

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



**MANVEL ZONING BOARD OF ADJUSTMENT MEETING
NOTICE IS HEREBY GIVEN
6:00 P.M.**

MINUTES 4/18/2023

*Derek Dalmolin was sworn in before the meeting.

Regular Session

Call To Order and Roll Call

Chairman Raf Lopez called the meeting of the ZBOA to order at 6:04 p.m.

Those present were:

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

Pledge

Public Comments: "Comment Card" Required

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCE TO CHAPTER 77, ZONING, SECTION 77-27 (B) (1), MINIMUM LOT SIZE, CITY OF MANVEL, IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR APPROXIMATE 0.972 ACRES OF LAND (INCLUDING RIGHT-OF-WAY DEDICATION) LOCATED ALONG THE SOUTHERN SIDE OF POLLARD DRIVE, ABUTTING THE PROPERTY AT 7028 POLLARD DRIVE ON THE EAST SIDE, DESCRIBED AS BEING A 0.972 ACRE TRACT OF LAND OUT OF LOTS 54 AND 60 ALLISON RICHEY GULF COAST HOME COMPANY'S SUBURBAN GARDENS SUBDIVISION SECTION 73 AS RECORDED IN VOLUME 2, PAGES 91-92 OF THE BRAZORIA COUNTY PLAT RECORDS IN THE H.T. & B. R.R. CO. SURVEY, ABSTRACT 301, BRAZORIA COUNTY, TEXAS, PROVIDING FOR VARIANCES TO MINIMUM LOT SIZE 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.

April 18, 2023 ZONING BOARD OF ADJUSTMENT MEETING MINUTES

The Public Hearing opened at 6:08 p.m.

1st call for comments -

Robert Gipson - 6539 Granbury, just south of the discussed property. Expresses his concern with flooding risk.

2nd call for comments -

Mike Knuckles - owner of subject property. Explained the history of the property. Requesting the variance so he can guarantee a buyer that they will be able to do something with the property.

3rd call for comments -

None

The Public Hearing closed at 6:19 p.m.

Regular Agenda

- A. Consideration and possible action to approve a Zoning Variance to Chapter 77, Zoning, Section 77-27.(b)(1), Minimum Lot Size, in Open-Single Family Residential (O-SFR) Zoning District. The subject site is located along the southern side of Pollard Drive, abutting the property at 7028 Pollard Drive on the east side.

Jose Abraham, City Planner provided an overview of the ordinance and requirements needed to be met in order for the variance to be granted.

Based on the criteria, staff is recommending approval with the following conditions:

- 1. The variance shall expire when the acreage of the subject site changes, whereby if it is made part of an adjoining lot or if the acreage is increased somehow, the variance would expire so that the lot cannot further go back to a reduced lot size.
- 2. The variance shall expire if the zoning designation changes from OSFR.

Raf Lopez made the motion to approve the variance with conditions. The motion was seconded by Derek Dalmolin.

The motion carried with a vote: 5/0

Yes: Martina McNickles, Ronald Keels, Derek Dalmolin, Raf Lopez, Kim Bickham

No: None

Absent: None

Adjourn

The meeting adjourned at 6:34 p.m.

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS