

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



**NOTICE OF A MEETING
MANVEL ZONING BOARD OF ADJUSTMENT MEETING
June 10, 2025**

**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 Zoning Board of Adjustment 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 ZBOA 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

Roll Call

- Pos #1 Martina McNickles
- Pos #2 Ronald Keels
- Pos #3 Derek Dalmolin
- Pos #4 Raf Lopez
- Pos #5 Kim Bickham

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.

Staff Presentation on Public Hearing Item(s)

Public Hearing

A PUBLIC HEARING TO HEAR INPUT FROM THE PUBLIC REGARDING ZONING VARIANCES FROM CHAPTER 77, ZONING, SECTION 77-27(B)(2), MINIMUM LOT WIDTH, WITHIN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 6.1048 ACRE TRACT OF LAND GENERALLY LOCATED AT 6626 DEL BELLO SPUR (PID 236548), BEING A PART OF LOT 10 OF THE ANN AMELIA PARKER SUBDIVISION OF THE H T & B R R CO. SURVEY, ABSTRACT 493, BRAZORIA COUNTY, TEXAS; PROVIDING FOR VARIANCE TO THE MINIMUM LOT WIDTH WITHIN THE OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT FROM THE CITY'S ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Consent ZBOA

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

- A. Approve meeting minutes to date.

Regular Agenda

- A. Consideration and possible action to approve a request by Colleen Murphy and Jared Engberg for a variance to Section 77-27 (b) (2), Manvel Zoning Ordinance, to allow a lot width of approximately 114 feet, (less than the 120 feet minimum) within the Open-Single Family Residential District (O-SFR) for an approximate 6.1048 acre tract of land generally located at 6626 DelBello Spur being a part of lot 10 of the Ann Amelia Parker Subdivision of the H T & B R R Co. Survey, Abstract 493, Brazoria County, Texas.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Zoning Board of Adjustment 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 6/06/2025 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



ZONING VARIANCE

Address: 6626 Del Bello Spur (PID 236548)
Legal Description: see Public Hearing Notice
Applicant/Representative: Colleen Murphy & Jared Engberg
Property Owner: Colleen Murphy & Jared Engberg
Current Zoning: Open-Single Family Residential (O-SFR)
Request: Zoning variance to minimum lot width requirement in the O-SFR zoning district
Applicable Land Use Regulations: Section 77-27 (b) (2)
Exhibits: Application, Property Survey, Zoning Vicinity Map, Major Thoroughfare Plan Map, Aerial Map, and Public Hearing Notice
Submitting Staff: Ellie Roohbakhsh, Senior Planner

Executive Summary

The property owner (applicant) is requesting a variance for the subject site located at 6626 Del Bello Spur (PID 236548). The subject site is within the Open-Single Family Residential (O-SFR) District and currently an approximate 6.1048-acre (265,923 square feet) tract (including a road easement) along Del Bello Spur. The applicant is requesting a variance to the minimum lot width requirement in order to be able to build a single-family home on the property. The requested variance, if granted will:

- Reduce the required minimum lot width from 120 feet to 114 feet at the front setback line.

Site Location



Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

June 10, 2025



Staff Report

Variance Criteria

Manvel Code of Ordinances, Chapter 77, Zoning, Article III, Administration

Section 77-73., Zoning Board of Adjustment/Zoning Official and Section 77-74., Variances

After a public hearing consisting of 75% of the Zoning Board of Adjustment members, the Board shall place a concurring vote of 75% of the Board members to authorize a variation from the terms of a zoning ordinance. The Zoning Board of Adjustment shall not grant a variance unless it shall in each case, make specific written findings based directly upon the particular evidence presented to it which support written conclusions that:

- (1) The granting of a variance is necessary to secure appropriate development of a parcel of land which differs from other parcels in the zone by being of such restricted area, shape or slope that it cannot be appropriately developed without modification;
- (2) The granting of a variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being or substantially diminish or impair property values within the neighborhood; and
- (3) The variance desired will not be contrary to the general purpose and intent of these regulations.

H.B. 1475 (effective September 1, 2021)

Allows an additional criterion to the three mentioned above, where by the ZBA can consider if "other matters" are in compliance with the City's zoning ordinance. The items include:

- (1) The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the assessor for the municipality under Section 26.01. Tax Code;
- (2) Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;
- (3) Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;
- (4) Compliance would result in unreasonable encroachment on an adjacent property or easement; or
- (5) The municipality considers the structure to be a nonconforming structure.

