

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



**NOTICE OF A MEETING**  
**MANVEL ZONING BOARD OF ADJUSTMENT MEETING**  
**August 27, 2024**

**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.

**Public Hearing**

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED ZONING VARIANCE 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 10 ACRE TRACT OF LAND GENERALLY LOCATED 350 FEET SOUTHEAST OF THE SOUTHEAST CORNER OF THE INTERSECTION OF MASSEY RANCH ROAD AND CHOCOLATE BAYOU ROAD (PID 169159), SITUATED IN THE A0320 ERASTUS LITTLE TRACT 1, DIV E, BRAZORIA COUNTY, TEXAS, THEREOF RECORDED IN VOLUME 2 PAGE 89 OF THE MAP RECORDS OF BRAZORIA COUNTY, TEXAS; 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 PDZ**

All Consent Agenda items listed are considered to be routine by the Planning Development and Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Development and Zoning 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.

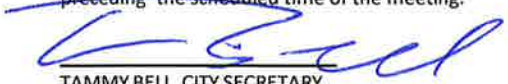
**Regular Agenda**

- A. Consideration and possible action to approve a request by Jose Osegueda for variances to Section 77-27 (b) (2), Manvel Zoning Ordinance (Lot Width). Property generally located 350 feet southeast of the southeast corner of the intersection of Massey Ranch Road and Chocolate Bayou Road (pid 169159), situated in the A0320 Erastus Little Tract 1, Div E, Brazoria County, Texas, This property is in the Open-Single Family Residential (O-SFR) District and is just over 10 acres in size. The applicant is requesting a variance from the minimum 120-foot lot width requirement to 110 feet for one of the seven lots (lot four) planned for an open-single family residential development.

**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 August 23, 2024 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