NOTICE OF A
PLANNING DEVELOPMENT AND ZONING MEETING
July 26, 2021
7:00 PM

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

Roll Call
- 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 thell@cityofmanvel.com or by calling 281-489-0630 x6 for staff assistance.*

Public Hearings

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT OF MERIDIANA DETENTION RESERVE T PHASE 1 FINAL PLAT, BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C.F. NO. 2011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO RECONFIGURE A PORTION OF THE INTERIM PARK SITE TO TWO (2) RESERVES AND ONE (1) BLOCK.

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT 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. REASON FOR REPLAT IS TO RECONFIGURE A PORTION OF ONE PLATTED LOT TO ONE (1) RESERVE AND ONE (1) BLOCK.

TO HEAR COMMENTS FOR OR AGAINST A PROPOSED REPLAT. THE APPLICANT REQUESTS A REPLAT 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. REASON FOR REPLAT IS TO CREATE THIRTY-NINE (39) LOTS, SEVEN (7) RESERVES AND TWO (2) BLOCKS.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF 12.85 ACRES OF LAND LOCATED AT 7346 TAYLOR STREET, MANVEL, TEXAS FROM OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT 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 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 PD&Z Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Age

1. Approve and forward with a recommendation to City Council, Preliminary Plat for Meridiana Section 33B;

   Being A Subdivision of 10.12 acres out of the Oliver Hall Survey A-203, also being a partial replat of Lots 1 and 2, Block 1, of Lulling Stone Section 3, a plat or map thereof recorded in Brazoria County Plat Records Vol. 22, Pg. 231-234, City of Manvel, Brazoria County, Texas.

2. Approve and forward with recommendation to City Council, Vacating Plat for Manvel Interim Park Site;

   Being a vacation of a subdivision plat of 20.00 acres, known as "Minor Plat Manvel Interim Park Site", recorded under Brazoria County Clerk's File Number 2011032948, and being out of the Oliver Hall Survey, Abstract 203, and the H.T. & B.R.R. Co. Survey, Section 61, Abstract 282 in the City of Manvel, Brazoria County, Texas.

3. Acceptance of the minutes to date.

Regular Agenda

1. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;

   Being a subdivision of 14.11 acres out of the H.T. & B.R.R. Co. Survey, Section 61, A-282, and the Oliver Hall Survey, A-203; City of Manvel, Brazoria County, Texas.

2. Consideration and possible action to approve and forward with recommendation to City Council, 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.

3. Consideration and possible action to forward a 30-day plat extension to City Council, 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.

Adjourn

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 July 23, 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

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 July 26, 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.