

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 11/13/2023

Regular Session

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Muhammed Alam

Absent: Dorothy Wynne

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

Pledge

Public Comments: "Comment Card" Required

Public Hearing

1. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.5 ACRES LOCATED AT 20514 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 CODE 532120 "TRUCK, UTILITY TRAILER, AND RV (RECREATIONAL VEHICLE) RENTAL AND LEASING"; 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.

Opened at 6:02 p.m.

First call - None

Second call - None

Third call - None

Closed at 6:03 p.m.

2. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.10 ACRE TRACT OF LAND LOCATED AT 7050 MASTERS ROAD, MANVEL, TEXAS (NORTHWEST CORNER OF LEWIS LANE AND MASTERS ROAD INTERSECTION), 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 CODE 6244 "CHILD DAY CARE 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.

Opened at 6:04 p.m.

First call -

Jose Cavazos, Project Manager for Architect.

We are pursuing a sidewalk variance due to poor connectivity and a significant amount of redevelopment at the corner of these streets. We are meeting most of the requirements set forth by the commission as far as providing barriers, providing the visibility triangle, and enough parking to service the property.

Kevin Schmidt, 5729 Lira Road

Concerned with the ingress-egress and traffic backing up at dropoff and pickup times.

Ryan Miller read an emailed comment from Saleem Makda who is opposed.

Kesha - opposed to having that building there. The congestion is already there. Doesn't think it's a good fit to put there.

Saleem Makda, Owner of Little Rascals - feels there are too many daycares nearby. Opposed.

Erica Piper, Developer/owner of school - As far as concerns about the location of the lot, because it is triangular, it's limited, but we want to maximize the amount of space that the children have. So we would actually have multiple play spaces so that the children can be outdoors concurrently and not hit the maximum amount of children in the space allowed by licensing. So hopefully you're interested in this project. I really do want to bring high quality care to our community and I'm committed to do that.

Second call - None

Third call - None

Closed at 6:18 p.m.

3. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.455 ACRES LOCATED AT 7355 MCCOY, MANVEL, TEXAS, CURRENTLY ZONED LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) TO ALLOW NAICS USE 813110-"RELIGIOUS ORGANIZATION", BY EXPANDING THE LIST OF PERMITTED NAICS USES OF THE PROPERTY TO INCLUDE: COMMUNITY CENTER (YOUTH), GYMNASIUM, ADVANCE COMMUNITY EMPOWERMENT PROGRAMS, MEMORIAL ASSISTANCE MINISTRY, ALCOHOLISM COUNSELING, WIC FAMILY WELFARE SERVICES, FOOD BANK SERVICES, CHILD DAY CARE, COFFEE SHOP, GED CLASSES AND EVENT

CENTER/RECEPTION HALL; PROVIDING FOR CONDITIONS TO AUTHORIZE THE ADDITIONAL USES OF THE PROPERTY AND PARKING LOT EXPANSION; 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.

Opened at 6:20 p.m.

First call -

Tracey Burrige - owns the property next door. I wanted to make sure that appropriate plans were made such that the drains didn't negatively affect my property next door. And that's the reason for me being here, because I don't know what the plans are.

Ryan Miller read an emailed comment from Laurie Cimrhanzel at 7310 Wilson Dr - opposed.

Kevin Schmidt - asks if they are they building another structure? Is it the back of the property?

Second call-

Marcus Rives, designer for the project introduced himself.

Third call - None.

Closed at 6:22 p.m.

4. 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 APPROXIMATE 82.60 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF CROIX ROAD/ COUNTY ROAD 58 AND STATE HIGHWAY (SH) 288 INTERSECTION, GENERALLY BOUNDED BY SH 288 (WEST), CROIX ROAD/COUNTY ROAD 58 (NORTH), COOPER DITCH (EAST) AND DEL BELLO LAKES SUBDIVISION (SOUTH); AND LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 AND IN THE CITY OF MANVEL, FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS; SUCH TRACTS BEING SITUATED IN THE A.C.H. & B.R.R. CO. SURVEY, ABSTRACT NO. 459, BRAZORIA COUNTY 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.

