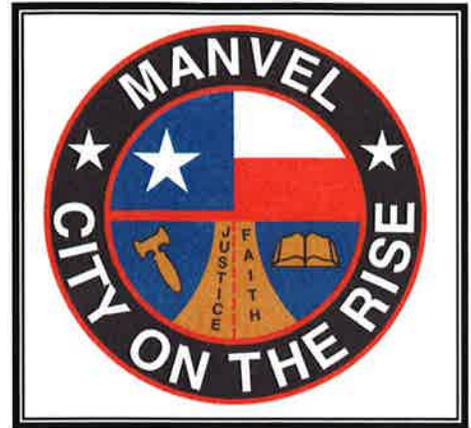


**THE STATE OF TEXAS §**  
**COUNTY OF BRAZORIA §**  
**CITY OF MANVEL §**

ADRIAN GASPAR, COUNCIL PLACE 1  
LORRAINE HEHN, COUNCIL PLACE 2  
JOHN COX, COUNCIL PLACE 3  
MELODY HANSON, MAYOR PRO-TEM COUNCIL PLACE 4  
LARRY AKERY, COUNCIL PLACE 5  
LEW SHUFFLER, COUNCIL PLACE 6



DELORES MARTIN, MAYOR  
KYLE JUNG, CITY MANAGER  
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING  
OF THE CITY OF MANVEL  
FEBRUARY 22, 2016**

**NOTICE IS HEREBY GIVEN  
6:00 P.M. WORKSHOP – 7:00 P.M. REGULAR SESSION**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the City of Manvel will convene a regular meeting at the Manvel City Hall Meeting Room, located at 20025 Morris Avenue (Hwy 6), Manvel Tx 77578 on February 22, 2016 for the purpose of discussing and if appropriate, take action with respect to the following items:

**NOTE:** The City Council 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. The City Council 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.**

**WORKSHOP**

**Presentation by Buck Driggers on proposed Almost Heaven Park Site.**

**Direct staff on compensation plan.**

**Discussion on Resolution 2011-R-10 - Rules of Procedure for Meetings of the City Council.**

**Direct staff on negotiations procedures of the City Council. (Requested by Council Member Hanson)**

**Discussion on any subject addressed on the agenda for February 22, 2016.**

**ORDER OF BUSINESS**

**REGULAR SESSION**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE –**

*Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible".*

**CITIZEN COMMENTS: "COMMENT CARD" REQUIRED**

- o **A "COMMENT CARD" must be completed and presented to the City Secretary prior to the opening of Citizens Comments.**
- o Any Manvel Citizen residing within the Manvel City Limits with business before the Council, not scheduled on the Agenda as a public hearing, (that has submitted a "comment card") may speak to the City Council.
- o There is a three (3) minute time limit per speaker.
- o The Council 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 AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF: (1) A 60' BY 290.23' STRIP (17,416 SQ. FT) OF THE "UNOPENED" PORTION OF SPILLANE STREET, RUNNING NORTH FROM STATE HIGHWAY 6 TO THE SOUTHERNMOST PORTION OF LARGE AVENUE, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; AND (2) AN "UNOPENED" 30' BY 290.23' PORTION OF THE ALLEY (2,900 SQ. FT) RUNNING NORTH FROM STATE HIGHWAY 6 TO THE SOUTHERNMOST PORTION OF LARGE AVENUE, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAYS; RETAINING A 40 FOOT BY 40 FOOT PORTION OF THE NORTHEASTERN PORTION OF SAID SPILLANE RIGHT-OF-WAY FOR A LIFT STATION UTILITY EASEMENT; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

**1. CITY MANAGER UPDATE**

Update on current events and city issues.

- a) Citizens Police Academy

**REGULAR AGENDA**

- 2. Update of Monthly Financials.
- 3. Consideration and possible action to approve a Developer Agreement between the City of Manvel and Stripes LLC., in regard to the construction of the "Stripes" establishment located at the northwest corner of S.H.6 and FM 1128.
- 4. Consideration and possible action to approve the first of two readings of Ordinance 2016-O-04;  
**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF: (1) A 60' BY 290.23' STRIP (17,416 SQ. FT) OF THE "UNOPENED" PORTION OF SPILLANE STREET, RUNNING NORTH FROM STATE HIGHWAY 6 TO THE SOUTHERNMOST PORTION OF LARGE AVENUE, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; AND (2) AN "UNOPENED" 30' BY 290.23' PORTION OF THE ALLEY (2,900 SQ. FT) RUNNING NORTH FROM STATE HIGHWAY 6 TO THE SOUTHERNMOST PORTION OF LARGE AVENUE, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAYS; RETAINING A 40 FOOT BY 40 FOOT PORTION OF THE NORTHEASTERN PORTION OF SAID SPILLANE RIGHT-OF-WAY FOR A LIFT STATION UTILITY EASEMENT; AUTHORIZING THE MAYOR TO EXECUTE AND THE**

**CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNERS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.**

5. **Consideration and possible action to approve a Minor Plat - Stripes, LLC and City of Manvel (co-applicants);**  
**A SUBDIVISION OF 1.8565 AC./80,869 SQ. FT. OF LAND SITUATED IN THE MARY V O'DONNELL SURVEY, ABSTRACT NO. 470, BEING ALL OF BLOCK 5, TOWN OF MANVEL SUBDIVISION, VOL. 1, PG. 69, B.C.M.R., CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**
6. **Consideration and possible action to approve an Amending Plat of York Manor;**  
**A SUBDIVISION OF 4.9958 ACRES (217,619 SQ. FT.) IN THE MARY O'DONNELL SURVEY, A-469 ALSO BEING OUT OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION, DIVISION "O" RECORDED IN VOLUME 2, PG 91-92, B.C.P.R. BRAZORIA COUNTY, TEXAS.**
7. **Consideration and possible action to approve a Minor Plat of Alvin ISD Career & Technical Education Center;**  
**A SUBDIVISION OF 15.741 ACRES OUT OF THE H.T.&B.R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283 CITY OF MANVEL BRAZORIA COUNTY, TEXAS.**
8. **Consideration and possible action to approve a Final Plat of Rodeo Palms Palm Shore Section 3; BEING A SUBDIVISION OF 25.50 ACRES OUT OF THE H.T.&B.R.R. CO. SURVEY, A-299, IN THE CITY OF MANVEL AND ALSO BEING A PARTIAL REPLAT OF "RODEO PALMS, PALM LAKES" AS RECORDED AT VOL 24, PG 329-330, BRAZORIA COUNTY PLAT OF RECORDS.**  
**REASON FOR REPLAT: TO ADJUST THE INTERSECTION OF SANTA BARBARA DRIVE AND RODEO DRIVE.**
9. **Consideration and possible action to approve a Professional Services Agreement between the City of Manvel and Burditt for preparation of a Master Parks Plan. (Tabled 2/8/2016).**
10. **Consideration and possible action to approve a Professional Services Agreement between the City of Manvel and Freese and Nichols for preparation of a Master Wastewater Plan. (Tabled 2/8/2016).**
11. **Consideration and possible action to approve a Professional Services Agreement between the City of Manvel and Freese and Nichols for preparation of a Master Water Plan. (Tabled 2/8/2016).**
12. **Consideration and possible action to direct staff on a proposed amendment to Section 17-256 Amendments to Residential Building Code (3) Section R105.2 of said code is hereby amended by adding the following to the list of exemptions: (a) carports (attached) of area less than 400 square feet; and (b) decks of less than 30 inches in height. (Requested by Council Member Gaspar)**
13. **Consideration and possible action to approve Resolution 2016-R-03;**  
**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, ADOPTING A SCHEDULE OF FEES, RATES, DEPOSITS, AND OTHER CHARGES FOR ZONING, PLATTING, BUILDING AND OTHER RELATED MATTERS; AND ADOPTING A SCHEDULE OF FEES FOR FIRE PREVENTION PERMITS ISSUED BY THE CITY; REPEALING ALL RESOLUTIONS IN CONFLICT HERE WITH; AND OTHER RELATED MATTERS. (CREDIT CARD CONVENIENCE FEES).**
14. **Consideration and possible action to direct staff on the purchase of firefighting equipment for the Manvel Volunteer Fire Department. (Requested by Council Member Akery and Council Member Gaspar).**
15. **Consideration and possible action to approve the Third Amendment to Development Agreement between the City of Manvel and MC 288 LLC, Brazoria County MUD 39, and Brazoria County MUD 40.**

**16. CONSENT AGENDA**

All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- a. Acceptance of the City Council Minutes dated February 8, 2016.
- b. Acceptance of Quarterly Investment Report for the period ending December 31, 2015.
- c. Acceptance of the 2015 Racial Profiling Report.
- d. Acceptance of second and final reading of Ordinance 2016-O-01;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND LOCATED AT 2695 COUNTY ROAD 58, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY 12.84 ACRES OF LAND, BEING A PART OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION OF SECTION 78, H.T. & B. R. R. SURVEY, ABSTRACT 563, BRAZORIA COUNTY, TEXAS ACCORDING TO THE RECORDED MAP OR PLAT THEREOF IN VOLUME 2 AT PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT WITH SPECIFIC USE PERMIT (LC-SUP), PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #53113 STORAGE FACILITY, PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

**MAYOR AND COUNCIL COMMENTS**

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- ❖ Expressions of thanks, congratulations, or condolence;
- ❖ Information regarding holiday schedules;
- ❖ An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutary recognition for purposes of this subdivision;
- ❖ A reminder about an upcoming event organized or sponsored by the governing body;
- ❖ Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- ❖ Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

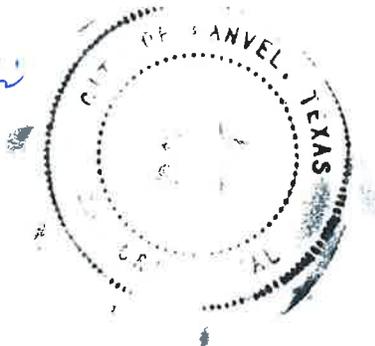
**ADJOURN**

**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 February 19, 2016 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

*Delores M. Martin*  
DELORES MARTIN, MAYOR  
CITY OF MANVEL, TEXAS



**NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS**

*A quorum of the Manvel Planning Development and Zoning Committee and the Manvel Economic Development Corporation may be in attendance at the February 22, 2016 meeting of the Manvel City Council. 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.*