



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
MAY 1, 2017
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 Brian Wilmer 3/2019	_____	_____
Pos #2 Kyle Marasckin 3/2019	_____	_____
Pos #3 Jason Rains (secretary) 3/2019	_____	_____
Pos #4 Stephen Davison 3/2019	_____	_____
Pos #5 Debbie Harrison (v-chair) 3/2018	_____	_____
Pos #6 Dorothy Wynne (chair) 3/2018	_____	_____
Pos #7 Devin Jones 3/2018	_____	_____

PLEDGE:

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes from the PD&Z meeting dated:
April 17, 2017

PRESENTATIONS AND COMMENTS FROM APPLICANTS AND QUESTIONS FROM COMMISSION MEMBERS:

CITIZEN COMMENTS (LIMIT 3 MINUTES, MANVEL CITIZENS ONLY)

- o Any Manvel Citizen residing within the Manvel City Limits 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 REQUEST FOR ABANDONMENT OF A 40' ROW EASEMENTS WITHIN THE BOUNDARY OF BLUEWATER LAKES DEVELOPMENT (APPROXIMATELY 5.6 ACRES OF ROW TO BE ABANDONED). PROPERTY LOCATED NORTH OF SH6, WEST OF CORPORATE DRIVE AND EAST OF IOWA LANE, MANVEL TX. 77578.



PUBLIC HEARING

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 A CERTAIN TRACT OF LAND BEING APPROXIMATELY 15.6545 ACRES LOCATED AT 2354 CR 59, MANVEL TEXAS, LEGALLY DESCRIBED AS A CERTAIN 15.6545 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R. R. COMPANY SURVEY, SECTION 79, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS BEING OUT OF AND A PART OF LOT 41, LOT 42, AND LOT 43, LOT 51 LOT 52 AND LOT 53 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 OF THE PLAT OF RECORDS OF BRAZORIA COUNTY, TEXAS FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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 make recommendation to City Council Ordinance 2017-O-13;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING APPROXIMATELY 15.6545 ACRES LOCATED AT 2354 CR 59, MANVEL TEXAS, LEGALLY DESCRIBED AS A CERTAIN 15.6545 ACRE TRACT OF LAND SITUATED IN THE H. T. & B. R. R. COMPANY SURVEY, SECTION 79, ABSTRACT NO. 298, BRAZORIA COUNTY, TEXAS BEING OUT OF AND A PART OF LOT 41, LOT 42, AND LOT 43, LOT 51 LOT 52 AND LOT 53 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION AS RECORDED IN VOLUME 2, PAGE 98 OF THE PLAT OF RECORDS OF BRAZORIA COUNTY, TEXAS FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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 and forward with recommendation to City Council, Final Plat of Bluewater Lakes Section 3;**

A SUBDIVISION OF 22.055 ACRES OF LAND SITUATED IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS AND BEING OUT OF OUTLOTS 182, 183, AND 184 OF THE DR. A.A. LUTHER SUBDIVISION.
4. **Consideration and possible action to approve and forward with recommendation to City Council, Final Plat of Bluewater Lakes Section 4;**

A SUBDIVISION OF 19.428 ACRES OF LAND SITUATED IN THE H.T.&B.R.R. CO. SURVEY, ABSTRACT 483, BRAZORIA COUNTY, TEXAS AND BEING OUT OF OUTLOTS 182 OF THE DR. A.A. LUTHER SUBDIVISION.
5. **Consideration and possible action to approve and forward with recommendation to City Council, Final Plat of Newport Lake Estates, Section One;**

A SUBDIVISION OF 40.90 ACRES OF LAND LOCATED IN SECTION 75 OF THE H.T.&B.R.R. CO. SURVEY, A-299 101 LOTS, 5 BLOCKS, 17 RESERVES, CITY OF MANVEL, TX.



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6. Consideration and possible action to approve and forward with recommendation to City Council, A Minor Plat of Warrren Estate;

A MINOR PLAT OF 1.3706 ACRES OF LAND BEING THE RESIDUE OF A 4.412 ACRE TRACT OF LAND AS RECORDED IN VOLUME 1621, PAGE 305 AND VOLUME 1621, PAGE 318, DEED RECORDS, BRAZORIA COUNTY, TEXAS OUT OF LOT 2 OF THE AMELIA ANN PARKER SUBDIVISION OF SECTION 74, H.T.&B.R.R. CO. SURVEY, ABSTRACT 493, BRAZORIA COUNTY TEXAS

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 April 28, 2017 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 May 1, 2017 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.