



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

**April 8, 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 3/2019	_____	_____
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) 3/2020	_____	_____
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 from the PD&Z meeting dated:  
March 25, 2019**

**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.

**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,  
*A VARIANCE TO THE BUILDING FAÇADE REQUIREMENTS OF SECTION 77-51 (I) IN THE CODE OF ORDINANCES FOR DAIRY QUEEN LOCATED AT 17515 STATE HIGHWAY 6. THE PROPERTY IS APPROXIMATELY 0.6 ACRES. IT IS ZONED LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6).*
3. Consideration and possible action to approve and forward with recommendation to City Council, A Minor Plat of Jugo Estates;



Planning Development and Zoning Meeting

***BEING A SUBDIVISION OF 1.401 ACRE (61,047.79 SQ. FT.) OF LAND OUT OF THE E. LITTLE SURVEY, ABSTRACT 320, AND BEING A PORTION OF LOT 17 AND 18 IN BLOCK 7 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION DIVISION 'L' AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.***

4. Consideration and possible action to approve and forward with recommendation to City Council, ***A Minor Plat of Tristan Addition;***  
***BEING 2.066 ACRES OF LAND, BEING A PART OF OUTLOT 136 OF THE DR. A.A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.***
5. Consideration and possible action to approve and forward with recommendation to City Council, ***Minor Plat of Brazoria County MUD 29 Water Plant;***  
***BEING A SUBDIVISION OF 0.7937 OF ONE ACRE OUT OF THE H.T. & B.R.R. CO. SURVEY, SEC. 72, A-460, IN BRAZORIA COUNTY, TEXAS.***
6. Consideration and possible action to approve and forward with recommendation to City Council, ***A Minor Plat of Rogers Place;***  
***BEING A SUBDIVISION OF 1.422 ACRES OUT OF OUTLOT 92 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 71 & 72 OF THE BRAZORIA COUNTY PLAT RECORDS H.T. & B.R.R. CO. SURVEY, ABSTRACT 283 CITY OF MANVEL.***
7. Consideration and possible action to approve and forward with recommendation to City Council, ***A Minor Plat of Lyrock Place;***  
***BEING A MINOR PLAT OF 4.50 ACRES TRACT 701 OF OAKCREST, SECTION IV, AN UNRECORDED SUBDIVISION SITUATED IN THE CHARLES PRESCOTT SURVEY, A-354 CITY OF MANVEL.***
8. Consideration and possible action to approve and forward with recommendation to City Council, ***A Final Plat of Pomona Section 12;***  
***BEING A SUBDIVISION OF 22.522 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 15, 16, 17, 18, 25, 26, 27, & 28 OF SECTION 79 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.***
9. Consideration and possible action to approve and forward with recommendation to City Council, ***A Final Plat of Pomona Section 14;***  
***BEING A SUBDIVISION OF 16.926 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) THE J.S. TALMAGE SURVEY, ABSTRACT 563 BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 29 & 30 OF SECTION 79 AND A PORTION OF LOT 21 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 BRAZORIA COUNTY, TEXAS.***



Planning Development and Zoning Meeting

### **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 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 April 8, 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.*