



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

ADRIAN GASPAR, 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
MARCH 5, 2018**

**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, 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 SESSION

Recognition / Retirement Gathering
Isaac Hernandez
27 years of employment (1991-2018)

Discussion on any subject addressed on the agenda for March 5, 2018

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING – JEROME HUDSON

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

- 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.
- 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 ON 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 BEING APPROXIMATELY 0.9997 ACRES (43,545 SQUARE FEET) SITUATED IN THE H.T. & B.R.R. SURVEY, ABSTRACT 476 BRAZORIA COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS LOT 8, OF MANVEL HEIGHTS, AN UNRECORDED SUBDIVISION (SAID PARCEL IS ADJACENT TO 7205 PINE STREET) FROM LIGHT COMMERCIAL DISTRICT (LC) TO OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR)); 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 approve the first of two readings of Ordinance 2018-O-10;

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 BEING APPROXIMATELY 0.9997 ACRES (43,545 SQUARE FEET) SITUATED IN THE H.T. & B.R.R. SURVEY, ABSTRACT 476 BRAZORIA COUNTY, TEXAS, BEING MORE COMMONLY KNOWN AS LOT 8, OF MANVEL HEIGHTS, AN UNRECORDED SUBDIVISION (SAID PARCEL IS ADJACENT TO 7205 PINE STREET) FROM LIGHT COMMERCIAL DISTRICT (LC) TO OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR)); 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.

3. Consideration and possible action to approve the first of two readings of Ordinance 2018-O-11;

AN ORDINANCE EXTENDING THE CORPORATE LIMITS OF THE CITY OF MANVEL, TEXAS, TO ANNEX AND INCLUDE ALL OF THE TERRITORY DESCRIBED AS AN AREA GENERALLY LOCATED AT THE NORTHEAST INTERSECTION OF RODEO PALMS PARKWAY AND COUNTY ROAD 48, BRAZORIA COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED IN

EXHIBIT A [AREA 24]; APPROVING A SERVICE PLAN FOR ALL OF THE AREA WITHIN SUCH TERRITORY; MAKING FINDINGS; CONTAINING OTHER PROVISIONS RELATED TO THE SUBJECT; AND PROVIDING A SAVING AND A SEVERABILITY CLAUSES.

4. **Consideration and possible action to approve Ordinance 2018-O-12;
AN ORDINANCE AMENDING ORDINANCE NO. 2017-O-47 AMENDING THE CITY FISCAL YEAR 2018 BUDGET ENDING SEPTEMBER 30, 2018, BY AMENDING THE CAPITAL PROJECT FUND BUDGET TO ACCOUNT FOR PHASE II ENVIRONMENTAL SITE ASSESSMENT ASSOCIATED WITH THE PURCHASE OF REAL PROPERTY, DIRECTING THE BUDGET OFFICER TO FILE OR CAUSE TO BE FILED A COPY OF THE AMENDED BUDGET WITH THE CITY SECRETARY AND WITH THE OFFICE OF THE BRAZORIA COUNTY CLERK AND PROVIDING THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**
5. **Consideration and possible action to approve Ordinance 2018-O-13;
AN ORDINANCE OF THE CITY COUNCIL OF MANVEL, TEXAS DECLARING UNOPPOSED CANDIDATES IN THE MAY 5, 2018 GENERAL ELECTION, ELECTED TO OFFICE; CANCELING THE ELECTION; PROVIDING A SEVERABILITY CLAUSE; AND, PROVIDING AN EFFECTIVE DATE.**
6. **Consideration and possible action to approve a variance to sections 62-1(3) and 61-112(a) of the Subdivision Ordinance for Newport Lake Estates, to allow for the issuance of Certificates of Occupancy (for houses permitted by February 28, 2018), prior to permanent power being installed to the lift station; acceptance of the lift station and begin the one year maintenance period. (Tabled on 2-20-2018)**
7. **Consideration and possible action to approve a variance to the Subdivision Ordinance Section 62-146 and 62-111 as requested by Dynamic Builders at 7635 Scott Avenue to allow for an open ditch subdivision and asphalt streets to approve an overlay the length of Scott Street and Dalmolin along the street frontage. (Tabled 2/20/2018)**
8. **Consideration and possible action to approve the Seventh Amendment to Amended and Restated Development Agreement between the City of Manvel and WSLD Sedona Lakes VI, L.P., and Sedona Lakes Municipal Utility District No. 1 of Brazoria County. (Tabled 1/29/2018, 2/5/2018, and 2/20/2018).**
9. **Consideration and possible action to suspend the Council Rules of Procedures Rule 11 Reconsideration of a subject;
*When an ordinance, resolution, motion, or other measure of any sort has been placed before the City Council and defeated, the same identical question shall not again be considered by the City Council until ninety (90) days have elapsed.***
10. **Consideration and possible action to approve a variance to the Subdivision Ordinance Section 62-3 (c) to allow for early starts of 9 production homes in Sections 1 and 2 of Bluewater Lakes with no connections to utilities. (Denied on 1/29/2018)**
 - a. **Section 1 – 18902, 18906, 18910, and 18914 Camden Knoll Ct**
 - b. **Section 2 - 6834, 6903, 6910, 6922, 6926, 6938, 7106, 7111, 7115, 7119, 7130, and 7434 Water Glenn Lane****Section 2 - 19003, 19014, 19018, and 19019 Blue Valley Lane**
11. **Discussion on a ROW abandonment of Oleander as requested by Johnny Lowe**
12. **Discussion and direction to staff on designating a specific area of the city to allow for a rustic façade as requested by Council Member Gaspar.**

13. 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 20, 2018**
- B. Acceptance of infrastructure improvements for the Alvin ISD CTE Facility to begin the One Year Maintenance Period.**
- C. Approval of second and final reading of Ordinance 2018-O-03;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2017-O-16 (AREA 12) AS OPEN-SINGLE-FAMILY RESIDENTIAL (O-SFR) DISTRICT, SAID ANNEXED AREA OF ORDINANCE NO. 2017-O-16 BEING APPROXIMATELY 887 ACRES, MORE OR LESS, BEING LOCATED GENERALLY AS FOLLOWS: IN THE AREA OF OILFIELD AND BELCHER ROADS, BORDERED BY THE CURRENT CITY LIMITS ON THE NORTH AND WEST SIDE, SITUATED NORTH OF QUAIL RIDGE DRIVE ON THE SOUTH SIDE, AND LAYING WEST OF COUNTY ROAD 206 AND WINK WYNN DRIVE ON THE EAST SIDE [AREA 12], AND SAVE AND EXCEPT FOR TERRITORY INCLUDED WITHIN A DEVELOPMENT AGREEMENT; 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.

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 March 2, 2018 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 March 5, 2018 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.

