



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
APRIL 4, 2016
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet on April 4, 2016 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 Brian Wilmer 3/2017	_____	_____
Pos #2 Kyle Marasckin 3/2017	_____	_____
Pos #3 Jason Rains (secretary) 3/2017	_____	_____
Pos #4 Jerome Hudson 3/2017	_____	_____
Pos #5 Debbie Harrison (v-chair) 3/2016	_____	_____
Pos #6 Dorothy Wynne (chair) 3/2016	_____	_____
Pos #7 Devin Jones 3/2016	_____	_____

PLEDGE:

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes from the PD&Z meeting dated:
February 16, 2016
March 21, 2016

PRESENTATIONS AND COMMENTS FROM APPLICANTS AND QUESTIONS FROM COMMISSION MEMBERS:

CITIZEN COMMENTS (LIMIT 3 MINUTES, MANVEL CITIZENS ONLY)

- ❖ Any Manvel Citizen residing within the Manvel City Limits with business before the Planning Development and Zoning Commission, **not** scheduled on the Agenda as a **public hearing** may speak to the Commission.
- ❖ The speaker must state his/her full name and address before speaking.
- ❖ There is a three (3) minute time limit per speaker.
- ❖ The Planning Development and Zoning 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 a Minor Plat for Quail Valley Ranches Section 2 Repalt No. 1 and forward with recommendation to City Council:



Planning Development and Zoning Agenda April 4, 2016

BEING A SUBDIVISION OF 3.176 ACRES (138,354 SQ FT) OUT OF THE QUAIL VALLEY RANCHES, SEC 2 SUBDIVISION RECORDED IN VOL. 19, PG. 35-36 OF THE BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF THE THOMAS SPRAGGINS SURVEY, A-366, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

- 3. **Consideration and possible action to approve Ordinance 2016-O-10, and forward with recommendation to City Council;**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, CHAPTER 62 "SUBDIVISIONS" BY ADDING A NEW SUBSECTION 62-119 TO ARTICLE IV PERTAINING TO DEVELOPMENT OF COMMERCIAL TRACTS OF FIVE ACRES OR LESS WITHIN THE ORIGINAL MANVEL TOWNSITE AREA; ADOPTING A REVISED DESIGN CRITERIA MANUAL TO PROVIDE FOR CONSTRUCTION GUIDELINES FOR STREETS AND DRAINAGE CONSISTENT WITH THE REGULATIONS FOR THE ORIGINAL MANVEL TOWNSITE AREA; 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.

- 4. **Discussion on zoning for property located on Pine Street. Property consists of two tracts of land currently zoned Light Commercial. Tract 1: 2.29 acres and tract 2: 1.00 acre. Property owner, Paulo Arredondo is interested in rezoning tract 2: 1.00 acre from Light Commercial (LC) to Open Single Family Residential (OSFR).**

- 5. **Consideration and possible action to make recommendation to City Council regarding a city initiated re-zoning of;**

ANNEXATION AREA 14, TRACTS BEING APPROXIMATELY 266.99 ACRES, MORE OR LESS, BEING LOCATED GENERALLY AS FOLLOWS: SOUTH OF CR 59, EAST OF CR 48, NORTH OF THE AMERICAN CANAL AND WEST OF THE SOUTHFORK SUBDIVISION, BRAZORIA COUNTY, TEXAS, ZONED AS OPEN SINGLE FAMILY RESIDENTIAL (OSFR) DISTRICT BY ORDINANCE 2015-O-40. (ADOPTED BY CITY COUNCIL ON 2/8/2016).

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 1, 2016 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 and Manvel Economic Development Corporation and Manvel Parks Board may be in attendance at the April 4, 2016 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.