Overview

The 6.1048-acre subject site is located at 6626 Del Bello Spur (PID 236548). The subject site is owned by Colleen Murphy & Jared Engberg, and is zoned Open-Single Family Residential (O-SFR). This property is currently vacant, and approval of this Variance would allow owners to build a

Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

June 10, 2025



single-family home on this property. The O-SFR zoning requires a minimum lot width of 120-feet measured at front setback. The survey provided by the applicant shows a lot width of 114-feet, which requires this Variance to satisfy the minimum lot width requirements of O-SFR district requirements.

Therefore, the applicant is requesting a variance to Section 77-27 (b)(2) of the *Manvel Code of Ordinances* to decrease the required minimum lot width from 120-foot to 114 feet.

Analysis

Following is City Staff's analysis of the requested variance based on variance criteria provided in Section 77-74 of the Manvel Code of Ordinances (Zoning Ordinance).

Requested Variance: Section 77-27 (b) (2) states, "The minimum front lot width is 120 feet measured at the front setback line."

- 1. The granting of a variance is necessary to secure appropriate development of a parcel of land which differs from other parcels in the zone by being of such restricted area, shape or slope that it cannot be appropriately developed without modification.*

The property is a 6.1048-acre tract and applicants intend to build a single-family detached residence, and is requesting a lot width of 114 feet. This property has frontage on Del Bello Spur, and it is 1,399.10' deep. This request is for a reduction of 6 feet in lot width. Please note that the lot area is significantly greater than the minimum requirement of one acre. The owner purchased the lot as is and the lot was created in the past without being platted.

- 2. The granting of a variance will not be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located, nor impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety and well-being or substantially diminish or impair property values within the neighborhood.*

Granting a variance will not be materially detrimental or injurious to other properties in the area. It will also not impair an adequate supply of light or air to adjacent property, will not substantially increase the congestion, or fire danger, endanger the public health, safety, and well-being of the neighborhood.

- 3. The variance desired will not be contrary to the general purpose and intent of these regulations.*

With large acreage and the reduction in lot width not being significant, granting the variance will not be contrary to the general purpose and intent of the City of Manvel's regulations.

Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

June 10, 2025



- 4. *Additional criteria such as financial cost, loss in lot area, loss of compliance with city ordinances or building codes, unreasonable encroachment on an adjacent property, or the structure is nonconforming are in compliance with the city's zoning ordinance.*
 - a. *The financial cost of compliance is greater than 50 percent of the appraised value of the structure as shown on the most recent appraisal roll certified to the accessor for the municipality under Section 26.01. Tax Code;*
 - b. *Compliance would result in a loss to the lot on which the structure is located of at least 25 percent of the area on which development may physically occur;*
 - c. *Compliance would result in the structure not being in compliance with a requirement of a municipal ordinance, building code, or other requirement;*
 - d. *Compliance would result in unreasonable encroachment on an adjacent property or easement; or*
 - e. *The municipality considers the structure to be a nonconforming structure.*

Financial considerations are not applicable since the requested variance does not pertain to a structure.

Staff Recommendation

Based on the above analysis, City staff recommends approval of this requested variance to Section 77-27 (b)(2) of the *Manvel Code of Ordinances* for the subject site, to allow a reduction in minimum lot width requirement from 120 feet to 114 feet with the following conditions:

- 1. The variance shall expire when the acreage of the subject site changes due to further subdivision or addition of acreage through platting or change in ownership.
- 2. The variance shall expire if the zoning designation of the subject site changes from Open-Single Family District (O-SFR).

