

**MINUTES
PLANNING, DEVELOPMENT AND ZONING COMMISSION
May 24, 2021
7:00 p.m.**

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.
Citizens may join the Meeting (in listen mode only) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 643 222 715#

Call to Order

Alina Rogers called the meeting to order at 7:01 p.m

Roll Call

Board Members Present

Ryan Miller
Kyle Marasckin
Christine Diaz
Alina Rogers
Dorothy Wynne (Late)

Board Members Not Present

Christy Kennard (called)
Muhammed Alam

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 x4 for staff assistance.*

None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 24.7282 ACRES LOCATED IN THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, MANVEL, TEXAS, FROM SINGLE FAMILY RESIDENTIAL DISTRICT (SFR) 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.

Alina Rogers opened the Public Hearing at 7:04 p.m.

1st call for comments - None

2nd all for comments - None

3rd call for comments - None

The public hearing was closed at 7:05 p.m

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); 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.

Alina Rogers opened the Public Hearing at 7:05 p.m.

1st call for comments -

*Michael Kasper - 5500 DelBello Lane

Mr. Kasper has a property that backs up to this development and asked for an overview of what was being requested.

*Alfredo Roldan - 6414 Pollard Road

General inquiries on the layout of the roads

*Kevin Ngo - 27806 Burtchfield, Katy

General inquiries on what is being proposed in the PUD, will contact staff with further questions.

2nd all for comments - None

3rd call for comments -None

The public hearing was closed at 7:20 p.m

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 Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

A. Approve PD&Z Minutes to date.

B. Approve, Final Plat of Pomona Water Plant No. 2;

BEING A SUBDIVISION OF 3.283 ACRES OF LAND IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 OF SECTION 78 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.

Kyle Marasckin made the motion to approve the consent agenda. Christine Diaz seconded the motion. The motion carried with a vote:

Vote: 5-0

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

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

Regular Agenda

1. Approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 25A;

BEING A SUBDIVISION OF 19.49 ACRES, BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA

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

Vote: 0-5

Yes: None

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

Absent: Christy Kennard, Member Muhammed Alam

Abstained: None

2. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-17;

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 24.7282 ACRES LOCATED AT THE SOUTHWEST CORNER OF CROIX ROAD AND STATE HIGHWAY 288, SITUATED IN THE A.C.H. & B. CO. SURVEY, A-459 OF BRAZORIA COUNTY, TEXAS, AND BEING A PART OF SIXTY- FIVE (65) ACRE TRACT OF LAND AS RECORDED IN VOLUME 283, PAGE 617 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS, FROM SINGLE FAMILY RESIDENTIAL (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.

Kyle Marasckin made the motion to approve and forward with favorable recommendation with the request that the property is zoned light commercial. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 5-0

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

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None

Adjourn

Kyle Marasckin made the motion to adjourn at 7:36 p.m. Alina Rogers seconded the motion.

The motion carried with a vote:

Vote: 5-0

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

No: None

Absent: Christy Kennard, Muhammed Alam

Abstained: None



Tammy Bell
City Secretary