

MINUTES
PLANNING DEVELOPMENT AND ZONING MEETING
July 26, 2021
7:00 PM

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

The PD&Z meeting was called to order at 7:21 p.m. Those in attendance were;

Roll Call

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 #7 Muhammed Alam 3/2022

Pos #6 Dorothy Wynne 3/2022 - Present but not participating in discussion on action items dealing with Meridiana. (Abstention Affidavit on file)

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

None

Public Hearings

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA DETENTION RESERVE T PHASE 1 FINAL PLAT, 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; AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C.F. NO. 2011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO RECONFIGURE A PORTION OF THE INTERIM PARK SITE TO TWO (2) RESERVES AND ONE (1) BLOCK.

The Public Hearing was opened at 7:22 p.m.

1st call for comments - None

2nd all for comments - None

3rd call for comments -None

The Public Hearing was closed at 7:24 p.m

7-26-2021 PLANNING DEVELOPMENT AND ZONING MEETING MINUTES

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA CUMULUS DRIVE PHASE 3, BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY PLAT RECORDS; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO RECONFIGURE A PORTION OF ONE PLATTED LOT TO ONE (1) RESERVE AND ONE (1) BLOCK.

The Public Hearing was opened at 7:24 p.m.

1st call for comments

Written comments were submitted via email from Mark Dunk – Against the proposed replat.

2nd all for comments None

3rd call for comments None

The Public Hearing was closed at 7:26 p.m

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA SECTION 28B, BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO, BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CREATE THIRTY-NINE (39) LOTS, SEVEN (7) RESERVES AND TWO (2) BLOCKS.

The Public Hearing was opened at 7:26 p.m.

1st call for comments

Written comments were submitted via email from Mark Dunk – Against the proposed replat.

2nd all for comments None

3rd call for comments None

The Public Hearing was closed at 7:28 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 12.85 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.

There was no Public Hearing. The hearing notice was incorrect. This item will be republished correctly and held at a future meeting.

Consent Agenda

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 PD&Z Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Age

1. Approve and forward with a recommendation to City Council, Preliminary Plat for MeridianaSection 33B;

Being A Subdivision of 10.12 acres out of the Oliver Hall Survey A-203, also being a partial replat of Lots 1 and 2, Block 1, of Lulling Stone Section 3, a plat or map thereof recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, City of Manvel, Brazoria County, Texas.

2. Approve and forward with recommendation to City Council, Vacating Plat for Manvel Interim Park Site;
Being a vacation of a subdivision plat of 20.00 acres, known as "Minor Plat Manvel Interim Park Site", recorded under Brazoria County Clerk's File Number 2011032948, and being out of the Oliver Hall Survey, Abstract 203, and the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282 in the City of Manvel, Brazoria County, Texas.
3. Acceptance of the minutes to date.

Christy Kennard made the motion to approve the consent agenda. Kyle Marasckin seconded the motion. The motion carried.

Vote: 6-0

Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Christy Kennard, and Muhammed Alam

No: None

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

Regular Agenda

1. 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.

Kyle Marasckin made the motion to approve. Christy Kennard seconded the motion.

The motion FAILED.

Vote: 0-6

Yes: None

No: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Christy Kennard, and Muhammed Alam

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

2. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Cumulus Drive Phase 3;
Being a subdivision of 3.021 acres out of the Oliver Hall Survey, A-203; being a partial replat of a portion of Lot 6 of Lulling Stone Section Three, a subdivision. Per plat records in Volume 22, Pages 231-234 of the Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

Ryan Miller made the motion to approve and forward to City Council with favorable recommendation with the condition that "Roadway" be added to uses of Reserve "A". Christy Kennard seconded the motion.

The motion carried.

Vote: 6-0

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

No: None

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

3. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Section 28B;

Being a subdivision of 14.35 acres out of the Oliver Hall Survey, Abstract 203; also, being a partial replat of a portion of Lots 5 and 6, Block 1, of Lulling Stone Section Three, as recorded in Vol. 22, Pg. 231-234, Brazoria County Plat Records, City of Manvel, Brazoria County, Texas.

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

The motion FAILED.

Vote: 0-6

Yes: None

No: Ryan Miller, Kyle Marasckin, Christine Diaz, Alina Rogers, Christy Kennard, and Muhammed Alam

Absent: None

Abstained: Dorothy Wynne (Abstention Affidavit on file)

Adjourn

Kyle Marasckin made the motion to adjourn at 7:50 p.m. Ryan Miller seconded the motion.

The motion carried.

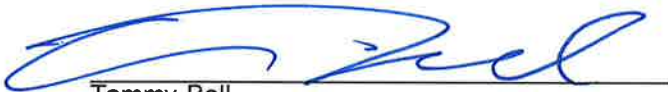
Vote: 7-0

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

No: None

Absent: None

Abstained: None



Tammy Bell
City Secretary

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the July 26, 2021 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.