Zoning Board of Adjustment Public Notice

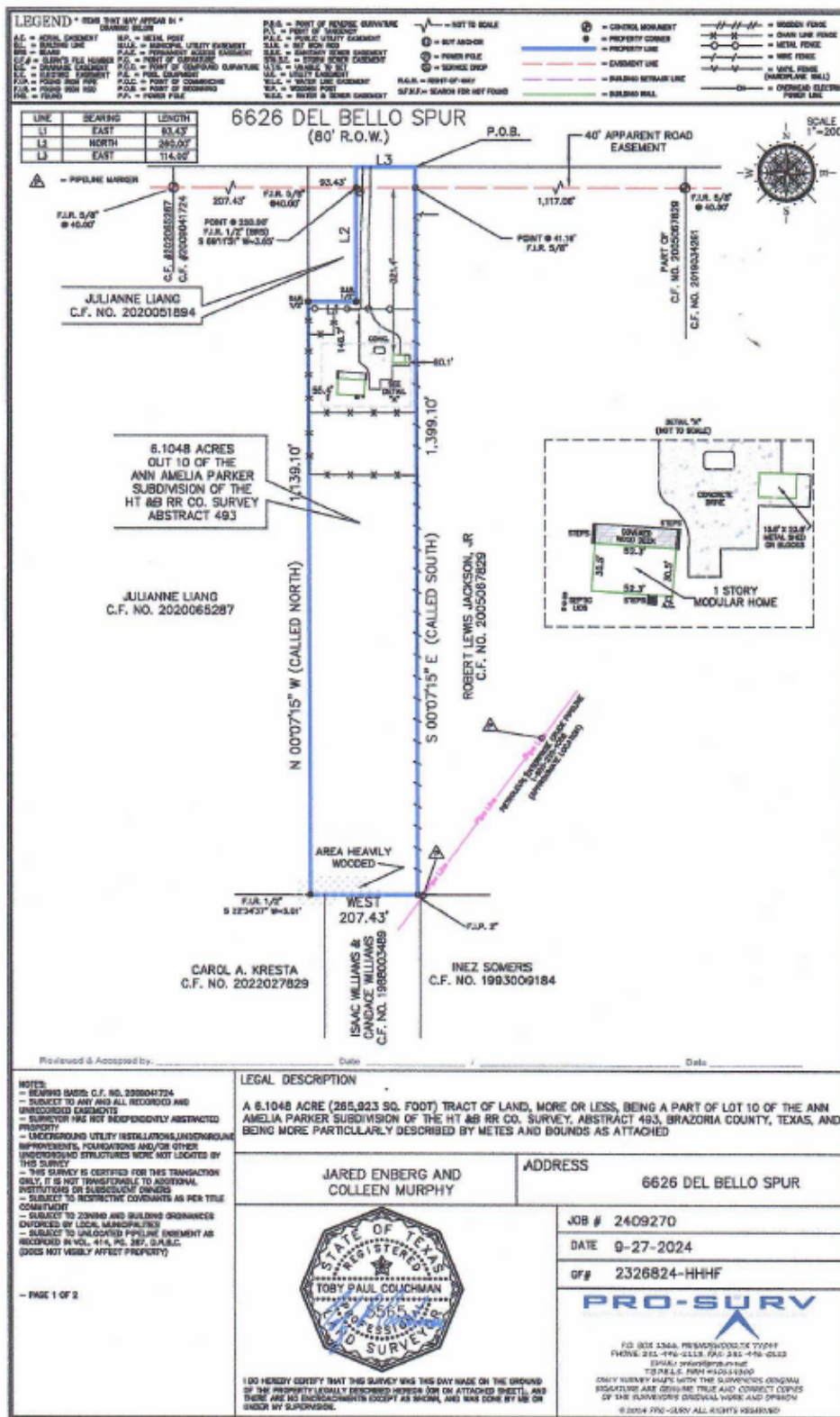
Notice of public hearing was published in a newspaper of general circulation. All property owners within 200-feet of the site were notified. At the time of writing this report, staff has not received informational inquiries or letters from anyone for or against the request. *Table 1: 200-foot Mailing Notification* provides a more detailed look at the mailing notifications.

Table 1: 200-foot Mailing Notification

Letters Sent	Letters Returned	In Favor	In Opposition	Information Only
9	0	--	--	--