Opened at 6:23 p.m.

First call - None

Second call - None

Third call - None

Closed at 6:23 p.m.

Consent PDZ

- A. Approve the Preliminary Plat for Meridiana Section 24B;
BEING A SUBDIVISION OF 14.21 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve the meeting minutes to date.

PDZ Member Kyle Marasckin made the motion to approve the Consent Agenda. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None
Absent: Dorothy Wynne
Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat for Meridiana Section 24B;
BEING A SUBDIVISION OF 14.21 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

The drainage district approval for the plat has expired. The signatures were valid for 365 days, which would have been in September. There is some debate back and forth on this as well as discussion on the possibility of a conditional approval.

PDZ Member Ryan Miller made the motion to give conditional approval provided that the discrepancy with the Drainage District's approval is cleared up. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam
No: None
Absent: Dorothy Wynne
Abstained: None

- B. Consideration and possible action to approve the Preliminary Plat for Meridiana Section 34A;
BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SEC 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PDZ Member Mary Ann Atkinson made the motion to approve with the following condition:

Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14).

PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam
No: None
Absent: Dorothy Wynne
Abstained: None

- C. Consideration and possible action to approve the Preliminary Plat for Meridiana Cadence Drive Phase 2;
BEING A SUBDIVISION OF 1.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Grouped with Agenda Item C

- D. Consideration and possible to approve the Preliminary Plat for Meridiana Section 14B;
BEING A SUBDIVISION OF 12.10 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner, staff is recommending conditional approval.

PDZ Member Kenneth Haynes made the motion to approve Agenda Item C with the following conditions:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14), and 2. Provide a solution to avoid same acreage being included on two different preliminary plats. A large portion of “Cadence Drive” was included on the approved Preliminary Plat for Meridiana Reserve H-2 Phase 2. A new Preliminary Plat for Meridiana Reserve H-2 Phase 2 is not required however, this Meridiana Cadence Drive Phase 2 – Preliminary Plat may be revised or better clarified to resolve this issue. The goal is to avoid complications and confusion in reviewing future plats and construction plan submittals. According to Ord No. 2004-0-17, Article II, Section 21. A., “Following the predevelopment meeting, all persons desiring to subdivide a tract of land within the city limits, or within the city's extraterritorial jurisdiction, shall prepare, or cause to be prepared, a preliminary plat (singular) according to the following requirements.”;

and Agenda Item D with the following conditions:

1. Provide drainage district approval of a preliminary drainage plan. The letter of no objection provided does not reference approval of the drainage plans (Ord No. 2004-0-17, Article II, Section 21. A.14), and 2. Provide a solution to avoid same acreage being included on two different preliminary plats. A portion of Gray Fox Trail was included on the approved Preliminary Plat for Meridiana Reserve H-2 Phase 2. A new Preliminary Plat for Meridiana Reserve H-2 Phase 2 is not required, however, this Meridiana Section 14B – Preliminary Plat may be revised or better clarified to resolve this issue. The goal is to avoid complications and confusion in reviewing future plats and construction plan submittals. According to Ord No. 2004-0-17, Article II, Section 21. A., “Following the predevelopment meeting, all persons desiring to subdivide a tract of land within the city limits, or within the city's extraterritorial jurisdiction, shall prepare, or cause to be prepared, a preliminary plat (singular) according to the following requirements.”

PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

- E. Consideration and possible action to approve the Preliminary Plat for Meridiana Section 82 Detention Reserve;

BEING A SUBDIVISION OF 43.38 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner, staff is recommending conditional approval.

PDZ Member Christy Kennard made the motion to approve with the following conditions:

1. The abandonment process of Bissell Road must be completed prior to approval of a final plat (Ord No. 2004-0-17, Article II, Section 21. A.7).

2. Provide drainage district approval of Preliminary Drainage Plan (Ord No. 2004-0-17, Article II, Section 21. A.14).

3. The proposed plat is not included in the most recently approved Meridiana GDP Amendment No. 21. An amendment to the GDP is required and may be addressed/included as part of the submitted PUD amendment application. (Ordinance No. 2009-O-04).

PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

- F. Consideration and possible action to approve the Preliminary Plat for Brazoria County Municipal Utility District No. 57 Lift Station No. 2;
BEING A SUBDIVISION OF 0.06 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jose Abraham, City Planner –
Staff is recommending conditional approval.

PDZ Member Ryan Miller made the motion to approve with the following conditions:

1. Provide drainage district approval of Preliminary Drainage Plan (Ord No. 2004-0-17, Article II, Section 21. A.14).

2. The proposed plat is not included in the most recently approved Meridiana GDP Amendment No. 21. An amendment to the GDP is required and may be addressed/included as part of the submitted PUD amendment application. (Ordinance No. 2009-O-04).

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

- G. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-40;
AN ORDINANCE AMENDING CHAPTER 77 "ZONING" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE I. "IN GENERAL" PERTAINING TO DEFINITIONS AND PROCESS OF REZONING; BY AMENDING ARTICLE II. "DISTRICT REGULATIONS" PERTAINING TO AN EXEMPTION TO MINIMUM LOT AREA REQUIREMENT FOR NON-CONFORMING LOTS RESULTING FROM RIGHT-OF-WAY DEDICATION WITHIN OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT; AMENDING FENCE REQUIREMENTS; AND SECTIONS PERTAINING TO BUILDING MATERIAL REQUIREMENTS FOR BUILDING FACADES TO ACCURATELY REFLECT HOUSE BILL 2439, WHICH ENACTED CHAPTER 3000 OF THE TEXAS LOCAL GOVERNMENT CODE; MAKING OTHER CHANGES TO RECTIFY TYPOGRAPHIC ERRORS THROUGHOUT THE ORDINANCE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Ryan Miller points out a typo.

Jose Abraham, City Planner, summarized the changes that were made.

PDZ Member Kenneth Haynes made the motion to approve with the noted typo correction (spelling error). PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam
No: None
Absent: Dorothy Wynne
Abstained: None

- H. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-42;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.5 ACRES LOCATED AT 20514 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 CODE 532120 "TRUCK, UTILITY TRAILER, AND RV (RECREATIONAL VEHICLE) RENTAL AND LEASING"; 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.

Jose Abraham, City Planner, provided an overview of the SUP request to PDZ members.

PDZ Member Kenneth Haynes made the motion to approve with the following conditions:

1. The land use allowance of this Specific Use Permit is limited only to renting and leasing of trucks and utility trailers.
2. Only one business categorized under NAICS Use Code No. 532120 "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing" is permitted at any given time.
3. Gross Floor area of a business categorized under NAICS Use Code No. 532120 "Truck, Utility Trailer, and RV (Recreational Vehicle) Rental and Leasing" shall not exceed 1,500 square feet.
4. Parking of rental vehicles shall not block access to the property or impede on-site traffic movement.
5. Parking of rental vehicles shall be restricted to the side or rear of the building and shall not extend past the front line of the principal building.
6. Parking spaces required for this use shall be marked and shall conform to the requirements of Section 77-45.- Parking of the City of Manvel Zoning Ordinance.

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/1

Yes: Ryan Miller, Kyle Marasckin, Kenneth Haynes, Christy Kennard, Muhammed Alam
No: Mary Ann Atkinson
Absent: Dorothy Wynne
Abstained: None

- I. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-43;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.10 ACRE TRACT OF LAND LOCATED AT 7050 MASTERS ROAD, MANVEL, TEXAS (NORTHWEST CORNER OF LEWIS LANE AND MASTERS ROAD INTERSECTION), 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 CODE 6244 "CHILD DAY CARE 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.

Jose Abraham, City Planner provided an overview to PD&Z members. This is for a daycare. Staff is recommending approval with conditions.

