



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
December 1, 2014**

Notice is hereby given that the Manvel Planning, Development & Zoning Commission will meet on December 1, 2014 at 6:00 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 3/2015	_____	_____
Pos #2 Kyle Marasckin 3/2015	_____	_____
Pos #3 Jason Rains (secretary) 3/2015	_____	_____
Pos #4 Jerome Hudson 3/2015	_____	_____
Pos #5 Debbie Harrison (v-chair) 3/2016	_____	_____
Pos #6 Dorothy Wynne (chair) 3/2016	_____	_____
Pos #7 Lorraine Hehn 3/2016	_____	_____

PLEDGE:

CITIZEN COMMENTS (LIMIT 3 MINUTES, MANVEL CITIZENS ONLY)

- o 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.
- o The speaker must state his/her full name and address before speaking.
- o There is a three (3) minute time limit per speaker.
- o 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.

OLD BUSINESS:

**Consideration and possible action to approve the minutes from the PD&Z meeting dated:
November 17, 2014**

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS APPROVING A NEW SITE PLAN AND AMENDING ORDINANCE NO. 2013-O-19 WHICH CHANGED THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY TWO AND A HALF (2.5) ACRES LOCATED AT 4910 CROIX ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL (LC) DISTRICT WITH A SPECIFIC USE PERMIT (LC-SUP) TO LIGHT COMMERCIAL (LC) DISTRICT WITH A SPECIFIC USE PERMIT (LC-SUP), ACKNOWLEDGING THE SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #53113 (LESSORS



OF MINI WAREHOUSES AND SELF-STORAGE UNITS); 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 ADOPTING THE 2014 COMPREHENSIVE PLAN FOR THE CITY OF MANVEL, INCLUDING THE ADOPTION OF ALL MAPS CONTAINED THEREIN; REPEALING ORDINANCE NO. 2008-O-01, PASSED ON FEBRUARY 28, 2008, AND ORDINANCE NO. 2009-O-05, PASSED ON FEBRUARY 23, 2009; AMENDING SECTION 50-51 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL TO REFLECT SAME; MAKING CERTAIN FINDINGS RELATED THERETO; CONTAINING OTHER MATTERS ON THE SUBJECT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

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 2014-O-46:

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS APPROVING A NEW SITE PLAN AND AMENDING ORDINANCE NO. 2013-O-19 WHICH CHANGED THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND CONSTITUTING APPROXIMATELY TWO AND A HALF (2.5) ACRES LOCATED AT 4910 CROIX ROAD, MANVEL, TEXAS, FROM LIGHT COMMERCIAL (LC) DISTRICT WITH A SPECIFIC USE PERMIT (LC-SUP) TO LIGHT COMMERCIAL (LC) DISTRICT WITH A SPECIFIC USE PERMIT (LC-SUP), ACKNOWLEDGING THE SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #53113 (LESSORS OF MINI WAREHOUSES AND SELF-STORAGE UNITS); 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 FINAL PLAT FOR THE PATEL SUBDIVISION LOCATED AT 7110 TANKERSLEY, MANVEL TX.
4. Presentation/overview by Kimberly Mickelson on the Comprehensive Plan.

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 general public at Manvel City Hall, and said notice was posted on November 26, 2014 and remained posted continuously for at least 72 hours preceding the scheduled time of the meeting.

Tammy Bell
City Secretary



Planning Development and Zoning Agenda December 1, 2014

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel City Council, Manvel Comprehensive Plan Steering Committee, and Manvel Economic Development Corporation may be in attendance at the December 1, 2014 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.