

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 2/27/2024

Regular Session

Call To Order and Roll Call

Chairman Raf Lopez called the meeting of the ZBOA to order at 6:02 p.m.

Those present were:

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

Also Present:

- Robert Gervais, City Attorney
- Evan Duvall, Zoning Official
- Alyssa Deaton, Assistant City Secretary

Pledge

Public Comments: "Comment Card" Required

None

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCE TO CHAPTER 77, ZONING, SECTION 77-27.(B), MINIMUM LOT SIZE AND MINIMUM LOT WIDTH, IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR AN APPROXIMATE 15,000 SQUARE FEET (0.334 ACRES) OF LAND GENERALLY LOCATED AT THE SOUTHWEST CORNER OF KING STREET AND OLEANDER STREET (PID #658406), BEING LOTS 1 AND 2, BLOCK 49, OF THE TOWN OF MANVEL, A SUBDIVISION OF BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 1, PAGE 69, OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; PROVIDING FOR A VARIANCE TO THE MINIMUM LOT SIZE AND

MINIMUM LOT WIDTH 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.

The Public Hearing opened at 6:06 p.m.

1st call for comments -

Joe Bolduc – Spoke in favor of the variance.

2nd call for comments –

Joe Ganzino - Spoke in favor of the variance.

3rd call for comments -

None

The Public Hearing closed at 6:12 p.m.

Regular Agenda

- A. Consideration and possible action to approve a Zoning Variance to Chapter 77, Zoning, Section 77-27.(B), Minimum Lot Size and Minimum Lot Width, in Open-Single Family Residential (O-SFR) Zoning District. The subject site is generally located on the Southwest corner of King Street and Oleander Street (PID #658406).

Evan Duvall, Zoning Official, provided a presentation of the request to ZBOA members. All criteria in order to grant the variance has been met. Staff is recommending approval of the variance.

Ronald Keels made the motion to approve. Martina McNickles seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: None

Adjourn

Raf Lopez made the motion to adjourn the meeting at 6:19 p.m. Kim Bickham seconded the motion.

The motion carried with a vote: 5/0

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

No: None

Absent: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS