



**CITY OF MANVEL  
PLANNING, DEVELOPMENT AND ZONING COMMISSION  
FEBRUARY 6, 2017  
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**

	<b><u>Present</u></b>	<b><u>Not Present</u></b>
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:  
January 17, 2017

**PRESENTATIONS AND COMMENTS FROM APPLICANTS AND QUESTIONS FROM COMMISSION MEMBERS:**

**CITIZEN COMMENTS (LIMIT 3 MINUTES, MANVEL CITIZENS ONLY)**

- o Any Manvel Citizen residing within the Manvel City Limits with business before the PD&Z, not scheduled on the Agenda as a public hearing, may have three (3) minutes to address the Commission.
- o The 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 SPECIFIC USE PERMIT GRANTED FOR PROPERTY LOCATED AT 21326 HIGHWAY 6, MANVEL, TEXAS (EZ LINE), BY APPROVING A NEW SITE PLAN FOR AN ADDITIONAL BUILDING; TO THE EXTENT OF ANY CONFLICT AMENDING ORDINANCES NO. 2014-O-32 AND 2015-O-23 WHICH CHANGED THE ZONING CLASSIFICATION AND APPROVED THE SPECIFIC USE PERMIT (HC-SUP) FOR SAID PROPERTY; PROVIDING FOR CONDITIONS; 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 2017-O-03;

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE SPECIFIC USE PERMIT GRANTED FOR PROPERTY LOCATED AT 21326 HIGHWAY 6, MANVEL, TEXAS (EZ LINE), BY APPROVING A NEW SITE PLAN FOR AN ADDITIONAL BUILDING; TO THE EXTENT OF ANY CONFLICT AMENDING ORDINANCES NO. 2014-O-32 AND 2015-O-23 WHICH CHANGED THE ZONING CLASSIFICATION AND APPROVED THE SPECIFIC USE PERMIT (HC-SUP) FOR SAID PROPERTY; PROVIDING FOR CONDITIONS; 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 February 3, 2017 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 February 6, 2017 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.*