



Planning Development and Zoning Meeting

**MINUTES
TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
May 10, 2021
7:00 PM**

Roll Call

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 #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Present Not Present

<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u>x</u>	<u> </u>
<u> </u>	<u> x </u>

Regular Session

Call To Order

Chairperson Dorothy Wynne called the meeting to order at 7:03 pm.

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 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 APPROXIMATELY 2.594 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.

Chairperson Dorothy Wynne opened the public hearing at 7:04 pm



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First call for comments:

None

Second call for comments:

None

Third call for comments:

None

Chairperson Dorothy Wynne closed the public hearing at 7:04 pm

Consent Agenda

All Consent Agenda items listed are considered to be routine by the PD&Z and will be approved by one motion. There will be no separate discussion of these items unless a City Council 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 and forward with recommendation to City Council,
Final Plat for Meridiana Retail Detention Reserve No. 1;
BEING A SUBDIVISION OF 3.738 ACRES OUT OF THE H.T. & B.R.R. CO. 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 REC-
ORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion to approve Final Plat for Meridiana Retail Detention Reserve No. 1 by Ryan Miller; seconded
by Alina Rogers.

A roll call vote was taken 6 to 0. Motion approved.

Regular Agenda

1. Consideration and possible action to approve and forward with recommendation to City Council;

A) Preliminary Plat for Meridiana Inspiration Way Phase 2,
BEING A SUBDIVISION OF 5.46 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

B) Preliminary Plat for Meridiana Section 10A;
BEING A SUBDIVISION OF 12.94 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

C) Preliminary Plat for Meridiana Detention Reserve Y;
BEING A SUBDIVISION OF 9.98 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.

D) Preliminary Plat for Brazoria County Municipal Utility District No. 57 Lift Station No. 1;
BEING A SUBDIVISION OF 0.19 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY
OF MANVEL, BRAZORIA COUNTY, TEXAS.



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E) Preliminary Plat for Meridiana Detention Reserve 'W';
BEING A SUBDIVISION OF 15.46 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 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 COUNTY, TEXAS.

F) Preliminary Plat for Meridiana Detention Reserve 'Z' Phase 1;
BEING A SUBDIVISION OF 11.61 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1
OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRA-
ZORIA COUNTY PLAT RECORDS, CITY OF MANVEL.

G) Final Plat for Meridiana Detention Reserve U;
BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203,
BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SEC-
TION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF THE
CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Motion to approve items A through G by Ryan Miller; seconded by Christy Kennard.

A roll call vote was taken 0 to 6. Motion FAILED.

H) Master Plan for Foxtail Palms;
BEING A SUBDIVISION OF 80.95 ACRES OF LAND LOCATED IN THE H.T. & B. RAILROAD
CO. SURVEY SEC 71, A-291, ALSO BEING A PARTIAL REPLAT OF EMIGRATION LAND
COMPANY SUBDIVISION RECORDED IN VOLUME 2, PAGE 81 B.C.P.R.

Motion to approve item H by Christine Diaz; seconded by Ryan Miller

A roll call vote was taken 0 to 6. Motion FAILED.

2. Consideration and possible action to approve and forward with recommendation to City Council, Or-
dinance 2021-O-16;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE
OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 2.594 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 AU-
THORIZE 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.

Traffic Study needed.

Motion to table by Christine Diaz; seconded by Ryan Miller

A roll call vote was taken 6 to 0. Motion to table approved.



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3. Consideration and possible action to approve excused committee member absences.

Not applicable.

Adjourn

Motion to adjourn by Alina Rogers; seconded by Kyle Marasckin.

A roll call vote was taken 6 to 0. Motion approved.

Meeting adjourned at 7:58 pm

CERTIFICATION

Tammy Bell, City Secretary
City of Manvel