



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
MELISSA SIFUENTES, COUNCIL PLACE 4
LARRY AKERY, COUNCIL PLACE 5
JEROME HUDSON, 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
JUNE 13, 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 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

Discussion on any subject addressed on the agenda for June 13, 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.**

PRESENTATION

Proclamation:

June 18, 2016 – Brazoria County Library 75th Diamond Jubilee Anniversary Day

Recognition:

30 Year Anniversary - Jay White, Public Works Director

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING 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 22217 HWY 6, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY .843 ACRES OF LAND, BEING A PART OF THE A0231 H.T. & B.R.R. TRACT 11A4, BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT 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 #811192 CAR WASHES, #811122 AUTOMOTIVE GLASS REPLACEMENT SHOPS, #811111 GENERAL AUTOMOTIVE REPAIR, AND #811198 ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE; 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.

1. **CITY MANAGER UPDATE**

Update on current events and city issues.

REGULAR AGENDA

2. **Consideration and possible action to appoint a nonvoting ex-officio council member to the Parks and Recreation Board.**
3. **Consideration and possible action to approve the first of two readings of Ordinance 2016-O-15; 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 22217 HWY 6, MANVEL, TEXAS, SUCH TRACT CONSTITUTING APPROXIMATELY .843 ACRES OF LAND, BEING A PART OF THE A0231 H.T. & B.R.R. TRACT 11A4, BRAZORIA COUNTY, TEXAS FROM LIGHT COMMERCIAL (LC) DISTRICT 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 #811192 CAR WASHES, #811122 AUTOMOTIVE GLASS REPLACEMENT SHOPS, #811111 GENERAL AUTOMOTIVE REPAIR, AND #811198 ALL OTHER AUTOMOTIVE REPAIR AND MAINTENANCE; 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.**
4. **Consideration and possible action to approve a request by Brazoria County MUD 29, approving a modification to the Design Criteria Manual Section 3 – 1.06 D(3);**
(All new and replacement water meters to be 3/4-inch Neptune E-Coder R900i unless approved by the City of Manvel Water and Sewer Department).
5. **Consideration and possible action to approve a Minor Plat of Daffern/Kilbourn Addition;**

BEING A PART OF OUTLOT 155 OF THE A.A. LUTHER SUBDIVISION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 3, PAGE 139 IN THE OFFICE OF THE COUNTY CLERK OF BRAZORIA COUNTY, TEXAS

