

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



NOTICE OF A MEETING
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
January 9, 2023

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

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 have 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 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. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Section 25A;
BEING A SUBDIVISION OF 19.42 ACRES BEING A PARTIAL REPLAT OF LOTS 17 & 18, BLOCK 1, OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Detention Reserve W;
BEING A SUBDIVISION OF 15.53 ACRES, BEING A PARTIAL REPLAT OF LOTS 16, 17, & 18, BLOCK 1 OF LULLING STONE SECTION 1, AS RECORDED AT VOLUME 21, PAGES, 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. Approve a six-month preliminary plat extension, Preliminary Plat for Meridiana Section 7 East;
A SUBDIVISION OF 23.36 ACRES, BEING A PARTIAL REPLAT OF LOTS 11-16, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Detention Reserve A-2;
BEING A SUBDIVISION OF 10.15 ACRES OUR OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve Final Plat for Meridiana Detention Reserve B-2;
BEING A SUBDIVISION OF 11.18 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- F. Approve Final Plat of Valencia Lakes E and F;
BEING A SUBDIVISION OF 20.080 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 73, ABSTRACT 301, BRAZORIA COUNTY, TEXAS; ALSO BEING A PART OF LOTS 35, 43, 44, 45, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF THE SUBURBAN GARDENS SEC. 73, VOL. 2, PAGES 91 & 92, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).
- G. Approve the meeting minutes to date.

Executive Session

The Planning, Development, and Zoning Commission will convene into Executive Session pursuant to Texas Local Government Code, Section 551-071: "Consultation with Attorney" to discuss the following:

Pending Litigation – Rise Communities, LLC and GR-M1, LTD. VS. Manvel Planning Development and Zoning Commission, and Jose Abraham, City Planner.

Regular Agenda

- A. Consideration and possible action to approve, Final Plat for Meridiana Section 32B; BEING A SUBDIVISION OF 0.2269 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- B. Consideration and possible action to approve, Final Plat for Meridiana Section 4A East; BEING A SUBDIVISION OF 16.84 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- C. 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.
- 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 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 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 1/6/2023 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