

## PLANNING DEVELOPMENT AND ZONING MINUTES

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



### MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION September 13, 2021

NOTICE IS HEREBY GIVEN  
7:00 P.M.

## MINUTES 9/13/2021

### Regular Session

#### Call to Order PDZ Board Members

The meeting of the Manvel PD&Z was called to order at 7:00 p.m.  
Those in attendance were:

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

**Absent:** Christy Kennard

**Also Present:** City Manager, Kyle Jung  
Assistant City Manager, Dan Johnson  
Director of Development Services, Jessica Rodriguez  
City Secretary, Tammy Bell

#### 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](http://www.cityofmanvel.com) or by emailing [tbell@cityofmanvel.com](mailto:tbell@cityofmanvel.com) or by calling 281-489-0630 x6 for staff assistance.*

Adrian Gaspar spoke in favor of the proposed rezone of the property at 7346 Taylor Street.

David Lanz spoke in favor of the proposed rezone at 7346 Taylor Street.

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### Public Hearing

PUBLIC HEARING TO HEAR COMMENTS FOR OR AGAINST A REQUEST FOR A REPLAT OF SEDONA AT KESTREL RIDGE FINAL PLAT BEING A SUBDIVISION OF 0.8465 ACRES (36,873 SQUARE FEET) OF LAND BEING LOT 21, 22, 23, 24, BLOCK 1 OF SEDONA LAKES SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 201862313, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND RESTRICTED RESERVE A IN THE FINAL PLAT OF SEDONA LAKES SECTION 9 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 2017003498, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FOUR (4) LOTS.

The public Hearing Opened at 7:13

p.m. 1st call for comments - None

2nd call for comments -

None 3rd call for comments

- None

The public Hearing closed at 7:14 p.m.

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 1.03 ACRES OF LAND LOCATED AT 7346 TAYLOR STREET, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT 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.

The Public Hearing opened at 7:14

p.m. 1st call for comments -

Kelly Clawson

Emailed in favor of the proposed rezone. Would like to see time requirements put in place.

Carolyn Bowen - property owner at 7311 and 7319 Taylor

Spoke in favor of the proposed rezone. Used to be a hotel, grocery store and feed store in that area. The area should be commercial. This is not the only historic building in the city. The property she owns is the original school house. This is Manvel's history. In hopes of one day preserving it. The building is right across the street from the church. This area is a beautiful part of Manvel. It would be a true shame for the city not to take advantage of what this could bring to the city. Requests that drainage is such that it does not flood her property. Would like to see this as a SUP.

Brian Wilmer - 7824 Jordan Road

In years past it wasn't the government that ran the city, it was hard work on the farm and local churches. The building being discussed this evening has been renovated beautifully. The restoration was done to preserve the natural beauty of the church.

Dan Davis - 6818 Powell Lane

Spoke in favor of the proposed rezone. Was surprised that staff was not recommending approval of this item. It speaks volume to see all the people that have showed up in support of this request. There is a lot of considerations that would need to be discussed to make this workable for both the property owner and the city. Instead of doing a permanent zoning change it is suggested to do this as an SUP.

Zack Beagler - 7514 Jordan

Spoke in favor of the proposed rezone.

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### Lindsay Dow -Born and raised in Manvel

Used to frequent the old Manvel Library, feels that it is important that the city support the endeavors of the old buildings.

### Alyssa Weekly - 7210 King Street

Loves history, her own house is about 100 years old moved here from a historic district. This church was brought back to life a few years ago. Prior to it being restored, she took her senior pictures there. Would love for her children to be able to marry at a venue in her hometown that she grew up in. Location is key when looking for a location for a business. This location would be perfect for this request. Would love to see that area brought back to life as a historical area of Manvel.

### Amy - 8103 Magnolia daughter of the Bolducks.

It was her mother's dream to have a church as a wedding venue. This is not intended to be a reception location.

2nd call for comments - None

3rd call for comments - None

The Public Hearing closed at 7:14 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 approve, Final Plat for Del Bello Lakes Detention Reserve No. 2;  
Being a subdivision of 6.299 acres of land situated in the A.C.H. & B.R.R. Company Survey, Section 90, also known as Kate R. Ehrmann Survey, Abstract 459, Brazoria County, Texas.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 7;  
Being a Subdivision of 0.84 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, City of Manvel, Texas.
- C. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'T' Phase 2;  
Being A Subdivision of 0.77 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.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 51A;  
Being a Subdivision of 7.18 acres 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.
- E. Consideration and possible action to approve, Final Plat for Pomona Section 22;  
Being a subdivision of 18.902 acres of land located in the A.C.H. & B.R.R. Co. Survey,

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Section 89 Abstract 417, Brazoria County, Texas, being a portion of Lots 4, 5, and 6 of Section 89 of the Allison Richey Gulf Coast Home Company, Part of Suburban Gardens, a subdivision of record in Volume 2, Page 98, Plat Records of Brazoria County, Texas.

