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

NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
September 12, 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 Member 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.

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. Consideration and possible action to approve, Preliminary Plat for Valencia Detention Lake D; BEING A SUBDIVISION OF 12.34 ACRES OF LAND IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 14, 15, 22, 23, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92, IN BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

B. Consideration and possible action to approve, Preliminary Plat for Valencia Section 1; BEING A SUBDIVISION OF 9.73 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF THE MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

C. Consideration and possible action to approve, Preliminary Plat for Valencia Section 2; BEING A SUBDIVISION OF 12.96 ACRES OF LAND IN THE H.T. & B.R.R. SECTION 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF OUTLOTS 175 AND 180 OF DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, A SUBDIVISION RECORDED IN VOL. 1, PAGES 71 & 72 AND VOL. 3, PAGES 139 & 140 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

D. Consideration and possible action to approve, Preliminary Plat for Valencia Section 4; BEING A SUBDIVISION OF 21.11 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 14, 21, 22, 29, 30, AND 31 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, A SUBDIVISION RECORDED IN VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

E. Consideration and possible action to approve, Preliminary Plat for Valencia Section 5; BEING A SUBDIVISION OF 19.74 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING PART OF LOTS 35, 36, 37, 43, 44, AND 45 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PAGE 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.)

F. Consideration and possible action to approve, Preliminary Plat for Valencia Section 6;
BEING A SUBDIVISION OF 6.62 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 34, 35, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

G. Approval of Meeting Minutes to date.

Regular Agenda

A. Consideration and possible action to approve, Minor Plat of Manvel City Hall State Highway 6;
BEING A REPLAT OF THE MINOR PLAT OF MANVEL CITY HALL AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2019007731 AND A PORTION OF LOTS 7 AND 8, BLOCK 6 OF THE TOWN OF MANVEL, MAP OR PLAT RECORDED UNDER VOL. 1, PG. 69, BRAZORIA COUNTY PLAT RECORDS, ABSTRACT NO. 470, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

B. Consideration and possible action to approve, Preliminary Plat for Meridiana Section 13A;
BEING A SUBDIVISION OF 17.22 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 57 LOTS, 5 BLOCKS, AND 4 RESERVES.

C. Consideration and possible action to approve, Preliminary Plat for Meridiana Section 32B;
BEING A SUBDIVISION OF 0.23 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CONSISTING OF 2 LOTS, AND 1 BLOCK.

D. Consideration and possible action to approve, Final Plat for Meridiana Section 4 East;
BEING A SUBDIVISION OF 28.86 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Consideration and possible action to approve, Final Plat for Meridiana Section 54B;
BEING A SUBDIVISION OF 21.70 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY TEXAS.

F. Consideration and possible action to approve, 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, HE 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.

G. Consideration and possible action to approve, Final Plat for 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.

H. Consideration and possible action to approve, Final Plat for Pomona Section 24;
BEING A SUBDIVISION OF 37.007 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) J.S. TALMAGE SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 23, 24, 25, 33, 34, 35, 42, 43, 44, 45, 52, 53, 54, AND 55 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, IN BRAZORIA COUNTY, TEXAS.

I. Consideration and possible action to approve, Preliminary Plat for 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 HOMECOMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOL. 2, PG. 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

J. Consideration and possible action to approve, Preliminary Plat for Valencia Section 3;
BEING A SUBDIVISION OF 24.83 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC. 73, A-301, AND THE H.T. & B.R.R. COMPANY SURVEY, SEC. 64, A-483, BRAZORIA COUNTY, TEXAS, BEING A PART OF LOTS 15, 16, 23, 24, 31 AND 32 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SEC. 73, A SUBDIVISION RECORDED IN VOL. 2, PGS. 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.) AND A PART OF OUTLOT 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 (B.C.P.R.).

K. Consideration and possible action to approve, Preliminary Plat for Valencia Section 7;
BEING A SUBDIVISION OF 9.47 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 33, 34, AND 42 IN THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS SECTION 73, VOL. 2, PAGES 91 & 92 OF THE BRAZORIA COUNTY PUBLIC RECORDS (B.C.P.R.).

L. 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.

M. 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 September 7, 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