



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
JUNE 20, 2016
7:00 p.m.**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet on June 20, 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:
June 6, 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 7303 RUSSELL STREET MANVEL, TEXAS, BEING TRACTS 5 AND 6 CONSTITUTING APPROXIMATELY .344 ACRES OUT OF APPROXIMATELY 2.0663 ACRES OF LAND, BEING A PART OF THE ORIGINAL MANVEL TOWNSITE BLOCK 3 LOT 1 TO 12, 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 #441221 MOTORCYCLE, ATV AND PERSONAL WATERCRAFT DEALERS AND #811490 OTHER PERSONAL AND HOUSEHOLD GOODS 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.

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 20504 HWY 6, MANVEL, TEXAS, BEING MANVEL OUTLOTS TRACT 86 CONSTITUTING APPROXIMATELY 0.276 ACRES OUT OF APPROXIMATELY 0.861 ACRES OUT OF THE MANVEL OUTLOTS ABST 283 LTS 86A3-86A4-86 470-479 O'DONNELL MANVEL, 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 #811121 AUTOMOTIVE BODY, PAINT AND INTERIOR 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-16;**

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 7303 RUSSELL STREET MANVEL, TEXAS, BEING TRACTS 5 AND 6 CONSTITUTING APPROXIMATELY .344 ACRES OUT OF APPROXIMATELY 2.0663 ACRES OF LAND, BEING A PART OF THE ORIGINAL MANVEL TOWNSITE BLOCK 3 LOT 1 TO 12, 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 #441221 MOTORCYCLE, ATV AND PERSONAL WATERCRAFT DEALERS AND #811490 OTHER PERSONAL AND HOUSEHOLD GOODS 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, Ordinance 2016-O-17;**

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 20504 HWY 6, MANVEL, TEXAS, BEING MANVEL OUTLOTS TRACT 86



CONSTITUTING APPROXIMATELY 0.276 ACRES OUT OF APPROXIMATELY 0.861 ACRES OUT OF THE MANVEL OUTLOTS ABST 283 LTS 86A3-86A4-86 470-479 O'DONNELL MANVEL, 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 #811121 AUTOMOTIVE BODY, PAINT AND INTERIOR 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.

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 17, 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 20, 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.