



Planning Development and Zoning Meeting

**CITY OF MANVEL  
PLANNING, DEVELOPMENT AND ZONING COMMISSION  
January 27, 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**

	<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 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. 2017-O-45 BEING THE ORDINANCE REZONING DEL BELLO LAKES DEVELOPMENT TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT; BY AMENDING CERTAIN PROVISIONS RELATED TO TEMPORARY SIGNS IN THE DEVELOPMENT PLANS; 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-02

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ORDINANCE NO. 2017-O-45, BEING THE ORDINANCE REZONING DEL BELLO LAKES DEVELOPMENT TO A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT, BY AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO TEMPORARY SIGNAGE; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.; 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 a Final Plat for *Del Bello Lakes Section 4*; BEING A SUBDIVISION OF 10.451 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 460, BRAZORIA COUNTY, TEXAS.
4. Consideration and possible action to approve a Preliminary Plat of *Del Bello Boulevard Right-Of-Way*;

BEING A SUBDIVISION OF 3.63 ACRES, BEING PART OF LOTS 1, 9, 17 & 25, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE 91 AND 92, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS SITUATED IN THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF THE H.T. & B. RAILROAD COMPANY SURVEY, SECTION 73, ABSTRACT 301, CITY OF MANVEL, COUNTY OF BRAZORIA.

**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 January 14, 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 January 27, 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.*