

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



**NOTICE OF A MEETING**  
**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION**  
**November 14, 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**

- 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 the meeting minutes to date.

**Regular Agenda**

- A. Consideration and possible action to approve Final Plat for SKYWAY TOWERS MANVEL;  
BEING A SUBDIVISION OF 3.737 ACRES BEING A PARTIAL REPLAT OF LOT 109 OF THE E.C. PITKIN SUBDIVISION AS RECORDED IN VOLUME 3, PAGE 139, OF THE B.C.P.R., IN THE H. T. & B. R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS
- B. Consideration and possible action to approve Final Plat for Pollard Boulevard, Charlotte Street, and Dogwood Avenue Street Dedication;  
BEING A SUBDIVISION OF 33.972 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SEC.73, ABSTRACT 301, H.T. & B.R.R. COMPANY SURVEY SECTION 64, ALSO KNOWN AS THE MARY V. O'DONNELL SURVEY, ABSTRACT 483, AND THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285, BRAZORIA COUNTY, TEXAS; ALSO BEING A PORTION OF LOTS 5, 8, 13, 16, 21, 24, 29, 30-38, 40, 46, AND 47 OF THE ALLISON RICHEY GULF COAST HOME COMPANY, PART OF SUBURBAN GARDENS SECTION 73, RECORDED UNDER VOL. 2, PAGES 91-92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS (B.C.P.R) AND A PORTION OF OUTLOTS OF 174, 175, 180, AND 195 OF THE DR. AA. LUTHER SUBDIVISION OF THE TOWN OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS RECORDED UNDER VOL. 1, PAGES 71 & 72, AND VOL. 3, PAGES 139 AND 140, B.C.P.R.
- C. Consideration and possible action to approve the Final plat for Valencia Del Bello Boulevard Street Dedication;  
BEING A SUBDIVISION OF 2.018 ACRES OUT OF THE MARY V. O'DONNELL SURVEY, A-483, BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOTS 6 AND 12 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS DIVISION "O", VOL. 2, PG. 91 & 92, B.C.P.R.
- D. Consideration and possible action to approve the Final Plat of Valencia Lake A;  
BEING A SUBDIVISION OF 21.473 ACRES OF LAND OUT OF THE MARY V. O'DONNELL SURVEY, A-483; BRAZORIA COUNTY, TEXAS, AND ALSO BEING A PORTION OF OUTLOTS 175, 180, AND 195 OF THE DR. A.A. LUTHER SUBDIVISION OF MANVEL AND SURROUNDING ACREAGE PROPERTY, AS


SHOWN ON THE PLAT RECORDED IN VOL. 1, PG. 71&72, AND VOL. 3, PG. 139 &140, OF THE PLAT RECORDS OF SAID BRAZORIA COUNTY, TEXAS.

- E. Consideration and possible action to approve the final plat of Valencia Lake C;  
BEING A SUBDIVISION OF 9.983 ACRES OF LAND OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 73, A-301, BRAZORIA COUNTY, TEXAS, BEING 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 PLAT RECORDS.
  
- F. Consideration and possible action to approve the Preliminary Plat for Meridiana Cadence Drive Phase 1;  
BEING A SUBDIVISION OF 2.24 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
  
- G. Consideration and possible action to approve Preliminary Plat for Meridiana Section 18;  
BEING A SUBDIVISION OF 27.08 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
  
- H. 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.
  
- I. Consideration and possible action to approve excused committee member absences.

**Adjourn**

**CERTIFICATION**

I, Alyssa Deaton, Assistant 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 11/10/2022 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.



ALYSSA DEATON, ASSISTANT CITY SECRETARY  
CITY OF MANVEL, TEXAS