

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 8/26/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PD&Z to order at 6:01 p.m.

Those in attendance were:

Present: Ryan Miller:
Mary Ann Atkinson
Kenneth Haynes
Christy Kennard
Delores Martin
William Richardson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Jose Abraham, Director of Development Services
Tammy Bell, City Secretary
James McClain, Police Captain
Elaheh Roohbakhsh, Associate Planner
Jessica Portie, City Planner

Pledge

Public Comments: "Comment Card" Required

Amy King, 5 Santa Clarita Cir - opposed to gas station
Tony Jaracz, 22 Carmel Chase Ct - opposed to gas station
Melissa Rodriguez, Rodeo Palms resident - opposed to gas station
Karla Hernandez, 98 San Simeon - opposed to gas station
Gabriela Hernandez Copado, Rodeo Palms resident - opposed to gas station
Latonia, Rodeo Palms resident - opposed to gas station
Tanisha Buckner, Rodeo Palms resident - opposed to gas station
Gustavo Copado, Rodeo Palms resident - opposed to gas station
Reshma, Rodeo Palms resident - opposed to gas station
Reba, Rodeo Palms resident - opposed to gas station
Kelly Schumann, Rodeo Palms resident - opposed to gas station

Thomas Moore, Rodeo Palms resident - opposed to gas station
Chuck Shumann, Rodeo Palms resident - opposed to gas station
Vicky Pendleton, Rodeo Palms resident - opposed to gas station
Andrew Willard, Rodeo Palms resident - opposed to gas station
Stephanie Baird, 49 Garden Grove Dr - Opposed to gas station / rezone of commercial property.
Derek Hehn - 37 Terra Bela - Opposed to the gas station - Concerns with access to the proposed commercial lot. Require the access to be off of CR 58.

Public Hearing

- A. 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 AN APPROXIMATE 3 ACRE PORTION OF A 19.99 ACRE TRACT OF LAND GENERALLY LOCATED 40 FEET EAST OF THE SOUTHEAST INTERSECTION OF CR 58 AND RODEO DR (AT 3404 CR 58), MANVEL, 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.

Public Hearing Canceled - Comments regarding this topic addressed during Public Comments.

- B. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2020-O-14, PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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.

The Public Hearing opened at 6:14 p.m.

Email comment - Tawanna Stephens, Del Bello Lakes resident - opposed to car lot

1st call for comments -

Abraham Robles, 4306 Millers Creek Ln - Opposed to the dealership due to light pollution, noise pollution. Test drivers speed through the subdivision.

Monica Britton, 4415 Meadow Shore Deal - No opposed to dealership. Would prefer to have a dealership instead of a strip center. Would like to ask the dealership be mindful of lighting times, and discourage test drivers from using the subdivision for their test driving.

Janie Pena, 4222 Millers Creek Ln - Opposed to the dealership. Concerns with lighting and traffic.

Jeffrey Pazmino, 6015 Gladewater Ridge - Opposed to the dealership Denise Russell, Marsh Creek Lane - Opposed to the dealership Donald Atkinson - In favor of the dealership

Pamela Hardy Shephard - When they moved in they knew the current dealership was already there, however not in favor of another dealership going in. Moved here to live in a small community.

Carlos, 6203 Camden Shore - Not for or against. With a dealership, the community knows what they are getting, with a plaza it will be random. The test driving should decrease once 288 is completed. Put lighting restrictions in place for the dealership.

Alicia Carrier, 4107 Martin Ridge Dr - Would like to keep the integrity of the neighborhood. Not in favor of the dealership.

Kenzie Stewart Judy, 4403 Millstone Drive - Opposed to the dealership.
Donna Barber, 4422 Meadowshore Lane - Opposed to the dealership.
Cherelle Bryant, 6014 Lake Ridge Ln - Neutral regarding the dealership but has lighting concerns.
Samantha Matthew, 4338 Whitney Crest Ct - In agreement with the comments already stated.
Opposed to the dealership, it does not help anyone who lives in Del Bello Lakes.
Jamal Cheeks, 4331 Martin Ridge Drive - Along with his wife, they are opposed to the dealership.
2nd call for comments - None
3rd call for comments - None
The Public Hearing closed at 6:34 pm

Consent PDZ

- A. Approve the meeting minutes to date.

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

PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Pomona Section 28;
BEING A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, AND THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS; BEING ALL OF LOTS 37, 38, 48, 49 AND 58, AND A PORTION OF LOTS 50, 57, 59 AND 60 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 SAID BRAZORIA COUNTY, TEXAS, AND A PORTION OF LOTS 7, 8 AND 9 OF SECTION 89 OF SAID ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, BRAZORIA COUNTY, TEXAS.

Jesica Portie provided the presentation to PD&Z. Staff recommends approval with the following conditions:

1. Please provide updated letters from utility companies (LONO from Comcast has been provided) (Section 62-41 (b)(20)).
2. Provide As-Built Drawings reflecting all proposed changes to the easements and easement locations Section (62-41 (b)(25) & (b)(26) & (b)(28)).

PD&Z Member Mary Ann Atkinson made the motion to approve with conditions. PD&Z Member Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

- B. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-34;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF AN APPROXIMATE 3 ACRE PORTION OF A 19.99 ACRE TRACT OF LAND GENERALLY LOCATED 40 FEET EAST OF THE SOUTHEAST INTERSECTION OF CR 58 AND RODEO DR (AT 3404 CR 58), MANVEL, 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.

Withdrawn by applicant. No action taken.

- C. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-35;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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.

Evan Duvall, BBG, provided the presentation to PD&Z. Staff recommends denial. If PD&Z were to approve, staff would recommend limiting them to the 16 acres shown in the site plan and to provide a 15ft buffer.

David Minceburg, Managing Partner for the land. Based on previous conversations with PD&Z and listening to feedback, Keating Toyota wants to put a dealership and reserve 5 acres for other commercial use. Landscape buffering and lighting are to be addressed as well.

Chris Wall with Keating Toyota addressed the PD&Zs concerns about lighting.

Christy Kennard asks how the delivery trucks and test driving will be addressed. Chris Wall shares that those are not Keating's trucks.

Kyle Marasckin asks about drainage and how that will be addressed. David Minceburg says they will comply with the city's requirements.

Kyle and Ryan express concern that the diversity that is proposed commercial would be eaten up by detention requirements.

PD&Z feel like this needs more discussion. A joint workshop meeting with Council is proposed.

Delores Martin made the motion to table. William Richardson seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

- D. 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.

PD&Z Member Kyle Marasckin made the motion to approve. Christy Kennard seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

Adjourn

Christy Kennard made the motion to adjourn the meeting at 7:17 p.m. Kyle Marasckin seconded the motion.

The motion carried with a vote: 7/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Christy Kennard, Delores Martin, William Richardson

No: None

Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS