



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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
BRIAN WILMER, COUNCIL PLACE 3
MELISSA SIFUENTES, COUNCIL PLACE 4
JASON ALBERT, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DEBRA DAVISON, MAYOR
KYLE JUNG, CITY MANAGER
TAMMY BELL, CITY SECRETARY

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
FEBRUARY 19, 2019**

**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 City Council meeting at the Manvel City Hall, located at 20025 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/update with PAL on development of the City Center Complex

Discussion on scheduling City Council Planning Meetings

Discussion on any subject addressed on the agenda for February 19, 2019

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING – LORRAINE HEHN

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 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 have three (3) minutes to address the City Council.
- 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.

PROCLAMATION

February 2019 – National African American History Month

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF MERIDIANA UNIT 7 OPEN SPACE BEING A PARTIAL REPLAT AND EXTENSION OF LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, AND LOT 14 OF LULLING STONE SECTION 1 AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203, MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF TWO (2) EXISTING LOTS INTO TWO (2) RESTRICTED RESERVES AND R.O.W.

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF MERIDIANA UNIT 10 OPEN SPACE BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 13 -14 OF LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203, MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF THREE (3) EXISTING LOTS INTO ONE (1) RESTRICTED RESERVE

TO HEAR INPUT FROM THE PUBLIC REGARDING A REQUEST FOR A REPLAT OF MERIDIANA UNIT 29 OPEN SPACE BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 5-7 OF LULLING STONE SECTION 3 AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 231, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING PART OF THE OLIVER HALL SURVEY, A-203, MANVEL, BRAZORIA COUNTY, TEXAS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF FOUR (4) EXISTING LOTS INTO TWO (2) RESTRICTED RESERVES AND R.O.W.

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.895 ACRES (82,516 SQ. FT.) LOCATED AT 7454 ½ LARGE AVENUE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE

HIGHWAY 6 OVERLAY (LC/SH6) DISTRICT TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 237130 "POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION"

CITY MANAGER UPDATE

Update on current events and city issues.

REGULAR AGENDA

1. Consideration and possible action to approve the first of two readings of Ordinance 2019-O-04;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.895 ACRES (82,516 SQ. FT.) LOCATED AT 7454 ½ LARGE AVENUE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY (LC/SH6) DISTRICT TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 237130 "POWER AND COMMUNICATION LINE AND RELATED STRUCTURE CONSTRUCTION"; 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.

2. Consideration and possible action to approve the first of two readings of Ordinance 2019-O-10;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, TECHNICAL CODES, BY ADOPTING THE 2015 INTERNATIONAL FIRE CODE; AMENDING THE LOCAL AMENDMENTS TO THE CITY'S *INTERNATIONAL FIRE CODE*; PROVIDING THAT FEES ASSOCIATED WITH THE FIRE CODE SHALL BE THE FEES STATED IN THE MOST CURRENT FEE SCHEDULE RESOLUTION ADOPTED BY CITY COUNCIL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

3. Consideration and possible action to approve the first of two readings of Ordinance 2019-O-11;

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17, BUILDINGS AND BUILDING REGULATIONS, ARTICLE III, TECHNICAL CODES, TO ADOPT THE *INTERNATIONAL PROPERTY MAINTENANCE CODE*, 2015 EDITION; ADOPTING CERTAIN LOCAL AMENDMENTS TO SAID *INTERNATIONAL PROPERTY MAINTENANCE CODE*; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL

ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.

4. **Consideration and possible action to approve Resolution 2019-R-03;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CONSENTING TO THE ADDITION OF LAND INTO SEDONA LAKES MUNICIPAL UTILITY DISTRICT NO. 1 OF BRAZORIA COUNTY.**
5. **Consideration and possible action on appointments to the Events Task Force Board.**
6. **Consideration and possible action to approve a request by Tamara Phillips Mailloux at 5315 Phillips Drive, Manvel TX., for a variance to the Subdivision Ordinance *Chapter 62*, Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor to execute the Development Agreement.**
7. **Consideration and possible action to approve a request for a variance to the Subdivision Ordinance Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor to execute the Development Agreement for 15 acres of property bounded by Colony Loop (south), Lovers Lane (east), County Road 80 (west), and Stevens Road (north).**
8. **Consideration and possible action to direct staff on the following as requested by Council Member Albert;**
 - a. **Amendment to the Utilities Ordinance to include a hardship provision**
 - b. **Amendment to the Animal Ordinance to allow wireless restraints**
 - c. **Naming and/or renaming of Major Thoroughfares**
9. **Discussion/Update on Brazoria County Day 2019 in Austin Texas.**
10. **Consideration and possible action to approve the following proposed City Council Meeting Schedule;**
 - a. **Schedule Special City Council Meeting on Wednesday 2/27/2019 at 6:00 p.m.**
 - b. **Cancel Regular City Council Meeting on Monday 3/4/2019**
 - c. **Schedule Special City Council Meeting on Monday 3/11/2019 at 6:00 p.m.**

11. 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 to date.**
- b. **Acceptance of the 2018 Racial Profiling Report.**
- c. **Approve second and final reading of Ordinance 2019-O-03;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, PROVIDING FOR THE DISANNEXATION OF A 83.209 ACRE TRACT OF LAND, BEING A PORTION OF QUAIL VALLEY RANCHES, SECTION 1 (RECORDED IN VOLUME 18, PAGES 335-336 OF THE BRAZORIA COUNTY PLAT RECORDS), QUAIL VALLEY RANCHES, SECTION 2 (RECORDED IN VOLUME 19, PAGES 35-36 OF THE BRAZORIA COUNTY PLAT RECORDS), AND A CALLED 3.906 ACRE TRACT CONVEYED TO LINDON SMITH AND JEANNA SMITH IN COUNTY CLERK'S FILE 10-023174 OF THE BRAZORIA COUNTY OFFICIAL RECORDS AND SITUATED IN THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS; DISANNEXING AND DISCONTINUING SAID PROPERTY FROM THE CORPORATE BOUNDARIES OF THE CITY; CONTAINING CERTAIN FINDINGS; AND PROVIDING OTHER MATTERS RELATED TO THE SUBJECT.**
- d. **Approve second and final reading of Ordinance 2019-O-06;**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL BY AMENDING SECTIONS 8-7 AND 8-9 OF CHAPTER 8, "ANIMALS" TO PROVIDE THAT THE FEES FOR CERTAIN ANIMAL CONTROL SERVICES SHALL BE THOSE APPROVED IN THE MOST RECENT FEE SCHEDULE RESOLUTION ADOPTED BY CITY COUNCIL; 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.

- e. **Approve second and final reading of Ordinance 2019-O-07;**
AN ORDINANCE AMENDING CHAPTER 17. "BUILDINGS AND BUILDING REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "IMPACT FEES," SECTION 17-406 TO PROVIDE THAT THE IMPACT FEES SHALL BE THOSE APPROVED IN THE MOST RECENT FEE SCHEDULE RESOLUTION ADOPTED BY CITY COUNCIL; REPEALING PROVISIONS IN CONFLICT THEREWITH; 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.
- f. **Approve *A Minor Plat of waffle house on CR 59;***
BEING A PARTIAL REPLAT OF LOT 3 OF THE CR 59 & KIRBY COMMERCIAL SUBDIVISION COMPRISED OF THE EAST 99 FEET OF LOT 3 OF CR 59 & KIRBY COMMERCIAL SUBDIVISION, RECORDED UNDER DOCUMENT NUMBER 2014026168 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS ABSTRACT NO. 540 ONE LOT, ONE BLOCK 0.6554 OF AN ACRE.
- g. **Approve *A Minor Plat for Scott Avenue Estates;***
A 13.887 ACRE SUBDIVISION OF 1-BLOCK, 7-LOTS, AND 1-RESERVE OUT OF THE H.T. & B.R.R. COMPANY SURVEY, SECTION -74, ABSTRACT 493 AS RECORDED UNDER C.F.F. # 2017038408, O.R.B.C.T. SITUATED IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- h. **Approve *A Preliminary plat for Meridiana Unit 10 Open Space;***
**BEING A SUBDIVISION OF 20.18 ACRES OF LAND, BEING A PARTIAL REPLAT AND EXTENSION OF LOTS 13-14 OF LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 21, PG. 267-270, AND LOT 15 OF THE AMENDING PLAT OF LOT NO. 15 LULLING STONE SECTION ONE AS RECORDED IN BRAZORIA COUNTY PLAT RECORDS VOL. 22, PG. 165-166, ALSO BEING A PART OF THE OLIVER HALL SURVEY, A-203 MANVEL, BRAZORIA COUNTY, TEXAS.
REASON FOR REPLAT: TO CONVERT PORTIONS OF THREE EXISTING LOTS INTO ONE RESTRICTED RESERVE**
- i. **Approve *A Preliminary Plat of Meridiana Unit 16 Open Space;***
BEING A SUBDIVISION OF 17.05 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION NUMBER 62, A-484 BEING PORTIONS OF LOTS 134 AND 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS. MANVEL, BRAZORIA COUNTY, TEXAS.
- j. **Approve *A Preliminary Plat of Meridiana Section 45;***

BEING A SUBDIVISION OF 10.38 ACRES OF LAND, OUT OF THE H.T. & B.R.R. CO. SURVEY, A-286 AND THE H.T. & B.R.R. CO. SURVEY, SECTION NO. 61, A-282 MANVEL, BRAZORIA COUNTY, TEXAS.

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 salutory 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 salutory 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 15, 2019 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, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the February 19, 2019 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.