



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
SEPTEMBER 19, 2016
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

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 Stephen Davison 3/2017	_____	_____
Pos #5 Debbie Harrison (v-chair) 3/2018	_____	_____
Pos #6 Dorothy Wynne (chair) 3/2018	_____	_____
Pos #7 Devin Jones 3/2018	_____	_____

PLEDGE:

READ AND APPROVE MINUTES:

**Consideration and possible action to approve the minutes from the PD&Z meeting dated:
September 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 ESTABLISHING THE INITIAL ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2016-O-24 (MT. HEBRON OUT OF AREA 2); ESTABLISHING THE ANNEXED AREA AS OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR), SAVE AND EXCEPT FOR SIX ACRES WITHIN SAID TERRITORY OWNED BY RMC DEVELOPMENT, LLC TO BE ZONED AS LIGHT COMMERCIAL (LC) DISTRICT; SAID ANNEXED AREA OF ORDINANCE NO. 2016-O-24 BEING LOCATED GENERALLY AT COUNTY ROAD 48, SOUTH OF PALM DESERT DRIVE, COMPRISING FOUR (4) TRACTS TALLING APPROXIMATELY 33.684



ACRES AND TWO (2) TRACTS TOTALING APPROXIMATELY 10.00 ACRES OF LAND; 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 LAND CONSTITUTING APPROXIMATELY 6.577 ACRES FROM LIGHT COMMERCIAL (LC) TO SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SUCH TRACT BEING IN THE "BLUE WATER LAKES OF MANVEL" LOCATED ON HIGHWAY 6 APPROXIMATELY 1,850 FEET WEST OF CORPORATE DRIVE, BEING A 6.577 ACRE TRACT OF LAND IN THE H.T.& B.R.R. CO. SURVEY, ABSTRACT NO 483, BRAZORIA COUNTY, TEXAS, OUT OF THE 40 ACRE TRACT DESCRIBED IN THE DEED FROM ERNEST R. MARSHALL AND ANNA MARIE MARSHALL, TRUSTEES OF THE MARSHALL LIVING TRUST, TO BROAD REACH PARTNERS III, LP, RECORDED UNDER DOCUMENT NUMBER 2006006000, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE 1.5152 ACRE TRACT DESCRIBED AS "TRACT 4" IN THE DEED FROM URANIA G. GARZA TO BROAD REACH PARTNERS III LP, RECORDED UNDER DOCUMENT NUMBER 2006017347, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, OUT OF OUTLOTS 176 AND 179 OF THE DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGE 71 IN THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; 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 BEING TRACT 2: 1.00 ACRE KNOWN AS TRACT 1 MANVEL HEIGHTS SUBDIVISION, SECTION II AN UNRECORDED SUBDIVISION BEING PART OF OUTLOT 149 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGES 71-72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL DISTRICT (LC) TO OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) 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 Ordinance 2016-O-25;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY ESTABLISHING THE INITIAL ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2016-O-24 (MT. HEBRON OUT OF AREA 2); ESTABLISHING THE ANNEXED AREA AS OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR), SAVE AND EXCEPT FOR SIX ACRES WITHIN SAID TERRITORY OWNED BY RMC DEVELOPMENT, LLC TO BE ZONED AS LIGHT COMMERCIAL (LC) DISTRICT; SAID ANNEXED



- AREA OF ORDINANCE NO. 2016-O-24 BEING LOCATED GENERALLY AT COUNTY ROAD 48, SOUTH OF PALM DESERT DRIVE, COMPRISING FOUR (4) TRACTS TOTTALLING APPROXIMATELY 33.684 ACRES AND TWO (2) TRACTS TOTTALING APPROXIMATELY 10.00 ACRES OF LAND; 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 Ordinance 2016-O-26;**
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF LAND CONSTITUTING APPROXIMATELY 6.577 ACRES FROM LIGHT COMMERCIAL (LC) TO SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SUCH TRACT BEING IN THE "BLUE WATER LAKES OF MANVEL" LOCATED ON HIGHWAY 6 APPROXIMATELY 1,850 FEET WEST OF CORPORATE DRIVE, BEING A 6.577 ACRE TRACT OF LAND IN THE H.T.& B.R.R. CO. SURVEY, ABSTRACT NO 483, BRAZORIA COUNTY, TEXAS, OUT OF THE 40 ACRE TRACT DESCRIBED IN THE DEED FROM ERNEST R. MARSHALL AND ANNA MARIE MARSHALL, TRUSTEES OF THE MARSHALL LIVING TRUST, TO BROAD REACH PARTNERS III, LP, RECORDED UNDER DOCUMENT NUMBER 2006006000, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND THE 1.5152 ACRE TRACT DESCRIBED AS "TRACT 4" IN THE DEED FROM URANIA G. GARZA TO BROAD REACH PARTNERS III LP, RECORDED UNDER DOCUMENT NUMBER 2006017347, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS, OUT OF OUTLOTS 176 AND 179 OF THE DR. A.A. LUTHER SUBDIVISION, A SUBDIVISION OF RECORD UNDER VOLUME 1, PAGE 71 IN THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; 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.
 4. **Consideration and possible action to approve Ordinance 2016-O-29;**
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 BEING TRACT 2: 1.00 ACRE KNOWN AS TRACT 1 MANVEL HEIGHTS SUBDIVISION, SECTION II AN UNRECORDED SUBDIVISION BEING PART OF OUTLOT 149 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL, ACCORDING TO THE MAP OF PLAT THEREOF RECORDED IN VOLUME 1, PAGES 71-72 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL DISTRICT (LC) TO OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) 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.
 5. **Consideration and possible action to approve and forward with recommendation to City Council, A Minor Plat for the Manvel RV Park and Storage Facility Phase I (tabled 9/6/2016);**
A SUBDIVISION OF 8.593 ACRES BEING OUT OF THE ALLISON-RICHEY GULF COAST HOME COMPANY SUBDIVISION, SECTION 92, DIVISION "L", RECORDED IN VOLUME 2, PAGE 91, BRAZORIA COUNTY MAP RECORDS, ALSO BEING OUT OF THE A.C.H. & B. SURVEY, A-541 AND THE ERASTUS LITTLE SURVEY, A-320 BRAZORIA COUNTY, TEXAS.



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- 6. Consideration and possible action to approve and forward with recommendation to City Council, A Preliminary Plat of Pomona Section Eight;
BEING A 21.1 ± ACRES OF LAND CONTAINING 59 LOTS (65' X 125' TYP.) AND TWO 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 September 16, 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, Home Rule Charter Commission and Capital Improvements Advisory Committee may be in attendance at the September 19, 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.