



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
JUNE 6, 2016
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet on June 6, 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 Vacant 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:
May 16, 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.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND LOCATED AT 22217 HWY 6, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY .843 ACRES OF LAND, BEING A PART OF THE A0231 H.T. & B.R.R.



TRACT 11A4, BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP), PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #811192 CAR WASHES, #811122 AUTOMOTIVE GLASS REPLACEMENT SHOPS, #811111 GENERAL AUTOMOTIVE REPAIR, AND #811198 ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE; 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.**
2. **Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2016-O-15;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND LOCATED AT 22217 HWY 6, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY .843 ACRES OF LAND, BEING A PART OF THE A0231 H.T. & B.R.R. TRACT 11A4, BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP), PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #811192 CAR WASHES, #811122 AUTOMOTIVE GLASS REPLACEMENT SHOPS, #811111 GENERAL AUTOMOTIVE REPAIR, AND #811198 ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE; 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, a request by Brazoria County MUD 29, approving a modification to the Design Criteria Manual Section 3 – 1.06 D(3);**
(All new and replacement water meters to be 3/4-inch Neptune E-Coder R900i unless approved by the City of Manvel Water and Sewer Department).
4. **Consideration and possible action to approve a Minor Plat of Daffern/Kilbourn Addition and forward with recommendation to City Council;**
BEING A PART OF OUTLOT 155 OF THE A.A. LUTHER SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS
5. **Consideration and possible action to approve a Minor Plat of the Acorn Trail Subdivision and forward with recommendation to City Council;**
A MINOR PLAT OF 4.0 ACRES OF LAND BEING OUT OF A 25.5 ACRE TRACT, BEING LOT 8 OF THE SUBDIVISION OF JOHN P BOOTH ESTATE, AS RECORDED IN VOLUME 236, PAGE 23, DEED RECORDS, BRAZORIA COUNTY TEXAS, OUT OF THE CHAS PRESCOTT SURVEY, ABSTRACT 354, BRAZORIA COUNTY TEXAS.



- 6. **Consideration possible action to approve a Preliminary Plat for Pomona Section 5 and forward with recommendation to City Council;
BEING APPROXIMATELY 23.1 ACRES OF LAND CONTAINING 83 LOTS (55'65'X120" TYP) AND SEVEN RESERVES IN THREE BLOCKS OUT OF THE R.B. LYLE SURVEY, A-540 BRAZORIA COUNTY, TEXAS.**

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 3, 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, Manvel Economic Development Corporation, Manvel Parks Board and Capital Improvements Advisory Committee may be in attendance at the June 6, 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.