PDZ Member Kenneth Haynes made the motion to approve with the following conditions:

1. The site development shall follow the attached site plan. However, changes necessary to conform to any adopted City of Manvel codes and ordinances shall be made as part of the construction plan and building permit review process, unless a variance is granted separately.
2. Parking area with pick-up/drop-off area shall be designed to conform with Section 77-45, Parking and located between the primary building and the street ROW providing access.
3. Fence enclosing outdoor play area along Masters Road shall meet Texas Health and Human Services Commission's minimum standards for Child-Care Centers and a line of bollards along the fence line between the play areas and the property line along Master Road shall be installed.
4. Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
5. Outdoor lighting shall be deflected, shaded, and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.
6. Buildings shall be designed in conformance with all adopted technical codes, including Building and Fire Codes.

PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 5/1

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard
No: Muhammed Alam
Absent: Dorothy Wynne
Abstained: None

- J. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-44;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.455 ACRES LOCATED AT 7355 MCCOY, MANVEL, TEXAS, CURRENTLY ZONED LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) TO ALLOW NAICS USE 813110- "RELIGIOUS ORGANIZATION", BY EXPANDING THE LIST OF PERMITTED NAICS USES OF THE PROPERTY TO INCLUDE: COMMUNITY CENTER (YOUTH), GYMNASIUM, ADVANCE COMMUNITY EMPOWERMENT PROGRAMS, MEMORIAL ASSISTANCE MINISTRY, ALCOHOLISM COUNSELING, WIC FAMILY WELFARE SERVICES, FOOD BANK SERVICES, CHILD DAY CARE, COFFEE SHOP, GED CLASSES AND EVENT CENTER/RECEPTION HALL; PROVIDING FOR CONDITIONS TO

AUTHORIZE THE ADDITIONAL USES OF THE PROPERTY AND PARKING LOT EXPANSION; 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.

Jose Abraham, City Planner provided an overview of the SUP request.

PDZ Member Christy Kennard made the motion to approve with the following conditions:

1. Permeable gravel paver system for parking area and drainage construction is permitted in accordance with Exhibit C and Exhibit D; and shall be maintained in good condition with no pooling of water, leaves, twigs, trash, debris, or visible dirt.

2. Shared parking with abutting commercial property located at 19701 Highway 6, in lieu of on-site parking construction, is allowed provided a written agreement between the subject landowners is submitted. Such agreement shall be maintained in the office of the City Secretary.

3. Except as expressly amended by this Ordinance 2023-O-44, requirements, regulations, and conditions included in Ordinance No. 2013-O-07 and Ordinance 2017-O-49 remain in full force and effect, and unchanged.

PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

- K. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance No. 2023-O-45;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATE 82.60 ACRES OF LAND LOCATED AT THE SOUTHEAST CORNER OF CROIX ROAD/ COUNTY ROAD 58 AND STATE HIGHWAY (SH) 288 INTERSECTION, GENERALLY BOUNDED BY SH 288 (WEST), CROIX ROAD/COUNTY ROAD 58 (NORTH), COOPER DITCH (EAST) AND DEL BELLO LAKES SUBDIVISION (SOUTH); AND LOCATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 79 AND IN THE CITY OF MANVEL, FROM OPEN PLANNED UNIT DEVELOPMENT (O-PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; AND ADOPTING A PUD DOCUMENT PROVIDING FOR ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS; SUCH TRACTS BEING SITUATED IN THE A.C.H. & B.R.R. CO. SURVEY, ABSTRACT NO. 459, BRAZORIA COUNTY 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.

Adam France, Applicant and Land Planner for the project and Bill Buzinski, Property Owner were present.

Jose Abraham, City Planner, staff is recommending approval.

PDZ Member Mary Ann Atkinson made the motion to approve. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None
Absent: Dorothy Wynne
Abstained: None

- L. 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 Ryan Miller made the motion to approve. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

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

PDZ Member Ryan Miller made the motion to approve. PDZ Member Christy Kennard seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

Adjourn

PDZ Member Christy Kennard made the motion to adjourn the meeting at 7:59 p.m. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 6/0

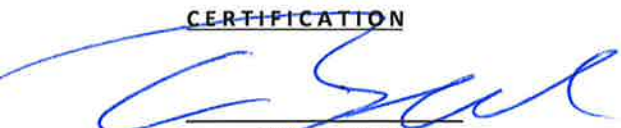
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Muhammed Alam

No: None

Absent: Dorothy Wynne

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS