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

NOTICE OF A MEETING OF THE

PLANNING DEVELOPMENT AND ZONING COMMISSION

June 14, 2021
7:00 P.M.

NOTICE IS HEREBY GIVEN

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:

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.

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 PDZ Board Members

Pos #1 Ryan Miller 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers 3/2023
Pos #5 Christy Kennard 3/2022
Pos #6 Dorothy Wynne 3/2022
Pos #7 Muhammed Alam 3/2022

Pledge

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

Citizen Comments: "Comment Card" Required

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearing

A. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 1 BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND THREE (3) RESERVES.

B. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA HIGHWAY 6 COMMERCIAL RESERVE NO. 2 BEING A SUBDIVISION OF 4.304 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

C. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA CUMULUS DRIVE PHASE 3 BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A-203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDED IN VOLUME 22, PAGES 231-234 OF THE BRAZORIA COUNTY, PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.
REASON FOR THE REPLAT IS TO RECONFIGURE PORTIONS OF ONE (1) PLATTED LOT INTO ONE (1) BLOCK AND TWO (2) RESERVES.

D. TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA SECTION 28B BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY, PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TOEXCEED $2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. REASON FOR THE REPLAT IS TO CREATE THIRTY-NINE (39) LOTS, TWO (2) BLOCKS, AND SEVEN (7) RESERVES.

Consent Agenda

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 Board Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Age

A. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Highway 6 Commercial Reserve No. 1;

BEING A SUBDIVISION OF 5.872 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, A-483, AND THE JIM O'DONNELL SURVEY, A-470, ALSO BEING OUT OF LOTS 139 AND 140 OF DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Highway 6 Commercial Reserve No. 2;

BEING A SUBDIVISION OF 4.304 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 63, A-283 AND THE J.M. O'DONNELL SURVEY, A-470, ALSO BEING A PARTIAL REPLAT OF LOTS 1, 2, AND 3, BLOCK 1 OF SUNSET GARDENS AS RECORDED IN VOL. 13, PG. 47-48, BRAZORIA COUNTY PLAT RECORDS, ALSO BEING OUT OF LOT 88 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, AS RECORDED UNDER VOL. 1, PG. 71-72, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Cumulus Drive Phase 3;

BEING A SUBDIVISION OF 3.021 ACRES OUT OF THE OLIVER HALL SURVEY, A- 203; BEING A PARTIAL REPLAT OF A PORTION OF LOT 6 OF LULLING STONE SECTION THREE, A SUBDIVISION PER PLAT RECORDS IN VOLUME 22, PAGES 231- 234 OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Approve a 30-day plat extension and forward to City Council, A Final Plat for Meridiana Section 28B;

BEING A SUBDIVISION OF 14.35 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 5 AND 6, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Approve a 30-day plat extension and forward to City Council, Final Plat for Meridiana Pursley Boulevard Phase 4;

BEING A SUBDIVISION OF 1.941 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61 A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

F. Approve and forward with recommendation to City Council, Final Plat for Meridiana Northeast Village Center;

BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

G. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 39A;

BEING A SUBDIVISION OF 12.39 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

H. Approve and forward with recommendation to City Council, Final Plat for Meridiana Section 31A;

BEING A SUBDIVISION OF 15.52 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 61, ABSTRACT 282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

I. Approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 68;

BEING A SUBDIVISION OF 0.02 ACRES OUT OF THE H. & T. C. R.R. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

J. Approve, Preliminary Plat for Pomona Street Dedication No. 2 Kirby Drive;

BEING 1.6 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

K. Approve, Preliminary Plat for Pomona Street Dedication No. 3 Kirby Drive;

BEING 4.0 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

L. Approve, Preliminary Plat for Pomona Section 24;
BEING 39.9 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

M. Approve, Preliminary Plat for Pomona Section 25;
BEING 46.3 ACRES OUT OF THE H.T. & B.R.R. SURVEY, A-298, AND THE R.B. LYLE CO. SURVEY, A-540, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

N. Approve, Preliminary Plat for Pomona Section 26;
BEING 29.7 ACRES OUT OF THE H.T. & B.R.R. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

O. Approve, Preliminary Plat for Pomona Section 27;
BEING 85.4 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

P. Approve meeting minutes to date.

Regular Agenda

A. Update on the Capital Improvements Advisory Committee and introduction/presentation on Water and Wastewater Impact Fees.

B. Consideration and possible action to approve Meridiana General Development Plan Amendment No. 19.

C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve Z Phase 1;
BEING A SUBDIVISION OF 11.89 ACRES, BEING A PARTIAL REPLAT OF LOTS 1-8, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Consideration and possible action to approve, Preliminary Plat for Newport Lake Estates Section Three;
BEING A SUBDIVISION OF 11.04 ACRES LOCATED IN SECTION 75 OF THE H.T. &
B.R.R. SURVEY, A-299, BRAZORIA COUNTY, TEXAS.

E. Consideration and possible action to approve, Preliminary Plat for Pomona Lake E & H; BEING 43.1 ACRES OUT OF THE A.C.H. & B.R.R. CO. SURVEY, A-417, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

F. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-18;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 437.869 ACRES GENERALLY BOUNDED BY DEL BELLO BOULEVARD RIGHT-OF-WAY (NORTH), POLLARD DRIVE RIGHT-OF-WAY (EAST), MANVEL PARKWAY/IOWA LANE RIGHT-OF-WAYS (WEST), AND STATE HIGHWAY 6 (SOUTH), MANVEL, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO PLANNED UNIT DEVELOPMENT DISTRICT (PUD); 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

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 June 11, 2021 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.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

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 June 14, 2021 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.