

**NOTICE OF MEETING
ZONING BOARD OF ADJUSTMENT
JANUARY 29, 2020
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 20025 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 ACCOMODATIONS 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

Pos # 1 George Collins 11/2019-11/2021
Pos # 2 Valorie Early 11/2019-11/2021
Pos # 3 Melody Hanson 11/2019-11/2021
Pos # 4 Raf Lopez 11/2019-11/2021
Pos # 5 Kim Bickham 11/2019-11/2021

Present

Not Present

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

PLEDGE:

READ AND APPROVE MINUTES:

Consideration and possible action to approve the minutes to date.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING A LOT WIDTH VARIANCE FROM THE CITY OF MANVEL'S ZONING ORDINANCE FOR APPROXIMATELY 5.14 ACRES OF LAND LOCATED AT 6914 DOGWOOD AVENUE, BEING A 5.14 ACRE TRACT OF LAND SITUATED IN THE H.T. & B. SURVEY, ABSTRACT-493, BRAZORIA COUNTY, TEXAS, A COMBINATION OF A CALLED 2.50 ACRE TRACT AS DESCRIBED AND RECORDED IN COUNTY CLERK'S FILE NUMBER (C.C.F.#) 2007058906, IN THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS (O.R.B.C.T.) AND A REMAINING 2.64 ACRE TRACT AS ORIGINALLY DESCRIBED AND RECORDED IN C.C.F.# 2003051317, O.R.B.C.T, PROVIDING FOR A VARAINCE TO 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.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING A ZONING VARIANCE TO CHAPTER 77, ZONING, SECTION 77-27 (B), MINIMUM LOT SIZE, CITY OF MANVEL, BY VARYING THE LOT SIZE IN OPEN-SINGLE FAMILY RESIDENTIAL (O-SFR) ZONING DISTRICT FOR 1.034 ACRES OF LAND LOCATED AT 7125 KING

STREET, LOTS 1, 2, 3, 10, 11, AND 12, BLOCK 42, TOWN OF MANVEL, 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 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.


NEW BUSINESS

- 1. Consideration and possible action to approve a variance to the 120-foot lot width requirement in the Open-Single Family Residential (O-SFR) District for a 5.14 acre tract of land located at 6914 Dogwood Avenue.**
- 2. Consideration and possible action to approve a variance to the 120-foot lot width and minimum one-acre lot area requirement in the Open-Single Family Residential (O-SFR) District for property located at 7125 King Street.**

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 January 24, 2020 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

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, and the Manvel Economic Development Corporation may be in attendance at the January 29, 2020 meeting of the Manvel Zoning Board of Adjustment. If such be the case, this notice shall serve as notice of meeting pursuant to the requirements of the Texas Open Meetings Act and subsequent opinions of the Texas Attorney General's Office. There will be no official City business or action of the aforementioned bodies taken during the meeting.