Property Survey



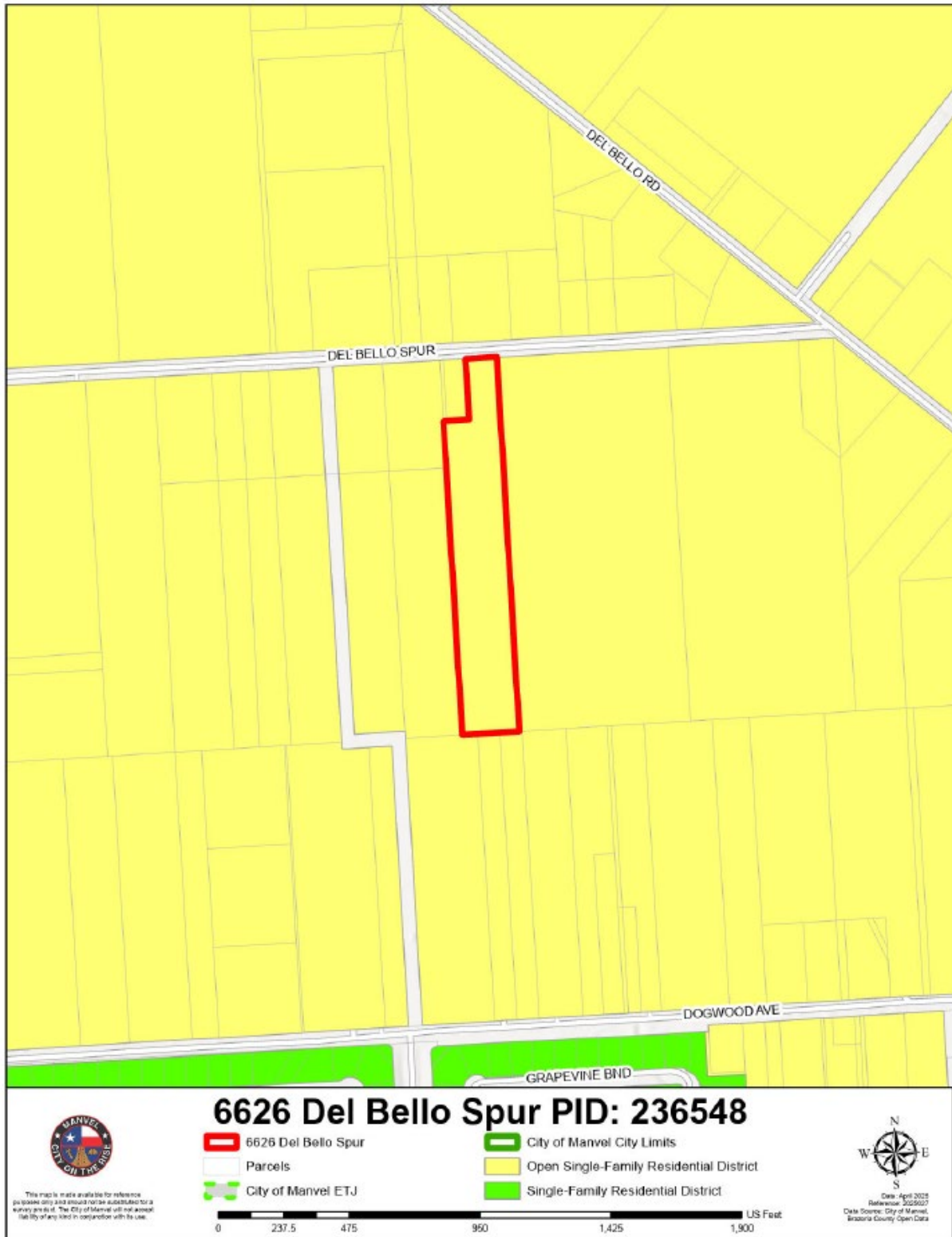


Aerial Map





Zoning Map





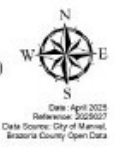
Major Thoroughfare Map



6626 Del Bello Spur PID: 236548

- 6626 Del Bello Spur
- City of Manvel City Limits
- Parkway (120' ROW)
- Parcels
- Collector (80' ROW)
- Proposed Parkway (120' ROW)
- City of Manvel ETJ
- Proposed Collector (80' ROW)

This map is made available for reference purposes only and should not be substituted for a survey or plat. The City of Manvel will not assume liability of any kind in connection with its use.





Application



PERMITS DEPARTMENT
20025 HIGHWAY 6
MANVEL, TX 77578
PHONE: 281-489-0630
FAX: 281-489-0634

ZONING VARIANCE APPLICATION

SITE INFORMATION

Project Name: _____
Site Address or Legal Description: 6626 Del Bello Spar, Manvel 77578
Parcel/Tax ID# (s): 234548 Property Platted: YES NO
Current Zoning: O-SFR Total Acreage: 6.1048 Total Lots: 1
Project Description: Build single family home.

