

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
JUNE 21, 2022
6:00 p.m.**

NOTICE IS HEREBY GIVEN THAT THE MANVEL ZONING BOARD OF ADJUSTMENT WILL MEET AT 6:00 P.M. THE MEETING WILL BE HELD IN THE MANVEL CITY HALL LOCATED AT 20031 HWY 6, MANVEL TEXAS. THIS MEETING IS TO CONSIDER AND IF APPROPRIATE, TAKE ACTION WITH RESPECT TO THE ITEMS LISTED BELOW.

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.

CALL TO ORDER

ROLL CALL

Present

Not Present

- Pos # 1 George Collins 6/2022
- Pos # 2 Ronald Keels 6/2022-6/2024
- Pos # 3 Mary Ann Atkinson 6/2022-6/2024
- Pos # 4 Raf Lopez 6/2022-6/2024
- Pos # 5 Kim Bickham 6/2022-6/2024

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 Any Member of the public with business before the Board, NOT scheduled on the agenda as a public hearing (that has 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.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCES TO CHAPTER 77, ZONING, SECTION 77-27 (B) (1), MINIMUM LOT SIZE, CITY OF MANVEL, BY VARYING THE MINIMUM LOT SIZE; CHAPTER 77, SECTION 77-27 (B) (2), MINIMUM LOT SIZE, CITY OF MANVEL, BY VARYING THE MINIMUM LOT WIDTH; CHAPTER 77, SECTION 77-27 (C) (1), SETBACKS, MINIMUM, CITY OF MANVEL, BY VARYING THE PRINCIPAL STRUCTURE MINIMUM FRONT YARD SETBACK; AND CHAPTER 77, SECTION 77-27 (C) (2), SETBACKS, MINIMUM, BY VARYING THE ACCESSORY STRUCTURE MINIMUM SIDE YARD SETBACK IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR 24,360 SQUARE FEET (0.5592 ACRES) OF LAND LOCATED AT 5430 NORTH MASTERS ROAD, BEING A TRACT OF LAND CONTAINING 0.5592 ACRE (24,360 SQUARE FEET) BEING A PART OF THE TEXAS PIPELINE COMPANY'S 2.005 ACRE TRACT KNOWN AS ITS MANVEL COTTAGE LOT NUMBER 54, SUBDIVISION "E", SUBURBAN GARDENS SUBDIVISION, H.N. LITTLE SURVEY,

ABSTRACT 319, BRAZORIA COUNTY, TEXAS, PROVIDING FOR VARIANCES TO MINIMUM LOT SIZE, MINIMUM LOT WIDTH, MINIMUM PRINCIPAL STRUCTURE FRONT YARD SETBACK, AND MINIMUM ACCESSORY STRUCTURE SIDE YARD SETBACK IN THE OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING 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.


NEW BUSINESS

1. **Consideration and possible action to approve multiple variances for property located at 5430 Masters Road in the Open-Single Family Residential (O-SFR) District;
VARIANCE TO CHAPTER 77, ZONING, SECTION 77-27
(B) (1), MINIMUM LOT SIZE, CITY OF MANVEL, BY VARYING THE MINIMUM LOT SIZE;
(B) (2), MINIMUM LOT SIZE, CITY OF MANVEL, BY VARYING THE MINIMUM LOT WIDTH;
(C) (1), SETBACKS, MINIMUM, CITY OF MANVEL, BY VARYING THE PRINCIPAL STRUCTURE MINIMUM FRONT YARD SETBACK;
AND
(C) (2), SETBACKS, MINIMUM, BY VARYING THE ACCESSORY STRUCTURE MINIMUM SIDE YARD SETBACK IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT**
2. **Acceptance of the meeting minutes to date.**

ADJOURNMENT

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel 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 June 17, 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.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS