



Planning Development and Zoning Meeting

**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
February 24, 2020
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet at 7:00 p.m. The meeting will be held at the Manvel City Hall 20025 HWY 6, Manvel Tx 77578. This meeting is to consider and if appropriate, take action with respect to the items listed below.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the [Texas Open Meeting Act, Chapter 551, Texas Government Code](#).

CALL TO ORDER

ROLL CALL

	<u>Present</u>	<u>Not Present</u>
Pos #1 George Griffith 3/2021	_____	_____
Pos #2 Kyle Marasckin 3/2021	_____	_____
Pos #3 Niccole Liston-Tyson (sec) 3/2021	_____	_____
Pos #4 Alina Rogers 3/2021	_____	_____
Pos #5 Debbie Harrison (v-chair) 3/2020	_____	_____
Pos #6 Dorothy Wynne (chair) 3/2020	_____	_____
Pos #7 Muhammed Alam 3/2020	_____	_____

PLEDGE:

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date

CITIZEN COMMENTS (LIMIT 3 MINUTES, MANVEL CITIZENS ONLY)

- o *Anyone with business before the PD&Z, not scheduled on the Agenda as a **public hearing**, may have three (3) minutes to address the Commission.*
- o *The Commission may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.*

PUBLIC HEARING:

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2019-O-09, BEING THE ORDINANCE ESTABLISHING A SPECIFIC USE PERMIT (SUP) FOR NAICS USE 813110 “RELIGIOUS ORGANIZATIONS” AND NAICS USE 6111 “ELEMENTARY AND SECONDARY SCHOOLS”, BY AMENDING THE SITE PLAN, AND AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.022 ACRES LOCATED AT 18218 MORRIS AVENUE, 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 813110 “RELIGIOUS ORGANIZATIONS” AND NAICS USE 6111 “ELEMENTARY AND SECONDARY SCHOOLS” 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.

NEW BUSINESS

- 1. Consideration and possible action to approve excused committee member absences.**
- 2. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2020-O-07;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2019-O-09, BEING THE ORDINANCE ESTABLISHING A SPECIFIC USE PERMIT (SUP) FOR REDEEMER CHURCH LOCATED AT 18218 MORRIS AVENUE, BY: (1) AMENDING THE SITE PLAN; AND (2) GRANTING A SPECIFIC USE PERMIT AND AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.022 ACRES ADJACENT TO 18218 MORRIS AVENUE, MANVEL, TEXAS, BY REZONING 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), SAID ADDITIONAL PROPERTY TO BE COMBINED WITH THE ORIGINAL PROPERTY REZONED BY ORDINANCE NO. 2019-O-09 UNDER THE SAME SPECIFIC USE PERMIT; PROVIDING FOR CONDITIONS ASSOCIATED WITH THE SPECIFIC USE PERMIT; 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.

- 3. Consideration and possible action to approve *Meridiana General Development Plan Amendment No. 15***
- 4. Consideration and possible action to approve and forward with recommendation to City Council, *Preliminary Plat for Meridiana Detention Reserve S*;
BEING A SUBDIVISION OF 6.14 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS**
- 5. Consideration and possible action to approve and forward with recommendation to City Council, *Preliminary Plat for Meridiana Section 30A*;
BEING A SUBDIVISION OF 17.25 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS**
- 6. Consideration and possible action to approve and forward with recommendation to City Council, *Preliminary Plat for Brazoria County MUD No. 56 Lift Station*;
BEING A SUBDIVISION OF 0.17 ACRES OUT OF THE OLIVER HALL SURVEY, A-203 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS**



- 7. **Re-Consideration and possible action to approve, *Giber Estates Replat*;**
BEING A 0.923 ACRE SUBDIVISION, A REPLAT OF LOTS 38 & 39, BLOCK 1, WOLFE AIRPARK SUBDIVISION, AS RECORDED IN VOLUME 16, PAGES 153-154, O.R.B.C.T., SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT-366, BRAZORIA COUNTY, TEXAS, CITY OF MANVEL.
- 8. **Re-Consideration and possible action to approve, *Halmon Estates Replat*;**
BEING A 0.9164 ACRE SUBDIVISION, A REPLAT OF LOTS 27 & 28, BLOCK 1, WOLFE AIRPARK SUBDIVISION, AS RECORDED IN VOLUME 16, PAGES 153-154, O.R.B.C.T., SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT-366, BRAZORIA COUNTY, TEXAS, CITY OF MANVEL.

ADJOURN

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing agenda was posted in a place convenient to the public at Manvel City Hall, and said notice was posted on February 21, 2020 and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Tammy Bell
City Secretary

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Economic Development Corporation, Manvel Parks Board, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the February 24, 2020 meeting of the Manvel Planning Development and Zoning Commission. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.