

THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



**NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 12, 2024**

**NOTICE IS HEREBY GIVEN
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

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.

Regular Session

Call to Order

Position #1 Ryan Miller, Chair 03/2025
Position #2 Kyle Marasckin, Vice-Chair 03/2025
Position #3 Mary Ann Atkinson 03/2025
Position #4 Kenneth Haynes 03/2025
Position #5 Christy Kennard 03/2024
Position #6 Dorothy Wynne 03/2024
Position #7 Muhammed Alam 03/2024

Pledge

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board 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 ON AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL 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 611210 "JUNIOR COLLEGES"; 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.

*****CANCELED*****

TO HEAR INPUT FROM THE PUBLIC REGARDING A PROPOSED ORDINANCE (2024-O-09) OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 4.0248 ACRE TRACT OF LAND, LOCATED AT 19804 MORRIS AVENUE SUITE 160, MANVEL, TX, FROM LIGHT COMMERCIAL 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 CODE 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; 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.

Consent PDZ

All Consent Agenda items listed are considered to be routine by the Planning Development and Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Development and Zoning Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve the meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve Preliminary Plat of Valencia Lake H;
BEING A SUBDIVISION OF 7.66 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 6, 7, 14, AND 15 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PG. 91 & 92 IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- B. Consideration and possible action to approve Preliminary Plat of Valencia Section 10;
BEING A SUBDIVISION OF 10.427 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 42, AND 50 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- C. Consideration and possible action to approve Preliminary Plat of Valencia Section 11;
BEING A SUBDIVISION OF 9.618 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING

February 12, 2024 PLANNING DEVELOPMENT AND ZONING MEETING

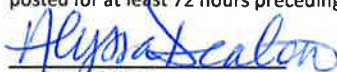
A PART OF LOTS 34, 35, 42 AND 43 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).

- D. Consideration and possible action to approve Preliminary Plat of Valencia Section 12;
BEING A SUBDIVISION OF 14.98 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 37, 38, 45 AND 46 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, VOL. 2, PG. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- E. Consideration and possible action to approve Preliminary Plat of Valencia Section 15;
BEING A SUBDIVISION OF 13.057 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOT 175 OF THE DR. A. A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, VOL. 1, PG. 71 & 72 AND VOL. 3, PG. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R).
- F. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2024-O-08;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 11.665 ACRES LOCATED AT 11800 MAGNOLIA PKWY, MANVEL, TEXAS, FROM LIGHT COMMERCIAL 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 611210 "JUNIOR COLLEGES"; 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.
- G. Consideration and possible action to approve and forward with recommendation to City Council, the amended Planning Development and Zoning Commission Bylaws.
- H. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.
- I. Consideration and possible action to approve excused committee member absences.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 2/9/24 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS