

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION NOTICE IS HEREBY GIVEN 7:00 P.M.

MINUTES 8/23/2021

Regular Session

Call to Order PDZ Board Members

The meeting of the Manvel Planning Development and Zoning Commission was called 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:

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

There were no citizen comments.

Public Hearing

- A. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A

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PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

The public hearing was opened at 7:02 p.m.

First call for comments;

Ryan Gregory - Developer - Mr. Gregory spoke in favor of the request.

Audrey Player - 7207 Cemetery, Manvel

Would like to request a privacy wall as her property is right next to Mr. Gregory's property.

Not against the proposed zoning change but requests that the development does not cause drainage problems.

Mark Lowe - Asked about the road right-of-way

Second Call for comments;

None

Third Call for comments;

Christy Simmons

Explained her concerns about drainage

Public Hearing closed at 7:11 p.m.

Consent Agenda

- A. Consideration and possible action to recommend approval to City Council, Final Plat for Meridiana Pursley Boulevard Phase 4;
Being a subdivision of 1.941 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, and the H.T. & B.R.R. Co. Survey, Section 61, A-282, in the City of Manvel, in Brazoria County, Texas.
- B. Consideration and possible action to recommend approval to City Council, Final Plat for Meridiana Pursley Boulevard Phase 5;
Being a subdivision of 0.5360 acres out of the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282, in the City of Manvel, in Brazoria County, Texas.
- C. Consideration and possible action to forward a 30-day plat extension 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.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve V;
Being a subdivision of 3.922 acres out of the H.T. & B.R.R. Company Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas.
- E. Approve the meeting minutes to date.

Kyle Marasckin made the motion to approve the Consent Agenda. 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

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Regular Agenda

- A. Reconsideration and possible action for Meridiana General Development Plan (GDP) Amendment No. 19 (dated June 3, 2021) as requested by Rise Communities (developer).

Ryan Miller made the motion to approve. Christy Kennard seconded the motion.

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, Final Plat for Meridiana Detention Reserve T Phase 1;

BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A- 203; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Ryan Miller made the motion to approve with a plat note that states, "The residential structure located outside the plat boundary of Detention Reserve T Phase 1 and located within Detention Reserve T Phase 2 will be removed by January 31, 2021. Construction for Meridiana Detention Reserve T Phase 1 will begin by December 31, 2022. Christy Kennard 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

- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;

BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, HE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Christine Diaz made the motion to approve. Alina Rogers seconded the motion.

The motion with **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

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- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-27;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 531130 "LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS"; 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.

Ryan Miller made the motion to approve. 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

Alina Rogers made the motion to adjourn at 7:41 p.m. 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: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS