



Planning Development and Zoning Meeting

**CITY OF MANVEL  
PLANNING, DEVELOPMENT AND ZONING COMMISSION  
August 12, 2019  
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**

	<b><u>Present</u></b>	<b><u>Not Present</u></b>
Pos #1 George Griffith 3/2021	_____	_____
Pos #2 Kyle Marasckin 3/2021	_____	_____
Pos #3 Niccole Tyson (secretary) 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 THE ZONING CLASSIFICATION OF APPROXIMATELY 11.944 ACRES BOUNDED BY LEWIS LANE (NORTH), LARGE AVENUE (SOUTH), SCHOOL DRIVE (EAST), AND FARM TO MARKET 1128 (WEST), MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6), LIGHT COMMERCIAL DISTRICT (LC), AND OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT, LIGHT COMMERCIAL DISTRICT, AND OPEN SINGLE-FAMILY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP, LC-SUP, AND O-SFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 611110 "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.**



### **PUBLIC HEARING**

**TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.00 ACRES LOCATED AT 20703 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"; 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 2019-O-05;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 11.944 ACRES BOUNDED BY LEWIS LANE (NORTH), LARGE AVENUE (SOUTH), SCHOOL DRIVE (EAST), AND FARM TO MARKET 1128 (WEST), MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6), LIGHT COMMERCIAL DISTRICT (LC), AND OPEN SINGLE-FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT, LIGHT COMMERCIAL DISTRICT, AND OPEN SINGLE-FAMILY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP, LC-SUP, AND O-SFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 611110 "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**

- 3. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2019-O-26;**

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 2.00 ACRES LOCATED AT 20703 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"; 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.**



4. Consideration and possible action to approve and forward with recommendation to City Council, Henderson Minor Plat located on Tankersley;  
 BEING A 1.968 ACRE, 1-BLOCK, 1-LOT "MINOR PLAT" OF A 1.98 ACRE TRACT OUT OF A CALLED 3 ACRE TRACT OF LAND SITUATED IN THE HT & BRR COMPANY SURVEY, ABSTRACT 283 IN BRAZORIA COUNTY, TEXAS, RECORDED IN COUNTY CLERKS FILE NO 1995-014916 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, BEING THE SAME CALLED 1.98 ACRE TRACT CONVEYED TO THE ESTATE OF MICHAEL D. HENDERSON (EXECUTOR OF THE ESTATE DUANDALIN PEREZ) RECORDED IN COUNTY CLERKS FILE NO. 2018-027382 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
5. Consideration and possible action to approve and forward with recommendation to City Council, Minor Plat of Cullen RV Resort;  
 BEING A 15.45 ACRE SUBDIVISION OF 1-BLOCK, 3-LOTS, AND 0-RESERVES OUT OF LOT 10 OF THE ALLISON RICHEY GULF COAST SUBDIVISION, SECTION-23 AS RECORDED IN VOLUME 2, PAGE 89, O.R.B.C.T. SITUATED IN THE H.T. & B. COMPANY SURVEY, ABSTRACT-290 BRAZORIA COUNTY, TEXAS.
6. Consideration and possible action to approve the 12<sup>th</sup> amendment to the Meridiana General Development Plan dated August 12, 2019.
7. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat of Pomona, Section 45;  
 BEING A SUBDIVISION OF 10.38 ACRES OF LAND, OUT OF THE H. T. & B.R.R. CO. SURVEY, SECTION 55, A-286 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282 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 August 5, 2019 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 August 12, 2019 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.*