

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
JULY 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

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071 - "Consultation with Attorney and Section 551.072 "Deliberation Regarding Real Property" to discuss the following:

DELIBERATE THE PURCHASE, EXCHANGE, LEASE, OR VALUE OF REAL PROPERTY.

ROW ABANDONMENT - YANNI PALMS

ROW ABANDONMENT – OLEANDER

ROW ABANDONMENT - HOLLY

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

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING – COUNCIL MEMBER 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, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 60' CITY UNIMPROVED RIGHT-OF-WAY BEING AN 0.345 ACRE TRACT OF LAND LOCATED IN THE M. O'DONNELL SURVEY, BEING A PORTION OF HOLLY STREET, A PUBLIC ROW BASED ON A WIDTH OF 60 FEET RUNNING FROM THE SW ROW OF STATE HWY 6, A PUBLIC ROW BASED ON A WIDTH OF 120 FEET, TO THE NE ROW OF RODGERS STREET BRAZORIA COUNTY, TEXAS CITY OF MANVEL; ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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 1.7319 ACRE TRACT OF LAND LOCATED AT 5720 COUNTY ROAD 48, IN THE CITY OF MANVEL, 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 #811111 GENERAL AUTOMOTIVE REPAIR AND USE #811121 AUTOMOTIVE BODY PAINT AND INTERIOR 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 AMENDING ORDINANCE NO. 2014-O-37 GRANTING A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #61111 ELEMENTARY AND SECONDARY SCHOOLS; AMENDING THE SPECIFIC USE PERMIT CONDITIONS TO ALLOW AN ELECTRONIC SIGN WITH ELECTRONIC CHANGEABLE MESSAGE SIZE UP TO 27 PERCENT OF THE OVERALL SIGN AREA; 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-26;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A PORTION OF A 60' CITY UNIMPROVED RIGHT-OF-WAY BEING AN 0.345 ACRE TRACT OF LAND LOCATED IN THE M. O'DONNELL SURVEY, BEING A PORTION OF HOLLY STREET, A PUBLIC ROW BASED ON A WIDTH OF 60 FEET RUNNING FROM THE SW ROW OF STATE HWY 6, A PUBLIC ROW BASED ON A WIDTH OF 120 FEET, TO THE NE ROW OF RODGERS STREET BRAZORIA COUNTY, TEXAS CITY OF MANVEL; ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

- 3. Consideration and possible action to approve the first of two readings of Ordinance 2018-O-27;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN 1.7319 ACRE TRACT OF LAND LOCATED AT 5720 COUNTY ROAD 48, IN THE CITY OF MANVEL, 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 #8111111 GENERAL AUTOMOTIVE REPAIR AND USE #811121 AUTOMOTIVE BODY PAINT AND INTERIOR 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 the first of two readings of Ordinance 2018-O-28;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2014-O-37

GRANTING A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE #61111 ELEMENTARY AND SECONDARY SCHOOLS; AMENDING THE SPECIFIC USE PERMIT CONDITIONS TO ALLOW AN ELECTRONIC SIGN WITH ELECTRONIC CHANGEABLE MESSAGE SIZE UP TO 27.7 PERCENT OF THE OVERALL SIGN AREA; 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;

FINAL PLAT RODEO PALMS, THE LAKES SECTION 2 BEING A SUBDIVISION OF 34.65 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-299 AND THE A.C.H. & B. CO. SURVEY, A-459, IN THE CITY OF MANVEL, AND ALSO BEING A PARTIAL REPLAT OF RODEO PALMS SUBDIVISION SECTION ONE AS RECORDED AT VOL. 22, PAGE 133-138, BRAZORIA COUNTY PLAT RECORDS.

REASON FOR REPLAT IS TO INCREASE THE NUMBER OF LOTS, CREATE PUBLIC UTILITY EASEMENTS, AND CHANGE STREET PATTERN

(Favorable Recommendation Failed by PD&Z due to lack of a second to the motion)

6. Consideration and possible action to approve the second reading of Ordinance 2018-O-21;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A 20' CITY UNIMPROVED RIGHT-OF-WAY CONSISTING OF 1.0067 ACRES OR 43,852 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS, SAID 1.0067 ACRE TRACT BEING OUT OF LOTS 2, 3, AND 4 IN LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT. (Tabled on 7/2/2018)

7. Consideration and possible action to approve the second reading of Ordinance 2018-O-22;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF A 20' CITY UNIMPROVED RIGHT-OF-WAY CONSISTING OF 0.8554 ACRES OR 37,261 SQUARE FEET OF LAND, SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT NO. 299 IN BRAZORIA COUNTY, TEXAS, SAID 0.8554 ACRE TRACT BEING OUT OF LOTS 14 AND 15 IN LIPPER SUBDIVISION, RECORDED IN VOLUME 2, PAGE 18 OF THE BRAZORIA COUNTY PLAT RECORDS IN BRAZORIA COUNTY, TEXAS, ABANDONING, AND CLOSING SAID PUBLIC UNIMPROVED RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT. (Tabled on 7/2/2018)

8. Consideration and possible action to approve development agreements between the City of Manvel and Lakeland Communities, LP in regard to the escrow of funds for the construction of perimeter streets in Lakeland Subdivision Section Five (Dogwood Avenue and Tankersley Road)

9. **Consideration and possible action to approve a variance to section 62-111(c) of the City Code, as requested by Access Church to allow platting without requiring construction of a public street between McCoy Road and Wilson Road along the southwest border of the property, located at outlot 104 of the Dr. A.A. Luther Subdivision and out of the H.T.&B.R.R. Survey, A-28., Manvel Texas. (Tabled on 6/18/2018, and 7/2/2018)**
10. **Consideration and possible action to approve an Economic Development and Performance Agreement between the Manvel EDC and the City of Manvel for Project 2017-02 Little Rascals. (Forwarded with favorable recommendation by MEDC)**
11. **Consideration and possible action to approve the Road & Bridge Interlocal Agreement Fiscal Year 2019, between Brazoria County and the City of Manvel.**

12. 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. **Approve second and final reading of Ordinance 2018-O-19;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF CERTAIN TRACTS OF LAND LOCATED AT 7515 S MASTERS, MANVEL, TEXAS, SUCH TRACTS BEING BLOCK 20 LOTS 7, 8, 9, AND 10 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 813110 RELIGIOUS ORGANIZATIONS; 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. (Forwarded by PD&Z with a 5-1 vote)

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.

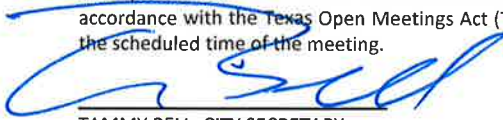
Items of community interest include:

- ❖ 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 July 13, 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 July 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.