

PLANNING DEVELOPMENT AND ZONING MINUTES

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION January 24, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 1/24/2022

Regular Session

Call to Order

Alina Rogers called the meeting of the Manvel Planning Development and Zoning Commission to order at 7:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Alina Rogers
Christy Kennard
Ryan Miller
Christine Diaz

Absent: Dorothy Wynne
Muhammed Alam

Also Present: Kyle Jung, City Manager
Dan Johnson, Assistant City Manager/City Engineer
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Jessica Rodriguez, Director of Development Services
Kwasi Bosompem, Planner

Pledge

Citizen Comments: "Comment Card" Required

Public Hearing

TO HEAR INPUT FROM THE PUBLIC ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL

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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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public Hearing opened at 7:01 p.m.

1st call for comments;

Tonya - Applicant of the SUP spoke in favor of the proposed ordinance.

2nd call for comments - None

3rd call for comments - None

Public Hearing closed at 7:03 p.m.

Consent PDZ

- A. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Detention Reserve "B-2", A Subdivision of 11.14 acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- B. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Detention Reserve "C-2", A Subdivision of 4.43 acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- C. Consideration and Possible Action to approve and move forward with recommendation to City Council, preliminary plat for Meridiana Unit 13 Open Space, A Subdivision of 29.1 O acres, consisting of 1 Block and 1 Reserve, out of the Oliver Hall Survey, A-203. City of Manvel, Brazoria County, Texas.
- D. Acceptance of the meeting minutes to date.

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

The motion carried with a vote:

Vote: 5/0

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

No: None

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

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Regular Agenda

- A. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve V Phase 2, being a subdivision of 1.074 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- B. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Section 52 being a subdivision of 21.88 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- C. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve M-2 being a subdivision of 4.644 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.
- D. Consideration and possible action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve N-2, being a subdivision of 7.081 acres out of the H.T. & B.R.R. Company Survey, Section 61, Abstract 282, and the Oliver Hall Survey, Abstract 203, City of Manvel, Brazoria County, Texas.

Ryan Miller made the motion to approve agenda items A, B, C, D. Christy Kennard seconded the motion.

The motion FAILED with a vote:

Vote: 0/5

Yes: None

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

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

- E. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 21,000 SQUARE FEET LOCATED AT 7507 MASTERS 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 621111 "OFFICES OF PHYSICIANS (EXCEPT MENTAL HEALTH SPECIALISTS)"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Alina Rogers made the motion to approve with nine conditions as recommended by City staff. Christine Diaz seconded the motion.

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The motion carried with a vote:

Vote: 4-1

Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Christine Diaz

No: Ryan Miller

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

- F. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

Alina Rogers made the motion to approve. Kyle Marasckin seconded the motion.

The motion carried with a vote:

Vote: 5/0

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

No: None

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

Adjourn

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

The motion carried with a vote:

Vote: 5/0

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

No: None

Absent: Dorothy Wynne, Muhammed Alam

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS