

PLANNING DEVELOPMENT AND ZONING MEETING

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



NOTICE OF A MEETING MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION September 13, 2021

NOTICE IS HEREBY GIVEN 7:00 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 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

PUBLIC HEARING TO HEAR COMMENTS FOR OR AGAINST A REQUEST FOR A REPLAT OF SEDONA AT KESTREL RIDGE FINAL PLAT BEING A SUBDIVISION OF 0.8465 ACRES (36,873 SQUARE FEET) OF LAND BEING LOT 21, 22, 23, 24, BLOCK 1 OF SEDONA LAKES SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 201862313, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND RESTRICTED

PLANNING DEVELOPMENT AND ZONING MEETING

RESERVE A IN THE FINAL PLAT OF SEDONA LAKES SECTION 9 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS, ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 2017003498, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.

REASON FOR THE REPLAT IS TO CREATE FOUR (4) LOTS.

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 1.03 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 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. Consideration and possible action to approve, Final Plat for Del Bello Lakes Detention Reserve No. 2;
BEING A SUBDIVISION OF 6.299 ACRES OF LAND SITUATED IN THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 7;
BEING A SUBDIVISION OF 0.84 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, TEXAS.
- C. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'T' Phase 2;
BEING A SUBDIVISION OF 0.77 ACRES AND CONSISTING OF 1 BLOCK AND 1 RESERVE OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 51A;
BEING A SUBDIVISION OF 7.18 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61 A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

PLANNING DEVELOPMENT AND ZONING MEETING

- E. Consideration and possible action to approve, Final Plat for Pomona Section 22;
BEING A SUBDIVISION OF 18.902 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89 ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 4, 5, AND 6 OF SECTION 89 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- F. Acceptance of the meeting minutes to date.

Regular Agenda

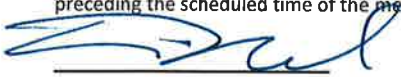
- A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat Meridiana Elementary School Site No.2;
BEING A SUBDIVISION OF 13.00 ACRES AND CONSISTING OF 1 BLOCK AND 1 RESERVE OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve, Preliminary Plat for Pomona Section 28;
BEING A SUBDIVISION OF 74.4 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-298 & R.B. LYLE SURVEY, A-540, CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve, Replat for Sedona at Kestrel Ridge Final Plat;
BEING A SUBDIVISION OF 0.8465 ACRES (36,873 SF.) OF LAND BEING LOT 21, 22, 23, 24, BLOCK 1 OF SEDONA LAKES SECTION 10, A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 201862313, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND RESTRICTED RESERVE A IN THE FINAL PLAT OF SEDONA LAKES SECTION 9 A SUBDIVISION IN BRAZORIA COUNTY, TEXAS ACCORDING TO MAP THEREOF RECORDED UNDER FILM CODE NUMBER 2017003498, OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and forward with recommendation to City Council, Ordinance 2021-O-23;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A TRACT OF LAND 1.03 ACRES LOCATED AT 7346 TAYLOR STREET, LOTS 1 – 6, IN BLOCK 61, OF TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN-SINGLE FAMILY RESIDENTIAL DISTRICT (O-SFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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.

PLANNING DEVELOPMENT AND ZONING MEETING

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 September 10, 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