



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
May 28, 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

	<u>Present</u>	<u>Not Present</u>
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 to date

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 AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, 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 531130 "LESSORS OF MINIWARHOUSES AND SELF-STORAGE UNITS"; 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.



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2. **Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2019-O-22;**
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, 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 531130 “LESSORS OF MINIWARHOUSES AND SELF-STORAGE UNITS”; 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, Preliminary Plat for Del Bello Lakes, Section 4;**
BEING 10.4 ± ACRES OF LAND CONTAINING 38 LOTS (60’X70’X130’ TYP.) AND TWO RESERVES IN FOUR BLOCKS OUT OF THE H.T. & B.R.R. SURVEY, A-460 BRAZORIA COUNTY, TEXAS.
4. **Consideration and possible action to approve and forward with recommendation to City Council, Minor Plat for the Stevenson Estates;**
BEING A 1.00 ACRE SUBDIVISION OUT OF AND PART OF TRACT 617, OF OAKCREST, SECTION 1, AN UNRECORDED SUBDIVISION, BEING PART OF THE CHARLES PRESCOT SURVEY, ABSTRACT 354, CITY OF MANVEL, BRAZORIA COUNTY TEXAS.
5. **Consideration and possible action to approve and forward with recommendation to City Council, Minor Plat for Keating Toyota;**
BEING A SUBDIVISION OF 17.968 AC. / 782,666 SQ. FT. OF LAND SITUATED IN THE ACH & B SURVEY, ABSTRACT NO. 459 BRAZORIA COUNTY, TEXAS.
6. **Consideration and possible action to approve and forward with recommendation to City Council, Minor Plat for Hernandez Place;**
BEING A MINOR PLAT OF 2.00 ACRES OUT OF LOT 37 OF THE ALLISON RICHEY GULF COAST HOME CO. SURVEY, SECTION 91, A MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 89 OF THE BRAZORIA COUNTY PLAT RECORDS SITUATED IN THE HARRIS & BROOKE SURVEY, A-402 CITY OF MANVEL.
7. **Consideration and possible action to approve and forward with recommendation to City Council, Minor Plat for Naranjo Estates;**
BEING A 30.00-ACRE SUBDIVISION OF 1-BLOCK, 1-LOT, AND 0-RESERVES A COMBINATION OF BOTH TRACTS CALLED TRACT – 1 AND TRACT -2 AS RECORDED IN C.C.F.#2015023654, O.R.B.C.T.
8. **Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Del Bello Blvd. and Manvel Parkway Street Dedication;**
BEING A SUBDIVISION OF 29.059 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 460, AND THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
9. **Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Del Bello Lakes, Section One;**



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BEING A SUBDIVISION OF 21.808 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.

10. Consideration and possible action to approve and forward with recommendation to City Council, *Final Plat for Del Bello Lakes, Section Two;*

BEING A SUBDIVISION OF 22.266 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.

11. Consideration and possible action to approve and forward with recommendation to City Council, *Final Plat for Del Bello Lakes, Section Three;*

BEING A SUBDIVISION OF 19.523 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.

12. Consideration and possible action to approve and forward with recommendation to City Council, *Final Plat for Meridiana Section 43;*

BEING A SUBDIVISION OF 23.33 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

13. Consideration and possible action to approve and forward with recommendation to City Council, *Final Plat for Meridiana Parkway, Phase 5;*

BEING A SUBDIVISION OF 15.03 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

14. Discussion and review on the proposed Subdivision Ordinance.

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 May 21, 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 May 28, 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.