

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 6/10/2024

Regular Session

Call to Order

PDZ Member Ryan Miller called the meeting of the PDZ to order at 6:06 p.m.

Those in attendance were:

Present: Ryan Miller
Kyle Marasckin
Mary Ann Atkinson
Kenneth Haynes
Delores Martin
William Richardson

Absent: Christy Kennard

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Elaheh Roohbakhsh, Associate Planner
Ian Knox, BBG
Jordan Cruz, BBG
Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

None

Consent PDZ

- A. Approve the Final Plat for Avellino Roadway, Parkland, and Detention Plat;
BEING A SUBDIVISION OF 17.840 ACRES OUT OF THE H.T. & B.R.R. CO SURVEY,
SECTION NO. 71, A-291, IN BRAZORIA COUNTY, TEXAS; AND ALSO BEING OUT OF
THE EMIGRATION LAND COMPANY SUBDIVISION AS RECORDED IN VOL. 2, PG. 81-
82, B.C.P.R.

- B. Approve Meridiana Detention Reserve 'W' Preliminary Plat;
BEING A SUBDIVISION OF 15.93 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 Meridiana Section 10A Preliminary Plat;
BEING A SUBDIVISION OF 13.90 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, BEING A PARTIAL REPLAT OF LOT 14, BLOCK 1, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 21, PAGES 267-270, AND BEING A PARTIAL REPLAT OF LOT 15, BLOCK 1, OF THE AMENDING PLAT OF LOT 15, OF LULLING STONE SECTION 1, A PLAT RECORDED AT VOLUME 22, PAGES 165-166, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- D. Approve Final Plat for Meridiana Section 30C;
BEING A SUBDIVISION OF 12.47 ACRES OUT OF THE OLIVER HALL SURVEY, A-203, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- E. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve the Consent Agenda. PDZ Member Kyle Marasckin seconded the motion.

The motion carried with a vote: 6/0

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

Regular Agenda

- A. Consideration and possible action to approve Final Plat for Meridiana Section 34A;
BEING A SUBDIVISION OF 11.72 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 61, ABSTRACT 282, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh, Associate Planner -

The City staff recommends approval of the Meridiana Section 34A- Final Plat with one (1) condition. The condition includes:

1. Please fill in the blank spaces for the document numbers on the plat for the utility easements (UEs) adjacent to the southern boundary of the proposed plat (outside of the Manvel City Limit and within the Alvin City Limit) before recordation. The applicant states that the UEs are currently in the process of being recorded (Section 62-41(b)(13)).

PDZ Member Kyle Marasckin made the motion to approve with condition. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

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

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

Ian Knox, BBG Consulting, presented the item to PD&Z.

Some items discussed that need to be updated in the upcoming ordinance:

- Gas stove allowed, but not greater than 30"
- Allowance of more than 650sqft if the existing footprint is not expanded (i.e., ADU above garage)
- Add degrees of consanguinity
- Spell out subordinate to mean 20% of the first story/first floor
- Language to prevent RVs being able to be classified as an ADU
- Setting the maximum height to be one level with a max wall height
- Clear up language for "backyard" definition

Robert Gervais, City Attorney - this needs to come back one more time before this goes out for Public Hearing because ordinance still needs to be drafted.

PDZ Member William Richardson made the motion to table. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

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 Kyle Marasckin made the motion to approve. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

Adjourn

PDZ Member Ryan Miller made the motion to adjourn at 6:45 p.m. PDZ Member Delores Martin seconded the motion.

The motion carried with a vote: 6/0

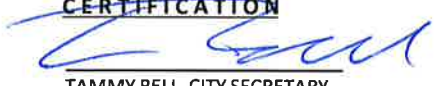
Yes: Ryan Miller, Kyle Marasckin, Mary Ann Atkinson, Kenneth Haynes, Delores Martin, William Richardson

No: None

Absent: Christy Kennard

Abstained: None

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS