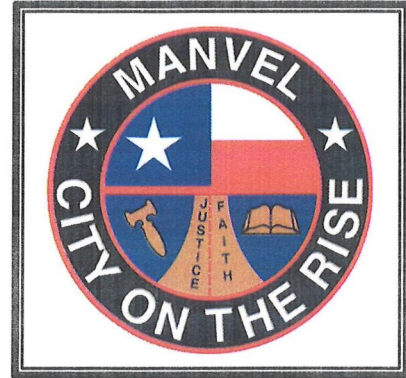


THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §



NOTICE OF A MEETING
MANVEL ZONING BOARD OF ADJUSTMENT MEETING
June 16, 2026

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

Call To Order

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. TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCE FROM CHAPTER 77, ZONING, SECTION 77-27 (B) (2), MINIMUM FRONT LOT WIDTH, IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 1-ACRE TRACT OF LAND (INCLUDING RIGHT-OF-WAY DEDICATION), GENERALLY LOCATED ALONG THE WESTERN SIDE OF MASON ROAD (PID: 698555), ABUTTING THE PROPERTY AT 8114 MASON ROAD ON THE SOUTH SIDE, SITUATED IN THE H. T. & B. R. R. COMPANY SURVEY, ABSTRACT 484, BRAZORIA COUNTY, TEXAS; PROVIDING FOR VARIANCE TO THE MINIMUM FRONT 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 Agenda

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.

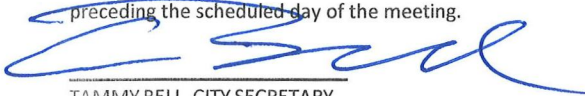
Regular Agenda

- A. Consideration and possible action to approve a Zoning Variance to Chapter 77, Zoning, Section 77-27.(b)(2), Minimum Lot width, in Open-Single Family Residential (O-SFR) Zoning District. The subject site is generally located along the western side of Mason Road (PID: 698555), abutting the property at 8114 Mason Road on the south side, situated in the H. T. & B. R. R. Company Survey, Abstract 484, Brazoria County, Texas.

Adjourn

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel 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 June 10, 2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS