



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 27, 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

Introduction of Waste Connections of Texas (Purchased Progressive Waste, the city solid waste providers)

Update of Monthly Financials.

Discussion on any subject addressed on the agenda for June 27, 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 AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND LOCATED AT 7303 RUSSELL STREET MANVEL, TEXAS, BEING TRACTS 5 AND 6 CONSTITUTING APPROXIMATELY .344 ACRES OUT OF APPROXIMATELY 2.0663 ACRES OF LAND, BEING A PART OF THE ORIGINAL MANVEL TOWNSITE BLOCK 3 LOT 1 TO 12, 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 #441221 MOTORCYCLE, ATV AND PERSONAL WATERCRAFT DEALERS AND #811490 OTHER PERSONAL AND HOUSEHOLD GOODS 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.

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 20504 HWY 6, MANVEL, TEXAS, BEING MANVEL OUTLOTS TRACT 86 CONSTITUTING APPROXIMATELY 0.276 ACRES OUT OF APPROXIMATELY 0.861 ACRES OUT OF THE MANVEL OUTLOTS ABST 283 LTS 86A3-86A4-86 470-479 O'DONNELL MANVEL, 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 #811121 AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE, WITH THE EXCLUSION OF PAINT FACILITIES; 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 receive the update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees and accept written comments from the Advisory Committee Meeting dated 6/20/2016.
3. Consideration and possible action to schedule a public hearing for 8/8/2016 to review the update to the Land Use Assumptions, Capital Improvements Plan and Impact Fees and determine whether to amend the plan.

4. **Consideration and possible action to approve the first of two readings of Ordinance 2016-O-16; 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 7303 RUSSELL STREET MANVEL, TEXAS, BEING TRACTS 5 AND 6 CONSTITUTING APPROXIMATELY .344 ACRES OUT OF APPROXIMATELY 2.0663 ACRES OF LAND, BEING A PART OF THE ORIGINAL MANVEL TOWNSITE BLOCK 3 LOT 1 TO 12, 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 #441221 MOTORCYCLE, ATV AND PERSONAL WATERCRAFT DEALERS AND #811490 OTHER PERSONAL AND HOUSEHOLD GOODS 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.**
5. **Consideration and possible action to approve the first of two readings of Ordinance 2016-O-17; 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 20504 HWY 6, MANVEL, TEXAS, BEING MANVEL OUTLOTS TRACT 86 CONSTITUTING APPROXIMATELY 0.276 ACRES OUT OF APPROXIMATELY 0.861 ACRES OUT OF THE MANVEL OUTLOTS ABST 283 LTS 86A3-86A4-86 470-479 O'DONNELL MANVEL, 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 #811121 AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE, WITH THE EXCLUSION OF PAINT FACILITIES; 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.**
6. **Consideration and possible action to approve an Economic Development Agreement between the City of Manvel and Keeshan & Bost Chemical Co., Inc. for the reimbursement of infrastructure expenditures.**
7. **Consideration and possible action to authorize the City Manager to execute the renewal agreement with TML for the FY 2016-17 employee benefits plan.**
8. **Consideration and possible action to fill MEDC Board Position #1 with a term to expire 12/ 2017.**
9. **Consideration and possible action to fill PD&Z unexpired vacant board position #4 with a term to expire 3/2017 and action to fill expired term positions #5, #6, and #7 with a term to expire 3/ 2018.**
10. **Consideration and possible action to appoint Lew Shuffler to the Zoning Board of Adjustments Board Position #4 with a term to expire 3/2017.**
11. **Discussion on a city business park. (Requested by Council Member Gaspar).**
12. **Consideration and possible action to direct staff on the Subdivision Ordinance. (Requested by Council Member Gaspar).**
13. **Consideration and possible action to direct staff on procedures for construction inspections. (Requested by Council Member Gaspar)**
14. **Consideration and possible action to direct staff on the Zoning Ordinance. (Requested by Council Member Cox).**
15. **Consideration and possible action to direct staff on a No Texting While Driving Ordinance. (Requested by Mayor Martin).**

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 June 13, 2016.
- B. Acceptance of second and final reading 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.

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.

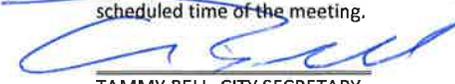
Items of community interest include:

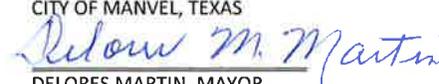
- ◆ Expressions of thanks, congratulations, or condolence;
- ◆ Information regarding holiday schedules;
- ◆ An honorary or salutary recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment 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 24, 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 27, 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.

