PLANNING DEVELOPMENT AND ZONING MINUTES

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

MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 27, 2021

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 9/27/2021

Regular Session

Call to Order

Dorothy Wynne called the meeting of the Manvel Planning, Development, and Zoning meeting to order at 7:00 p.m.

Those in attendance were:

Present:	Kyle Marasckin Alina Rogers Christy Kennard Dorothy Wynne Muhammed Alam Ryan Miller Christine Diaz
Absent:	None
Also Present:	Robert Gervais, City Attorney Dan Johnson, Assistant City Manager/City Engineer Jessica Rodriguez, Director of Development Services

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 thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 "GENERAL WAREHOUSING AND STORAGE"; 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 opened at 7:03 p.m.
1st call for comments
Morgan Garland 7330 Scott Ave
Wants to make sure commercial storage facility is not right next to their property line as they have spent an enormous amount of money on their forever home. They are also concerned about their property value and the noise. Loading and unloading. Are there going to be hours of operation? Is there a green space plan where the buildings can be hidden from our view?
Jessica Rodriguez
Offers to discuss the SUP conditions with the property owner over the phone.
Commercial Storage facility owner
Spoke with Mr. Garland at the beginning and said they paid extra money on the design to move the detention pond to the back of the property.
2nd call for comments
None
3rd call for comments
None
Public hearing closed at 7:08 p.m.

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 forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 6B, being a subdivision of 0.0201 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel, Brazoria County, Texas.

B. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'V' Phase 2. A Subdivision of 1.07 acres and consisting of 1 Block and 1 Reserve out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

C. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 52, being a subdivision of 21.88 acres, consisting of 2 Blocks and 3 Reserves out of the Oliver Hall Survey, A-203, and the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Brazoria County, Texas.

D. Consideration and possible action to forward a 30-day plat extension 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.

E. Possible consideration and action to approve, Preliminary Plat for Pomona Section 28, a subdivision of 74.4 acres out of the H.T. & B.R.R. Co. Survey, A-298 & R.B. Lyle Survey, A-540, City of Manvel ETJ, Brazoria County, Texas.

F. Consideration and possible action to approve, Final Plat for Rodeo Palms The Lakes Section 5, being a subdivision of 1.6700 acres out of the H.T. & B.R.R. Co. Survey, Section 75, A-299, and the K.R. Ehrmann Survey, A-459, in the City of Manvel, in Brazoria County, Texas; and also being a partial replat of odeo Palms Subdivision Section One as recorded at Vol. 22, Pg. 133-138, B.C.P.R. (Brazoria County M.U.D. No. 29) (H.O.A. - Rodeo Palms Home Owners' Association)

G. Acceptance of the meeting minutes to date.

Alina Rogers made the motion to approve. Christine Diaz 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

Regular Agenda

A. 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.

Jessica - brought before PD&Z August 23rd for 30 day plat extension. Council approved September 7th. No resubmittal or any of the five items addressed so staff is not recommending approval.
*Dorothy Wynne incorrectly stated the vote as 7/0. The vote was a 0/7 motion that failed to approve.

Ryan Miller made the motion to approve. Kyle Marasckin seconded the motion.
*Alina Rogers initially voted in favor of the motion, but immediately withdrew her aye vote for a nay vote. The motion FAILED with a vote:
Vote: 0/7
Yes: None
No: Kyle Marasckin, Alina Rogers, Christy Kennard, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz
Absent: None Abstained: None

B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-16;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 3.2177 ACRES LOCATED AT 6407 MASTERS ROAD, MANVEL, TEXAS, FROM HIGHWAY MIXED USE DISTRICT (HMU) TO HIGHWAY MIXED USE DISTRICT WITH SPECIFIC USE PERMIT (HMU-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 493110 "GENERAL WAREHOUSING AND STORAGE"; 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.

Jessica -Public hearing held in May. It was readvertised after reconfiguration of the site plan because of the neighboring property. Acreage size changed. One of the larger points in previous discuss was how traffic was going to be impacted on 1128 because of the curvature of the road. The property owner complied and did a traffic study. Based on study, the engineer found no traffic improvements would be necessary for the site, i.e. turn lanes into the site. The site got larger so that they could move some of the buildings around and have the detention to be on the neighboring property owner's side. Lighting conditions - lighting will have to be shielded. Lighting can't be higher than 15ft. Recommendations for buffering like landscaping, 15ft in width. Tree landscaping every 30 feet. Most of the conditions here take into consideration the residentially zoned properties. This is for an office warehouse use.
Previous plan showed retail, but it is just going to be office warehouse use now. PD&Z members expressed concern about wrecks and questioned the traffic study. Jessica Rodriguez stated that if members want, they can request another study.
Dan Johnson stated that it was hard enough to get a traffic study here as it is because there wasn't much of a reason to with only half a dozen coming in and out of the property, once in the morning and once in the evening.
Kyle Marasckin questioned the location of the traffic study and expressed concern over the speed limits. Major concerns with Scott traffic. Feels the count is off on 1128 because it was done on August 5th because that's a slower period for traffic.
Kyle Marasckin - Is every building sprinkled?
Jessica Rodriguez - everything over 8,000 must be sprinkled.
Property owner - we are online sales, so there's no traffic. We get orders from Amazon, eBay, etc. USPS is the only traffic that will be coming on and off the property. No chemicals are being sold. Just household products.
Jessica - one of the conditions states that there will be an 8ft opaque fence north, south, and east; in addition to the landscaping

Kyle Marasckin made the motion to approve with all staff report recommendations. 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

Adjourn
Ryan Miller made the motion to adjourn at 7:41 p.m. 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