NOTICE OF A TELECONFERENCE
PLANNING DEVELOPMENT AND ZONING MEETING
April 12, 2021
7:00 PM

Notice is hereby given that Planning Development and Zoning will meet VIA TELECONFERENCE. This meeting is to consider and if appropriate, take action with respect to the items listed below.

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

A temporary suspension of the Open Meetings Act to allow telephone or video conference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.
Citizens may join the Meeting (in listen mode only-with the exception during a public hearing) by calling 210-469-0207 or Toll Free 1-877-257-2190 and entering the Meeting ID: 848 549 407#

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com.
A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

*****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.comor by calling 281-489-0630 x6 for staff assistance.**

*****All Public Comment Requests (Including Public Hearing Requests) must be received before 6:00 p.m., on April 12, 2021.**

The Planning, Development and Zoning Commission reserves the right to go into Executive Session on any item on this agenda under the appropriate exceptions to the Texas Open Meeting Act, Chapter 551, Texas Government Code.

Regular Session

Call To Order

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 x4 for staff assistance.*

Read and Approve Minutes

Consideration and possible action to approve the minutes dated;
February 22, 2021 and March 8, 2021

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA RETAIL DETENTION RESERVE NO. 1 BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, 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. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA DETENTION RESERVE U AND A PARTIAL REPLAT OF LULLING STONE SECTION THREE BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK, TWO (2) RESERVES, RELOCATE 50-FOOT BUILDING LINE AND 16-FOOT UTILITY EASEMENT ADJACENT TO MASTERS ROAD (C.R. 67), AND PROVIDE 20-FEET OF WIDENING FOR C.R. 67.

TO HEAR INPUT FROM THE PUBLIC REGARDING THE APPLICANT'S REQUEST FOR A FINAL PLAT OF MERIDIANA DETENTION RESERVE T PHASE 1 AND A PARTIAL REPLAT OF MANVEL INTERIM PARK SITE BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C.F. NO. 25011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR THE REPLAT IS TO CREATE ONE (1) BLOCK AND TWO (2) RESERVES.

Update by the Director of Development Services

Update on the Consent Agenda process.

Consent Agenda

All Consent Agenda items listed are considered to be routine by the Commission and will be approved by one motion. There will be no separate discussion of these items unless a Commission Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

A. Approve six-month preliminary plat extension, Preliminary Plat for Pomona Section 22;
BEING A SUBDIVISION OF 19.1 ACRES OF LAND OUT OF THE R.B. LYLE SURVEY, A-540, AND THE A.C.H. & B.R.R. CO. SURVEY, A-417, BRAZORIA COUNTY, TEXAS.

B. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Retail Detention Reserve No. 1;
BEING A SUBDIVISION OF 3.738 ACRES BEING OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, A-484, 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.

C. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve U;
BEING A SUBDIVISION OF 9.860 ACRES IN THE OLIVER HALL SURVEY, ABSTRACT 203, BEING A PARTIAL REPLAT OF A PORTION OF LOT 9, BLOCK 1, OF LULLING STONE SECTION THREE, AS RECORDED IN VOL. 22, PG. 231-234 B.C.P.R.; ALSO BEING PART OF THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

D. Action To Forward A 30-Day Plat Extension To City Council, Final Plat For Meridiana Northeast Village Center;
BEING A SUBDIVISION OF 5.166 ACRES OUT OF THE H.T. & B. R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

E. Action to forward a 30-day plat extension to City Council, Final Plat for Meridiana Detention Reserve T Phase 1;
BEING A SUBDIVISION OF 14.11 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203; AND BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE PER PLAT RECORDED AT B.C.C. F. NO. 2011032948; CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Regular Agenda

1. Consideration and possible action to approve Meridiana General Development Plan Amendment No. 18.

2. Consideration and possible action on the following;

A. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Pursley Boulevard Phase 5;
BEING A SUBDIVISION OF 0.53 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL.

B. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Section 50;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

C. Consideration and possible action to approve and forward with recommendation to City Council, Preliminary Plat for Meridiana Detention Reserve 'V';
BEING A SUBDIVISION OF 4.06 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, AND H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, ALSO BEING A PARTIAL REPLAT OF THE MANVEL INTERIM PARK SITE RECORDED AT B.C.C.F. NO. 2011032948, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

3. Consideration and possible action to approve and forward with recommendation to City Council, Final Plat for Meridiana Pursley Boulevard Phase 3;
BEING A SUBDIVISION OF 3.728 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, AND THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, IN THE CITY OF MANVEL, IN BRAZORIA COUNTY, TEXAS.

4. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 48;
BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

5. Consideration and possible action to forward with recommendation to City Council, Final Plat for Meridiana Section 49,
BEING A SUBDIVISION OF 19.82 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, H.T. & B.R.R. CO. SURVEY, SECTION 61, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

6. Consideration and possible action to appoint a Planning Development and Zoning Commission Chairman.

7. Consideration and possible action to appoint a Planning Development and Zoning Commission Vice Chairman.

8. Consideration and possible action to appoint a Planning Development and Zoning Commission Secretary.

D. 9. Consideration and possible action to approve excused committee absences.

Adjourn

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel Planning Development and Zoning Comission 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 April 9, 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.

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Tammy Bell
City Secretary