- 6. Consideration and possible action to approve a Minor Plat of the Acorn Trail Subdivision;
A MINOR PLAT OF 4.0 ACRES OF LAND BEING OUT OF A 25.5 ACRE TRACT, BEING LOT 8 OF THE SUBDIVISION OF JOHN P BOOTH ESTATE, AS RECORDED IN VOLUME 236, PAGE 23, DEED RECORDS, BRAZORIA COUNTY TEXAS, OUT OF THE CHAS PRESCOTT SURVEY, ABSTRACT 354, BRAZORIA COUNTY TEXAS.**
- 7. Consideration and possible action to approve Resolution 2016-R-12;
A RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39.**
- 8. Consideration and possible action to approve Resolution 2016-R-13;
A RESOLUTION ACCEPTING A NOTICE OF INTENT TO TERMINATE FROM MOUNT HEBRON BAPTIST CHURCH, INC. REGARDING TERMINATION OF THE DEVELOPMENT AGREEMENT DATED MAY 13, 2014 BETWEEN THE CITY OF MANVEL AND MOUNT HEBRON BAPTIST CHURCH, INC. PROVIDING FOR CONTINUATION OF EXTRATERRITORIAL STATUS OF PROPERTY ORIGINALLY PROPOSED FOR ANNEXATION; DECLARING THE INTENTION OF THE CITY OF MANVEL, TEXAS, TO ANNEX THE TERRITORY COVERED BY THE DEVELOPMENT AGREEMENT DATED MAY 13, 2014, SAID PROPERTY GENERALLY LOCATED AT COUNTY ROAD 48, SOUTH OF PALM DESERT DRIVE, AND MORE SPECIFICALLY DESCRIBED IN THE DEVELOPMENT AGREEMENT; DESCRIBING SUCH TERRITORY; SETTING THE DATES, TIMES, AND PLACES FOR TWO PUBLIC HEARINGS AT WHICH ALL INTERESTED PARTIES SHALL HAVE AN OPPORTUNITY TO BE HEARD; PROVIDING FOR PUBLICATION OF NOTICES OF SUCH PUBLIC HEARINGS; AND DIRECTING PREPARATION FOR IMPLEMENTATION OF THE MUNICIPAL SERVICE PLAN FOR THE TERRITORY PROPOSED TO BE ANNEXED.**
- 9. Consideration and possible action to direct the City Manager and the City Attorney to prepare an agreement with developers and municipal utility districts providing for the financing of regional mobility and other infrastructure pursuant to Chapter 380, Texas Local Government Code.**
- 10. Consideration and possible action to approve Resolution 2016-R-11;
A RESOLUTION OF THE CITY OF MANVEL OPPOSING THE INSTALLATION OF MEDIANS ON HIGHWAY 6 IN THE CITY OF MANVEL BY THE TEXAS DEPARTMENT OF TRANSPORTATION; INSTRUCTING THE CITY SECRETARY TO FORWARD A COPY OF THIS RESOLUTION TO SENATOR TAYLOR, REPRESENTATIVE THOMPSON, and the BRAZORIA COUNTY COMMISSIONERS COURT.
(Tabled on 5/23/2016)**
- 11. Consideration and possible action to appoint Adrian Gaspar to the TIRZ 3 Board.**
- 12. Consideration and possible action to appoint Adrian Gaspar to the SMDA Board.**
- 13. Update on meeting with HEB (requested by Council Member Gaspar).**
- 14. Discussion request by Mark Lowe on Specific Use Permit conditions at 20504 Hwy 6. (Requested by Council Member Gaspar).**
- 15. Discussion request by Mark Lowe on requirements for development on 8.5 acres on Rodgers. (Requested by Council Member Gaspar).**

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 May 23, 2016.**

- b. **Approval of second and final reading of Ordinance 2016-O-07;**
AN ORDINANCE AMENDING CHAPTER 74 “VEHICLES FOR HIRE” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE II “WRECKERS AND TOW SERVICES” PERTAINING TO REGULATION OF THE WRECKERS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.
- c. **Approval of second and final reading of Ordinance 2016-O-14;**
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING SECTION 71-9 OF CHAPTER 71. “UTILITIES” TO ADD A NEW SUBSECTION (D) TO PROVIDE FOR TEMPORARY SUSPENSION OF BILLING ON WATER/WASTEWATER ACCOUNTS; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY

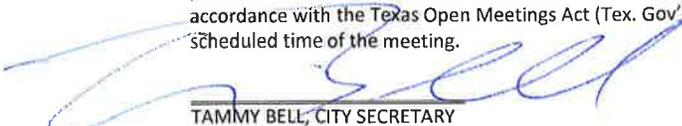
MAYOR AND COUNCIL COMMENTS

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 June 10, 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 MARTIN, MAYOR
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 June 13, 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.





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In addition to the previously posted agenda for the June 13, 2016 Regular City Council Meeting, the following item is hereby added:

ORDER OF BUSINESS
REGULAR SESSION

**17. Consideration possible action to approve a Preliminary Plat for Pomona Section 5;
BEING APPROXIMATELY 23.1 ACRES OF LAND CONTAINING 83 LOTS (55'/65'X120"
TYP) AND SEVEN RESERVES IN THREE BLOCKS OUT OF THE R.B. LYLE SURVEY, A-
540 BRAZORIA COUNTY, TEXAS.**

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 June 10, 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



ADDENDUM TO AGENDA POSTED ON 6/10/2016 @ 2:00 P.M.