



Planning Development and Zoning Meeting

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

June 10, 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

Swearing in of board members

**George Griffith
Kyle Marasckin
Niccole Liston-Tyson
Alina Rogers**

ROLL CALL

**Pos #1 George Griffith 3/2021
Pos #2 Kyle Marasckin 3/2021
Pos #3 Niccole Liston-Tyson 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**

Present

Not Present

PLEDGE:

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes dated;

May 13, 2019

May 28, 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.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE 1. GENERAL PROVISIONS, ARTICLE II. - SUBDIVISION AND DEVELOPMENT PROCESS, ARTICLE III. PRO RATA COST SHARING FOR PUBLIC IMPROVEMENTS, ARTICLE IV. MINIMUM



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REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION, ARTICLE V. REQUIRED IMPROVEMENTS FOR OPEN DITCH DRAINAGE SYSTEMS, AND ARTICLE VI. DEVELOPMENT AGREEMENTS IN EXTRATERRITORIAL JURISDICTION BY REVISING PROVISIONS PERTAINING TO SUBDIVISIONS/RESUBDIVISIONS AND DEVELOPMENT OF LAND; REVISING PROVISIONS GOVERNING DEVELOPMENT PLATS OF LAND WITHIN THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANVEL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; AND PROVIDING FOR SEVERABILITY.

NEW BUSINESS

1. Consideration and possible action to approve excused committee member absences.
2. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairman, Vice Chairman, and Secretary.
3. Consideration and possible action to approve and forward with recommendation to City Council, Minor Plat for Manvel Fuel Express;
BEING A SUBDIVISION OF 0.7920 ACRES OR 35,000 SQUARE FEET OF LAND SITUATED IN THE MARY V. O'DONNELL SURVEY, SECTION 64, ABSTRACT NO. 483 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
4. Consideration and possible action to approve the 10th Amendment to the General Development Plan for Meridiana dated May 30, 2019.
5. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 39A;
BEING A SUBDIVISION OF 12.96 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS
6. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 44;
BEING A SUBDIVISION OF 27.06 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
7. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 46;
BEING A SUBDIVISION OF 12.96 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 55, A-286, BRAZORIA COUNTY, TEXAS
8. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Manvel Parkway Phase 2;
BEING A SUBDIVISION OF 2.28 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282, BRAZORIA COUNTY, TEXAS
9. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2019-O-18;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF IOWA LANE LOCATED WITHIN THE BOUNDARY OF THE DEL BELLO LAKES DEVELOPMENT, SAID TRACTS BEING (1) A 0.1141 ACRE TRACT OF LAND, (2) A 1,094 ACRE TRACT OF LAND, AND (3) A 2.375 ACRE TRACT OF LAND, ALL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 72 ALSO KNOWN AS THE KATE R. EHRMANN SURVEY ABSTRACT 460, OF BRAZORIA COUNTY, TEXAS, BEING A PORTION OF CR 82, ALSO KNOWN AS IOWA LANE; ABANDONING, CLOSING, AND RELOCATION OF SAID RIGHT-OF-WAY; AUTHORIZING THE



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MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT. (TABLED BY PD&Z ON 3/25/2019)

10. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2019-O-24;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE 1. GENERAL PROVISIONS, ARTICLE II. - SUBDIVISION AND DEVELOPMENT PROCESS, ARTICLE III. PRO RATA COST SHARING FOR PUBLIC IMPROVEMENTS, ARTICLE IV. MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION, ARTICLE V. REQUIRED IMPROVEMENTS FOR OPEN DITCH DRAINAGE SYSTEMS, AND ARTICLE VI. DEVELOPMENT AGREEMENTS IN EXTRATERRITORIAL JURISDICTION BY REVISING PROVISIONS PERTAINING TO SUBDIVISIONS/RESUBDIVISIONS AND DEVELOPMENT OF LAND; REVISING PROVISIONS GOVERNING DEVELOPMENT PLATS OF LAND WITHIN THE CITY LIMITS AND THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANVEL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; AND PROVIDING FOR SEVERABILITY.

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 June 7, 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 June 10, 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.