



Zoning Board of Adjustments Meeting Agenda  
907 E Houston, Cleveland TX 77327  
City Council Chambers  
Tuesday, March 28, 2023 at 8:30AM

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VACANT, Chairman

Travis Moore, **Member**  
Kevin Demeaux, **Member**  
Archie Phillips, **Member**  
John Williams, **Member**

Sonja Driver, **Member**  
**ALTERNATES:**  
John Menefee  
Jim Plumlee

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1. Roll Call
2. Invocation and Pledge
3. Public Comments  
Any person with City related business may speak to the Board. In compliance with the Texas Open Meetings Act, the Board may not discuss, or vote on any matter raised in public comments unless it is specifically on the agenda. To speak during the board meeting, you must be recognized by the Presiding Officer.

**PUBLIC COMMENTS WILL BE LIMITED TO THREE MINUTES PER PERSON.**

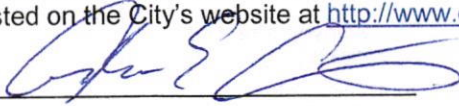
**Discussion and Action Items**

4. Consideration and possible action to select a chairman.
5. Consideration and possible action on the application by Murtaza Doctor, agent for Riyaz Maknokia. Applicant is requesting to place an 80 foot Sign that is 1,000 square feet in size to be located at 1830 US Hwy 59 S, (000157 J CORONADO, TRACT 21, ACRES 4.7522) which is in violation of city ordinance, Article IX-Signs, Section 26-452.
6. Consideration and possible action on the application by Michael Flores, agent for Domingo Cruz, existing non-conforming lot consisting of a single family site built structure and (2) manufactured homes in a R-1 zoning district. Proposed change is to create three (3) separate tracts to be conforming and non-conforming single family lots. One (1) site-built structure will be conforming to R-1 zoning district. Two (2) manufactured existing homes are non-conforming lot sizes and non-conforming structures on site. Both manufactured homes exceed the 15 year age requirement. Existing structures are located at 109 Rice Street, in JOSEPH FENNER, TRACT 219, ACRES .49, which is against city ordinance, Division 6-Manufactured Home District, Section 126-174, Manufactured Home requirements for all districts and is in an R-1 Residential zone. Owner proposes three separate tracts with a new plat to more closely resemble an R-1 zoning district requirement.
7. Consideration and possible action on the application Jesse Enander/Ducky Recovery, agent for Linda Moore. Applicant is requesting to build a GLO Home be located at 1013 Adams Street, in EDWARDS, BLOCK 1, LOT 18 TR 3, ACRES 0.051 which is in violation of city ordinance. Current property is non-conforming in relation to setback lines and boundaries. New proposed home does not meet set-back requirements for new construction. The builder/engineer is proposing a new 2-story home and drive-way that will be within the property boundaries but not meet building line set-backs.

**Adjournment**

## Certification

I, the undersigned authority, do hereby certify that the above notice of agenda of the Board of Adjustments for the City of Cleveland is a true and correct copy of said Notice and said Notice was posted at City Hall, 907 East Houston Street, Cleveland, Texas 77327 (a place convenient and readily accessible to the general public at all times); said notice was posted by Friday, March 24, 2023 by 4:00PM and remained so posted continuously for at least 72 hours preceding the scheduled time for said meeting. The Notice was also posted on the City's website at <http://www.clevelandtexas.com>.



Adam Artimez, Building Official

*\*Attendance of other Elected or Appointed Officials, including members of the City Council and the Cleveland Economic Development Corporation Board (EDC), may be attending and participating. If a quorum of EDC is present, then this meeting of the Zoning Board of Adjustments shall also be a meeting of the City Council and or the Cleveland Economic Development Corporation.*

*\*The meeting will be shown on the City's YouTube account at <https://www.youtube.com/channel/UCTeUTiB4DWP7AjbC-i6qR8Q>. Closed captions are provided as auto generated through YouTube. You must turn on the closed caption (CC) option on your viewing device.*

*\*Persons with disabilities that wish to attend this meeting should contact the City Hall – City Secretary's office at (281) 592-2667 to arrange for assistance. Individuals who require auxiliary aids or services for this meeting should contact the City at least two days before the meeting so that appropriate arrangements can be made.*