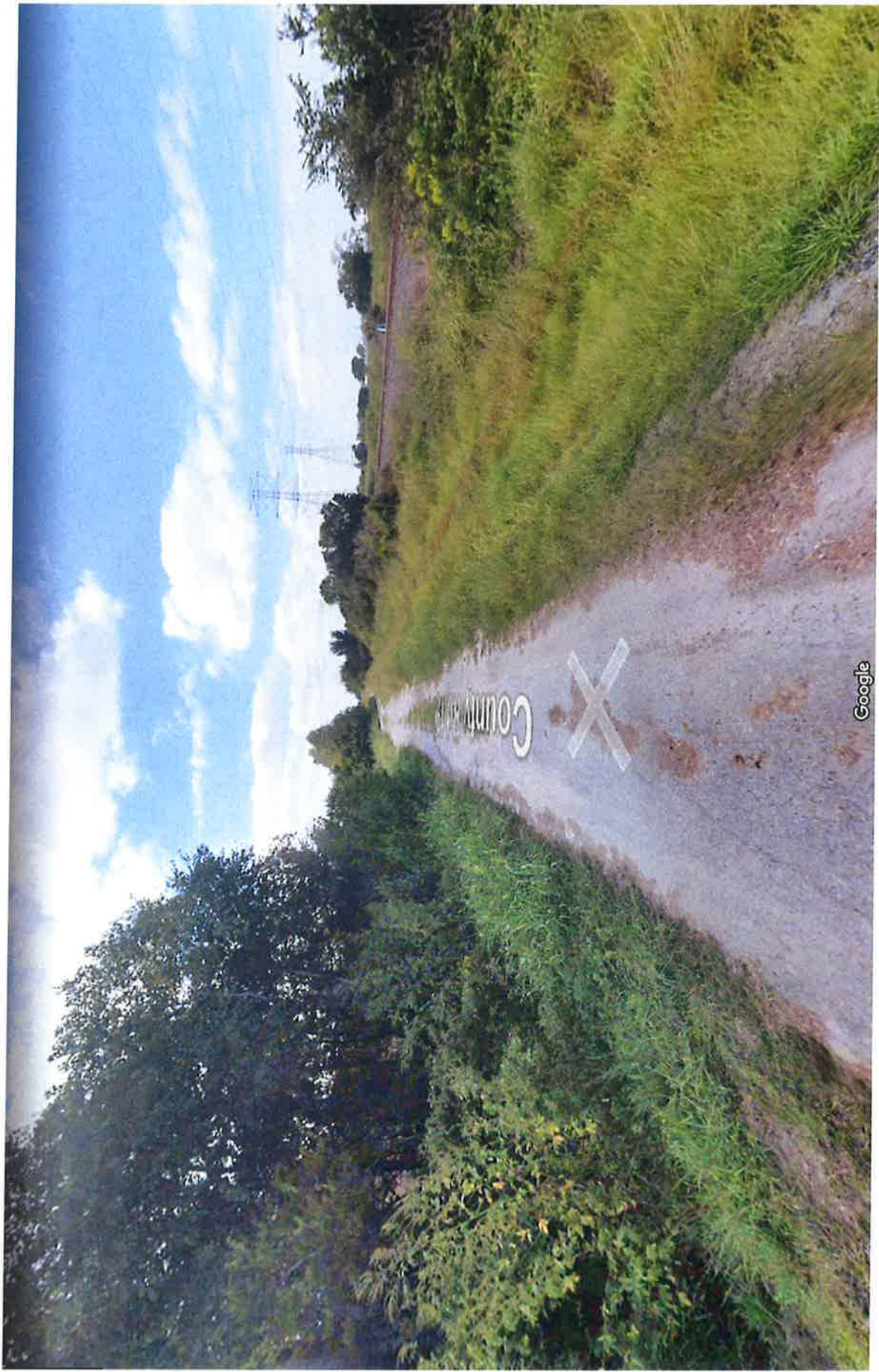


Continued from p. 29

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TROPS AND STEEL • A DRYER
 REACTION TAKES PLACE
 IN A BATH OF
 WARM WATER
 TROPS ARE
 THEREFORE
 REFINED

Google





Morris

Re

Loudon

Mecoy Rd

Bissell R

King

6

190

75

© 2021 Google

PLANNING DEVELOPMENT AND ZONING MINUTES

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION October 12, 2021

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 10/12/2021

Regular Session

Call to order and Roll Call

Dorothy Wynne called the meeting of the Planning Development and Zoning Commission to order at 7:00 p.m.
Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Christy Kennard
Muhammed Alam
Ryan Miller
Christine Diaz
Dorothy Wynne

Absent: None

Also Present: Kyle Jung, City Manager
Robert Gervais, City Attorney
Dan Johnson, Asst City Manager/City Engineer
Jessica Rodriguez, Development Services Director
Tammy Bell, City Secretary

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

PLANNING DEVELOPMENT AND ZONING MINUTES

Citizen Comments: "Comment Card" Required

None

Executive Session

- A. The Planning Development and Zoning Commission will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney" to discuss the following:
RISE COMMUNITIES, LLC AND GRMI, LTD v PLANNING DEVELOPMENT AND ZONING COMMISSION AND CITY COUNCIL FOR THE CITY OF MANVEL.
(Petition for Mandatory Injunctive and Declaratory Relief by Rise Communities, LLC and GRMI, LTD)

Dorothy Wynne recessed the meeting at 7:02 pm for executive session.

Dorothy Wynne reconvened the meeting at 7:12 pm. There was no action taken in executive session.

Consent PDZ

All Consent Agenda items listed are considered to be routine by the Planning Development and Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Development and Zoning Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 53;
Being a Subdivision of 14.89 acres out of the Oliver Hall Survey, A-203, consisting of 38 Lots, 4 blocks, and 5 Reserves, a plat or map thereof recorded in Brazoria County.
- B. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 54A;
Being a subdivision of 8.92 acres, consisting of 21 Lots, 4 Blocks, and 3 Reserves out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Brazoria County Municipal Utility District No. 56 Water Plant Replat No. 1 and Extension Preliminary Plat;
being a subdivision of 4.83 acres, consisting of 1 Block and 2 Reserves out of the Oliver Hall Survey, A-203, also being a replat of Brazoria County Municipal Utility District No. 56 Water Plant, a plat recorded at Brazoria County Clerk File No. 202004954 City of Manvel, Brazoria County, Texas.
- D. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 50, being a subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas.
- E. Acceptance of the meeting minutes to date.

PLANNING DEVELOPMENT AND ZONING MINUTES

Ryan Miller made the motion to approve the consent agenda. Kyle Marasckin seconded the motion.

The motion carried with a vote:

Vote: 7/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent:

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve M-2, being a subdivision of 4.58 acres out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, A-282, City of Manvel, Brazoria County, Texas.

Kyle Marasckin made the motion to approve. Ryan Miller seconded the motion. The motion carried with a vote:

Vote: 7/0

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

- B. Consideration and possible action on scheduling a training meeting on the following;
How to balance community needs and member views? Review 9 planning commission pitfalls and acquire tips and tools for great meetings.

Schedule for 6 pm at the next meeting. No action was taken.

Adjourn

Ryan Miller made the motion to adjourn at 7:42 pm. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 7/0

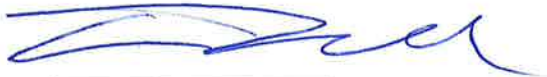
Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS