



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
APRIL 16, 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

Update on MUD 42 (Manvel Town Center)

Update on Meridiana

Discussion on any subject addressed on the agenda for April 16, 2018

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING – BRIAN WILMER

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.*

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 APPROXIMATELY 67.135 ACRES LOCATED AT 5703 OLD AIRLINE ROAD, MANVEL TEXAS, LEGALLY DESCRIBED AS A CERTAIN TRACT OF LAND CONTAINING 67.135 ACRES SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO.299 IN BRAZORIA COUNTY, TEXAS, SAID 67.1348-ACRE TRACT BEING ALL OF LOTS 3 AND 4 AND PARTS OF LOTS 1 AND 2 IN LIPPER SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN SAID BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.58 ACRES LOCATED AT 5703 CR 48, MANVEL, TEXAS, LEGALLY DESCRIBED AS A CERTAIN TRACT OF LAND CONTAINING 1.0 ACRES AND A CERTAIN TRACT OF LAND CONTAINING 0.5825 ACRES SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO.299 IN BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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 ESTABLISHING THE ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2018-O-11 AS SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SAID ANNEXED AREA OF ORDINANCE NO. 2018-O-11 BEING APPROXIMATELY 53.70 ACRES, MORE OR LESS, BEING LOCATED GENERALLY AT THE NORTHEAST INTERSECTION OF RODEO PALMS PARKWAY AND COUNTY ROAD 48 IN BRAZORIA COUNTY, TEXAS, [AREA 24]; 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-09;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 67.135 ACRES LOCATED AT 5703 OLD AIRLINE ROAD, MANVEL TEXAS, LEGALLY DESCRIBED AS A CERTAIN TRACT OF LAND CONTAINING 67.135 ACRES SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO.299 IN BRAZORIA COUNTY, TEXAS, SAID 67.1348-ACRE TRACT BEING ALL OF LOTS 3 AND 4 AND PARTS OF LOTS 1 AND 2 IN LIPPER SUBDIVISION, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN SAID BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO SINGLE FAMILY RESIDENTIAL DISTRICT (SFR); AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF APPROXIMATELY 1.58 ACRES LOCATED AT 5703 CR 48, MANVEL, TEXAS, LEGALLY DESCRIBED AS A CERTAIN TRACT OF LAND CONTAINING 1.0 ACRES AND A CERTAIN TRACT OF LAND CONTAINING 0.5825 ACRES SITUATED IN THE H.T. & B. RAILROAD COMPANY SURVEY, ABSTRACT NO.299 IN BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL DISTRICT (OSFR) TO LIGHT COMMERCIAL DISTRICT (LC); 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, Ordinance 2018-O-16;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY ESTABLISHING THE ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2018-O-11 AS SINGLE-FAMILY RESIDENTIAL (SFR) DISTRICT, SAID ANNEXED AREA OF ORDINANCE NO. 2018-O-11 BEING APPROXIMATELY 53.70 ACRES, MORE OR LESS, BEING LOCATED GENERALLY AT THE NORTHEAST INTERSECTION OF RODEO PALMS PARKWAY AND COUNTY ROAD 48 IN BRAZORIA COUNTY, TEXAS, [AREA 24]; 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 Resolution 2018-R-06;**

A RESOLUTION OF THE CITY OF MANVEL, TEXAS FINDING THAT CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S APPLICATION FOR APPROVAL TO AMEND ITS DISTRIBUTION COST RECOVERY FACTOR PURSUANT TO 16 TEX. ADMIN. CODE § 25.243 TO INCREASE DISTRIBUTION RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS

PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

5. **Consideration and possible action to approve Resolution 2018-R-07;
A RESOLUTION AUTHORIZING PUBLICATION OF NOTICE OF INTENTION TO ISSUE CERTIFICATES OF OBLIGATION**
6. **Consideration and possible action to approve Resolution 2018-R-08;
A RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42**
7. **Consideration and possible action to approve a variance to section 62-111(c) of the City Code, to allow Angel Luciano Gonzalez and Felipe Angel Gonzalez to plat 10 acres located at the intersection of Jordan Road and Sprague Street without requiring construction of (one half) of the perimeter streets; imposing conditions on the granting of the variance and authorizing the City Manager to execute a Development Agreement (for Variance).**
8. **Consideration and possible action to approve a variance to section 62-111(c) of the City Code, to allow Horacio Ontiveros to plat lot 15 and 16 located at 7226 King Street without requiring construction of (one half) of the perimeter street being Spillane.**
9. **Consideration and possible action on suspending the Rules and Regulations for City of Manvel Parks and Recreation Facilities as requested by the Parks Board.**
10. **Consideration and possible action on scheduling a joint meeting with the City Council and the Planning Development and Zoning Commission. (Requested by Council Member Hehn)**

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 dated;
April 2, 2018**

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:

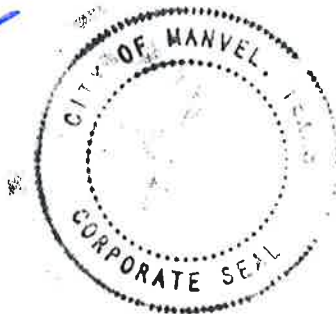
- ❖ Expressions of thanks, congratulations, or condolence;
- ❖ Information regarding holiday schedules;
- ❖ An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment 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 April 12, 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 April 16, 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.