

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
August 22, 2022

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 and Roll Call

Pos #1 Ryan Miller, Vice-Chair 3/2023
Pos #2 Kyle Marasckin 3/2023
Pos #3 Christine Diaz 3/2023
Pos #4 Alina Rogers, Secretary 3/2023
Pos #5 Christy Kennard 3/2024
Pos #6 Dorothy Wynne, Chair 3/2024
Pos #7 Muhammed Alam 3/2024

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 has 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 COMMENTS FOR OR AGAINST A REQUEST FOR A PARTIAL REPLAT OF DAFFERN/ KILBOURN ADDITION; REPLAT BEING A 2.29 ACRE SUBDIVISION, A REPLAT OF LOT 1, BLOCK 1, DAFFERN/ KILBOURN ADDITION, A SUBDIVISION AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996. REASON FOR REPLAT IS TO CREATE TWO (2) LOTS.

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 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. Approval of Meeting Minutes to date.

Regular Agenda

- A. Consideration and possible action to approve, Partial Replat of Paulose-Madhu Addition;
BEING ALL OF LOT 1 OF DAFFERN/KILBOURN ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2016027996.
- B. Consideration and possible action to approve Preliminary Plat of Pomona Section 28; BEING A SUBDIVISION OF 74.541 ACRES OF LAND LOCATED IN THE A.C.H. & B.R.R. CO. SURVEY, SECTION 89, ABSTRACT 417, BRAZORIA COUNTY, TEXAS, BEING PORTIONS OF LOTS 1, 2, 3, 11, 12, AND 13 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.
- C. Consideration and possible action to approve, Preliminary Plat for Valencia Del Bello Boulevard Street Dedication;
BEING A SUBDIVISION OF 2.02 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 6 AND 12 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- D. Consideration and possible action to approve, Preliminary Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;
BEING A SUBDIVISION OF 33.94 ACRES OF LAND LOCATED IN THE MARY V. O'DONNELL SURVEY, A-469; H.T. & B.R.R. COMPANY SURVEY, SEC. 72,

A-460; H.T. & B.R.R. COMPANY SURVEY, SEC. 65, A-285; H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483; AND H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, BEING A PART OF OUTLOTS 174, 175, 180, & 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND PART OF LOTS 5, 8, 13, 16, 21, 24, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 40, 46, & 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73 VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- E. Consideration and possible action to approve, Preliminary Plat for Valencia Lift Station;
BEING A SUBDIVISION OF 0.15 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483 BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS. 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- F. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake A;
BEING A SUBDIVISION OF 21.53 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 175, 180 AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PGS., 71 & 72 AND VOL. 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- G. Consideration and possible action to approve, Preliminary Plat for Valencia Drill Site & Detention Lake B;
BEING A SUBDIVISION OF 8.46 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS BEING A PART OF OUTLOTS 180 AND 195 IN THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY VOL. 1, PGS. 71 & 72 AND VOL 3, PGS. 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS.
- H. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake C;
BEING A SUBDIVISION OF 9.98 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 31, 39, 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PGS. 91 & 92 BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

- I. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lakes E and F;
BEING A SUBDIVISION OF 20.01 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS BEING A PART OF LOTS 35, 43, 44, 45, 46 & 47 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 IN THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).
- J. 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.
- K. 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 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 August 19, 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