OWNER & APPLICANT INFORMATION

Applicant Name: (same as owner) Company Name: _____
Address: _____ City: _____ State: _____ Zip: _____
Phone #: _____ Email: _____
Owner Name: Colleen Murphy Company Name: _____
Jared Engberg
Address: 2717 Pepper Landing Ln City: Houston State: TX Zip: 77089
Phone #: 919-215-6758 Email: colleen.murphy456@gmail.com
713-385-6576 jengberg07@yahoo.com

ZONING VARIANCE INFORMATION

The zoning variance requested is (cite section from Chapter 77, Zoning, in the Code of Ordinances):
Section 77-27 - Open Single Family Residential (O-SFR)
district (b) Minimum size lot (2) the minimum front lot width
is ~~minimum~~ 120 ft measured at the front setback line.
Is granting the variance necessary to secure appropriate development of a parcel of land which differs

from other zoning districts by being of such restricted area, shape, or slope that it cannot be appropriately developed without modification?

Yes - the front lot width is about 114 ft but
needs to be 120 ft to build, unless variance granted.

Will granting the variance be materially detrimental or injurious to other property or improvements in the neighborhood in which the subject property is located?

NO - it will help improve the neighborhood.



Application



PERMITS DEPARTMENT
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Will granting the variance impair an adequate supply of light or air to adjacent property, substantially increase the congestion in the public streets, increase the danger of fire, endanger the public health, safety, and well-being, or substantially diminish or impair property values within the neighborhood?

NO - single family house.

Will the variance be contrary to the general purpose and intent of these regulations?

NO - it will promote development for family.

DISCLAIMER & SIGNATURE

I certify that I am the owner or owner's representative of the property (with signed letter of authorization) and that the foregoing statements and answers herein made all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct.

Colleen Murray
Applicant Signature

3-29-25
Date

Juana

3-29-25



Application



PERMITS DEPARTMENT
 20025 HIGHWAY 6
 MANVEL, TX 77578
 PHONE: 281-489-0630
 FAX: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your request in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the request; however, it is incumbent upon the applicant to inquire about these exceptions **before** submitting an application. Answers to variance applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a complete application. Please call the phone number on the application to schedule an appointment. Submit the application and accompanying documents to the Permits Department at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

ZONING VARIANCE APPLICATION SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Zoning Variance Application (with all signatures)	✓
One (1) paper copy of site/plot plan and/or site plan (including vicinity map), measuring 8 1/2" x 11", 11" x 17" or 24" x 36" (scaled/dimensioned drawing showing location of proposed building)	✓
Recorded plat or survey	✓
Building elevations (if applicable) <i>confirmed not yet necessary</i>	N/A
Letter of Authorization (if applicable)	N/A
PDF format on disc containing all application documents rotated and formatted	✓
Application Fee of \$750.00 (non-refundable) <i>Exempt sec. 62-120 as certain Manvel residents</i>	N/A

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

[Handwritten Signature]
3-29-25
 Applicant Signature Date
[Handwritten Signature]
3-29-25

Manvel Zoning Board of Adjustment

Planning Department

City of Manvel

June 10, 2025



Public Hearing Notice

Public Hearing Notice to run on Sunday 05/25/2023

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL TX 77578 AT 6:00 P.M. ON TUESDAY, JUNE 10, 2025, BEFORE THE MANVEL ZONING BOARD OF ADJUSTMENT, TO HEAR INPUT FROM THE PUBLIC REGARDING ZONING VARIANCES FROM CHAPTER 77, ZONING, SECTION 77-27(B)(2), MINIMUM LOT WIDTH, WITHIN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 6.1048 ACRE TRACT OF LAND GENERALLY LOCATED AT 6626 DEL BELLO SPUR (PID 236548), BEING A PART OF LOT 10 OF THE ANN AMELIA PARKER SUBDIVISION OF THE H T & B R R CO. SURVEY, ABSTRACT 493, BRAZORIA COUNTY, TEXAS; PROVIDING FOR VARIANCE TO THE MINIMUM LOT WIDTH WITHIN THE OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT FROM THE CITY'S ZONING ORDINANCE; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF. /S/ TAMMY BELL, CITY SECRETARY.