



**CITY OF MANVEL  
PLANNING, DEVELOPMENT AND ZONING COMMISSION  
APRIL 18, 2016  
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet on April 18, 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**

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

**Present**

**Not Present**

_____	_____
_____	_____
_____	_____
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_____	_____

**PLEDGE:**

**READ AND APPROVE MINUTES:**

Consideration and possible action to approve the minutes from the PD&Z meeting dated:  
April 4, 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 Preliminary Plat of Lakeland Subdivision Section Four and forward with recommendation to City Council;  
BEING A SUBDIVISION OF 62.13 ACRES OF LAND SITUATED IN SECTION 63 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 283 AND SECTION 74 OF THE



**H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 493 IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. BEING A PART OF LOT 34 TOGETHER WITH ALL OF LOT 35, 36, 37, 38 AND 39 OF SUBDIVISION OF SECTION 74 H.T. & B.R.R.**

3. **Consideration and possible action to approve a Preliminary Plat of Sedona Lakes Section 9A and forward with recommendation to City Council;  
A SUBDIVISION OF 10.567 ACRES OF LAND LOCATED IN R.B. LYLE, SECTION 92 SURVEY, A-541 AND THE ERASTUS LITLE SURVEY, A-320 BRAZORIA COUNTY, TEXAS.**
4. **Consideration and possible action to approve a Minor Plat of County Road 58 Storage and forward with recommendation to City Council;  
BEING 12.84 ACRES OF LAND OUT OF AND BEING PART OF LOT 20 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 78, H.T. & B.R.R. SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS.**
5. **Consideration and possible action to approve a Final Plat of Rodeo Palms, Royal Palms Sec 2 and forward with recommendation to City Council;  
BEING A SUBDIVISION OF 11.90 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-299, IN BRAZORIA COUNTY, TEXAS. (B.C. MUD. NO. 29).**
6. **Consideration and possible action to approve an Amending Plat for Ponder's Estate and forward with recommendation to City Council;  
BEING AN AMENDING PLAT OF LOTS 9 AND 10, WOLFE AIRPARK, SITUATED IN LOT 17 OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS.**
7. **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 14, 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 18, 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.*