

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



MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
May 9, 2022

NOTICE IS HEREBY GIVEN
7:00 P.M.

MINUTES 5/9/2022

Regular Session

Call to Order

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024 (Absent)
Pos #7 Muhammed Alam 3/2024

PDZ Member Ryan Miller called the meeting of the PDZ to order at 7:00 p.m.
Those in attendance were:

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

Absent: Dorothy Wynne

Also Present: Robert Gervais, City Attorney
Dan Johnson, Assistant City Manager/City Engineer
Jessica Rodriguez, Director of Development Services
Tammy Bell, City Secretary
Brooke Cyphers, Public Information Officer

Pledge

Citizen Comments: "Comment Card" Required

Public Hearing

- A. ***CANCELLED*** TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 21,000 SQUARE FEET LOCATED AT 7507 MASTERS ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) 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 624190 "OTHER INDIVIDUAL AND FAMILY SERVICES"; 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.
THIS PUBLIC HEARING HAS BEEN CANCELLED
- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, 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 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE 811121 "AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE"; 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.

PDZ Member Ryan Miller opened the public hearing at 7:02 p.m.

1st call for comments -

Joseph Shyju, applicant. Spoke in favor of the SUP.

2nd call for comments -

None

3rd call for comments -

None

PDZ Member Ryan Miller closed the public hearing at 7:05 p.m.

Consent PDZ

- A. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve X; BEING A SUBDIVISION OF 12.44 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; AND ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 13 & 14 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270 OF THE BRAZORIA COUNTY PLAT RECORDS; AND BEING A PORTION OF LOT 15 OF LULLING STONE SECTION ONE AMENDING PLAT AS RECORDED IN VOL. 22, PGS. 165-166 OF THE BRAZORIA COUNTY PLAT RECORDS, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

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- B. Consideration and possible action to approve Final Plat for Meridiana Detention Reserve C-2; BEING A SUBDIVISION OF 4.512 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve Preliminary Plat for Meridiana Section 4 East; A SUBDIVISION OF 28.86 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve the meeting minutes to date.

PDZ Member Alina Rogers made the motion to approve the consent agenda. PDZ Member Christine Diaz seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2022-O-14;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.24 ACRES LOCATED AT 22303 HIGHWAY 6, 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 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE 811121 "AUTOMOTIVE BODY, PAINT, AND INTERIOR REPAIR AND MAINTENANCE"; 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.

Jessica Rodriguez, Director of Development Services

Two existing buildings. One was being used as an automotive repair shop. The other was being used as a Gameroom that was shut down and is no longer in operation.

Staff recommends approval with 17 conditions.

There is some discussion about the additional driveway on the property and concern about not wanting this used as access to the business - that access should be from Hwy 6.

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

The motion carried with a vote: 4/2

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

No: Muhammed Alam, Ryan Miller

Absent: Dorothy Wynne

Abstained: None

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- B. 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.

PDZ Member Christine Diaz made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne Abstained: None

- C. Consideration and possible action to approve excused committee member absences.

PDZ Member Kyle Marasckin made the motion to approve. PDZ Member Muhammed Alam seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: Dorothy Wynne Abstained: None

Adjourn

PDZ Member Alina Rogers made the motion to adjourn. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

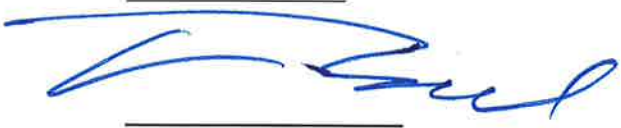
Yes: Kyle Marasckin, Alina Rogers, Christy Kennard, Muhammed Alam, Ryan Miller, Christine Diaz

No: None

Absent: Dorothy Wynne Abstained: None

The meeting adjourned at 7:27 p.m.

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

