



**CITY OF MANVEL
PLANNING, DEVELOPMENT AND ZONING COMMISSION
FEBRUARY 11, 2019
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 George Griffith 3/2019	_____	_____
Pos #2 Kyle Marasckin 3/2019	_____	_____
Pos #3 Jason Rains (secretary) 3/2019	_____	_____
Pos #4 Stephen Davison 3/2019	_____	_____
Pos #5 Debbie Harrison (v-chair) 3/2020	_____	_____
Pos #6 Dorothy Wynne (chair) 3/2020	_____	_____
Pos #7 Muhammed Alam 3/2020	_____	_____

PLEDGE:

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes from the PD&Z meeting dated:
January 28, 2019

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 HEARINGS

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF MERIDIANA UNIT 7 OPEN SPACE BEING A PARTIAL REPLAT AND EXTENSION OF LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND LOT 14 OF LULLING STONE SECTION 1 AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203, MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF TWO (2) EXISTING LOTS INTO TWO (2) RESTRICTED RESERVES AND R.O.W.



TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF MERIDIANA UNIT 10 OPEN SPACE BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 13 -14 OF LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203, MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF THREE (3) EXISTING LOTS INTO ONE (1) RESTRICTED RESERVE

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF MERIDIANA UNIT 29 OPEN SPACE BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 5-7 OF LULLING STONE SECTION 3 AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203, MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF FOUR (4) EXISTING LOTS INTO TWO (2) RESTRICTED RESERVES AND R.O.W.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.895 ACRES (82,516 SQ. FT.) LOCATED AT 7454 ½ LARGE AVENUE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY (LC/SH6) DISTRICT TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 237130 "POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION"

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 2019-O-04;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.895 ACRES (82,516 SQ. FT.) LOCATED AT 7454 ½ LARGE AVENUE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY (LC/SH6) DISTRICT TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 237130 "POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION"; PROVIDING FOR THE AMENDMENT OF



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**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 Minor Plat of waffle house on CR 59;*
BEING A PARTIAL REPLAT OF LOT 3 OF THE CR 59 & KIRBY COMMERCIAL SUBDIVISION COMPRISED OF THE EAST 99 FEET OF LOT 3 OF CR 59 & KIRBY COMMERCIAL SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER 2014026168 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS ABSTRACT NO. 540 ONE LOT, ONE BLOCK 0.6554 OF AN ACRE.**
4. **Consideration and possible action to approve and forward with recommendation to City Council, *A Minor Plat for Scott Avenue Estates;*
A 13.887 ACRE SUBDIVISION OF 1-BLOCK, 7-LOTS, AND 1-RESERVE OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION -74, ABSTRACT 493 AS RECORDED UNDER C.F.F. # 2017038408, O.R.B.C.T. SITUATED IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**
5. **Consideration and possible action to approve and forward with recommendation to City Council, *A Preliminary plat for Meridiana Unit 4 Open Space;*
BEING A SUBDIVISION OF 23.45 ACRES OF LAND, BEING A PARTIAL REPLAT AND EXTENSION OF LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND LOT 14 OF LULLING STONE SECTION 1 AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203 MANVEL, BRAZORIA COUNTY, TEXAS.
REASON FOR REPLAT: TO CONVERT PORTIONS OF TWO EXISTING LOTS INTO TWO RESTRICTED RESERVES & R.O.W.**
6. **Consideration and possible action to approve and forward with recommendation to City Council, *Preliminary plat for Meridiana Unit 10 Open Space;*
BEING A SUBDIVISION OF 20.18 ACRES OF LAND, BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 13-14 OF LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING A PART OF THE OLIVER HALL SURVEY, A-203 MANVEL, BRAZORIA COUNTY, TEXAS.
REASON FOR REPLAT: TO CONVERT PORTIONS OF THREE EXISTING LOTS INTO ONE RESTRICTED RESERVE**
7. **Consideration and possible action to approve and forward with recommendation to City Council, *Preliminary plat for Meridiana Unit 10 Open Space;*
BEING A SUBDIVISION OF 18.81 ACRES OF LAND, BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 5-7 OF LULLING STONE SECTION THREE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO**



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BEING A PART OF THE OLIVER HALL SURVEY, A-203 MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT: TO CONVERT PORTIONS OF FOUR EXISTING LOTS INTO TWO RESTRICTED RESERVES AND R.O.W.

8. **Consideration and possible action to approve and forward with recommendation to City Council, *A Preliminary Plat of Meridiana Unit 16 Open Space*;
BEING A SUBDIVISION OF 17.05 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NUMBER 62, A-484 BEING PORTIONS OF LOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS. MANVEL, BRAZORIA COUNTY, TEXAS.**
9. **Consideration and possible action to approve and forward with recommendation to City Council, *A Preliminary Plat of Meridiana Section 45*;
BEING A SUBDIVISION OF 10.38 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, A-286 AND THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282 MANVEL, BRAZORIA COUNTY, TEXAS.**
10. **Discussion/Overview of the proposed amendments to the Subdivision Ordinance.**

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 8, 2019 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 11, 2019 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.