

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
February 28, 2022

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

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

Swearing in of Board Members

Position #5 - Christy Kennard
Position #6 - Dorothy Wynne
Position #7 - Muhammed Alam

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 Hearing

TO HEAR INPUT FROM THE PUBLIC ON A REQUEST FOR A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT REPLAT NO. 1 EXTENSION, BEING A SUBDIVISION OF 4.828 ACRES, OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO, BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954 CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

REASON FOR REPLAT IS TO CREATE TWO (2) RESTRICTED RESERVES AND ONE (1) BLOCK.

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 and forward with recommendation to City Council, Final Plat for Brazoria County MUD No. 57 Lift Station;
BEING A SUBDIVISION OF 0.1945 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 7;
BEING A SUBDIVISION OF 0.8422 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Section 52;
BEING A SUBDIVISION OF 21.88 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, AND THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 59 LOTS, 4 BLOCKS, AND 4 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.
- E. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Foxtail Palms;
BEING A SUBDIVISION OF 80.958 ACRES OF LAND BEING A REPLAT OF A PORTION OF LOTS 43 AND 51, AND ALL OF LOTS 4-46 AND 52-55 AND A PORTION OF A 40' WIDE ROAD OF THE EMIGRATION LAND COMPANY SUBDIVISION, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 81 OF THE BRAZORIA COUNTY PLAT RECORDS, LOCATED IN H.T & B. RAILROAD CO. SURVEY, SEC. 71, A-291, BRAZORIA COUNTY, TEXAS.
- F. Approve the meeting minutes to date.

2/28/2022 PLANNING DEVELOPMENT AND ZONING MEETING

Regular Agenda

- A. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Brazoria County MUD No. 56 Water Plant Replat No. 1 and Extension;
BEING A SUBDIVISION OF 4.828 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; AND ALSO BEING A REPLAT OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56 WATER PLANT, AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS DOCUMENT NO. 2020047954, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve and move forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserves L-2 and O-2;
BEING A SUBDIVISION OF 46.89 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 1 BLOCK, AND 3 RESERVES, A PLAT OR MAP THEREOF RECORDED IN BRAZORIA COUNTY.
- C. Consideration and possible action to approve and forward with recommendation to City Council, Replat of Abbreviated Replat of Lot 23 Quail Valley Ranches, Section 2;
BEING A SUBDIVISION OF 10.9411 ACRES (476,596 SQ FT) IN THE THOMAS SPRAGGINS SURVEY, A-366, BRAZORIA COUNTY, TEXAS, BEING ALL OF LOT 23, OF ABBREVIATED REPLAT OF LOT 23, OF QUAIL VALLEY RANCHES, SECTION 2 AS RECORDED IN VOLUME 23, PAGE 59-60, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- D. 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.
- E. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairman.
- F. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairman.
- G. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.
- H. Consideration and possible action to approve excused committee member absences.

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 2/25/2022 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