**F. Acceptance of the meeting minutes to date.**

Ryan Miller made the motion to approve consent agenda items A through E, and to approve item F contingent on the minutes being corrected to reflect the date on the regular agenda item B as January 31, 2022. Kyle Marasckin seconded the motion.

The motion carried with a vote:

Vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

**Regular Agenda**

- A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat Meridiana Elementary School Site No.2;  
Being a subdivision of 13.00 acres and consisting of 1 Block and 1 Reserve out of the Oliver Hall Survey, A-203, City of Manvel, Brazoria County, Texas.

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

The motion FAILED with a vote:

Vote: 0/6

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Christy Kennard

Abstained: None

- B. Consideration and possible action to approve, Preliminary Plat for Pomona Section 28;  
Being 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.

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

The motion FAILED with a vote:

Vote: 0/6

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Christy Kennard

Abstained: None

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- C. Consideration and possible action to approve, Replat for Sedona at Kestrel Ridge Final Plat; Being a subdivision of 0.8465 acres (36,873 sf.) of land being Lot 21, 22, 23, 24, Block 1 of Sedona Lakes Section 10, a subdivision in Brazoria County, Texas according to map thereof recorded under film code number 201862313, Official Records of Brazoria County, Texas and Restricted Reserve A in the Final Plat of Sedona Lakes Section 9 a subdivision in Brazoria County, Texas according to map thereof recorded under film code number 2017003498, Official Records of Brazoria County, Texas.

Christine Diaz made the motion to approve. Mohammad Alam seconded the motion.

The motion FAILED with a vote:

Vote: 0/6

Yes: None

No: Kyle Marasckin, Alina Rogers, Dorothy Wynne, Muhammed Alam, Ryan Miller, Christine Diaz

Absent: Christy Kennard

Abstained: None

- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-23;

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 1.03 ACRES LOCATED AT 7346 TAYLOR STREET, LOTS 1 – 6, IN BLOCK 61, OF TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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.

The proposed rezoning is for 1.03 acres of land located at 7346 Taylor Street. The property is zoned Open-Single Family Residential District (O-SFR). The property currently has an unoccupied church on the eastern portion of the site with the remaining being pasture land. The applicant, Mrs. Nancy Bolduc, on behalf of the property owner, Bolduc Family Living Trust, would like to rezone the property to Light Commercial District (LC) in order to use the existing church for a wedding venue. The use of a rented reception/wedding venue is classified as NAICS use number 531120, and is permitted in the LC zoning district. A staff overview of the proposed rezoning is contained in the Staff Report Section of this document.

Request is not permitted as a use in OSFR. If the request would be to use this location as a church, this could be republished and reworked for that purpose. If there were not any active commercial uses in this area when zoning was implemented, it would not have been suggested to zone this property as something different than a residential use. If the application were submitted as an application for a Specific Use Permit to use the church as a church and wedding venue.

One of the residents in the audience made mention that there were other businesses that could be in the area that would fit the land use.

Renovations done to the building were not done in line with pulling city permits. The property has no parking, and no restroom currently.

An SUP would only work for this to be used as a church, not as a wedding venue.

Dorothy Wynne asked how this can be done to help the land owner achieve this? It is clear the adjoining neighbors

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want this to happen. Staff is only here to provide a recommendation based off the tools provided as adopted by the City Council. It is up to the PD&Z Board and the Council to determine if they want to approve the request. The City Council has the authority to rezone the property but understand that once it is rezoned, other light commercial uses can be used in this area.

The council can amend the zoning ordinance to allow event centers with an SUP. This takes a little longer but would address concerns of just a light commercial rezone status.

Kyle Marasckin made the motion to approve. Christine Diaz seconded the motion.

The motion FAILED with a vote:

Vote: 2/4

Yes: Dorothy Wynne, Ryan Miller

No: Kyle Marasckin, Alina Rogers, Muhammed Alam, Christine Diaz

Absent: Christy Kennard

Abstained: None

### **Adjourn**

Kyle Marasckin made the motion to adjourn. Ryan Miller seconded the motion.

The motion carried with a vote:

Vote: 6/0

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

No: None

Absent: Christy Kennard

Abstained: None

### **CERTIFICATION**



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS