

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



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 5/28/2024

Regular Session

Call to Order

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

Present: Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Delores Martin

Absent: Ryan Miller
Christy Kennard
William Richardson

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Robert McClain, Administrative Captain
Alyssa Deaton, Assistant City Secretary
Elaheh Roohbakhsh, Associate Planner
Evan Duvall, Zoning Official
Ian Knox, BBG Consulting/SafeBuilt

Pledge

Public Comments: "Comment Card" Required

Consent PDZ

A. Approve the meeting minutes to date.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin

No: None

Absent: Ryan Miller, Christy Kennard, William Richardson

Abstained: None

Regular Agenda

- A. Consideration and possible action to approve the Final Plat of Valencia Lake G; BEING A SUBDIVISION OF 12.207 ACRES OF LAND LOCATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 65, ABSTRACT 285 AND THE MARY V. O'DONNEL SURVEY, SECTION 64, ABSTRACT 483, BRAZORIA COUNTY, TEXAS; BEING PORTION OF OUTLOTS 174 AND 175 OF 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, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.).

Elaheh Roohbakhsh - staff recommends approval with conditional that the tax certificate be provided.

PDZ Member Kenneth Haynes made the motion to approve with condition. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 4/0

Yes:	Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin
No:	None
Absent:	Ryan Miller, Christy Kennard, William Richardson
Abstained:	None

- B. Consideration and possible action to direct staff on ADUs (Accessory Dwelling Units).

Ian Knox provided a presentation on ADUs.

Items discussed:

Adding impervious coverage language

Limiting ADU to 600 sq ft for SFR, and 20% or 600 to OSFR

Only one allowed

Family only

No renting

No separate utility connection

Decide on allowing kitchen or not

Permitting process for ADUs

Possible height restriction

Evan and Ian agree to refine the presentation and address what was discussed and bring back this discussion item at the next PD&Z meeting before having the public hearing on June 24th.

No action taken.

- C. 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.

PDZ Member Kenneth Haynes made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

The motion carried with a vote: 4/0

Yes:	Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin
No:	None
Absent:	Ryan Miller, Christy Kennard, William Richardson
Abstained:	None

Adjourn

PDZ Member Kenneth Haynes made the motion to adjourn the meeting at 6:43 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 4/0

Yes: Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin
No: None
Absent: Ryan Miller, Christy Kennard, William Richardson
Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS