

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  
OCTOBER 1, 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 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 on the Redman 20 acre tract located on FM 1128**

**Discussion on De-Annexation request for Quail Valley Ranch and Wolf Airpark**

**Discussion on any subject addressed on the agenda for October 1, 2018**

## **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.

### **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 LAND LOCATED AT 3640 CR 58, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO OPEN SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT WITH SPECIFIC USE PERMIT (O-SFR--SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT, WITH CONDITIONS, TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USES #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.**

### **1. CITY MANAGER UPDATE**

Update on current events and city issues.

### **REGULAR AGENDA**

2. **Consideration and possible action to approve a Minor Plat for the Mansion at Southfork located at 2354 CR 59;**  
**BEING A PORTION OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBURBAN GARDENS SUBDIVISION RECORDED IN VOLUME 2, PAGE 98 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS. A SUBDIVISION OF 14.859 ACRES OF LAND LOCATED IN THE H.T. & B. R. R. SURVEY, A-298 BRAZORIA COUNTY, TEXAS.**
3. **Consideration and possible action to approve the first of two readings of Ordinance 2018-O-33; AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF LAND LOCATED AT 3640 CR 58, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, FROM OPEN SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT TO OPEN SINGLE FAMILY RESIDENTIAL (O-SFR) DISTRICT WITH SPECIFIC USE PERMIT (O-SFR--SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT, WITH CONDITIONS, TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USES #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.**

4. **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 Section 62-3 (c) to allow for a building permit without platting .**
5. **Discussion on the Parks Board, Events Task Force Board, and Branding Task Force Board**
6. **Consideration and possible action to approve the Utility Conveyance and Security Agreement between Brazoria County MUD No. 61 and the City of Manvel for Lakeland Subdivision Section 2.**
7. **Approve the City of Manvel Organizational Chart Dated 9/17/2018. (Tabled on 9/17/2018)**

**EXECUTIVE SESSION**

**Council will convene into Executive Session in accordance with the Texas Government Code, pursuant to Section 551.071: Consultation with attorney concerning pending or contemplated litigation; a settlement offer; or a matter in which the duty of the attorney requires it. (Demand letter from law firm representing Camcorp Interests, Ltd.)**

**8. CONSENT AGENDA**

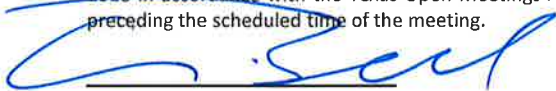
All Consent Agenda items listed are considered to be routine by the City Council and will be approved by one motion. There will be no separate discussion of these items unless a City Council Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. **Acceptance of the City Council Minutes to date.**
- B. **Acceptance of the Quarterly Investment Report dated thru June 2018.**
- C. **Approve an Agreement between Harris County and the City of Manvel, by and through the Manvel Police Department for the use of the information maintained by Southeast Texas Crime Information Center "SETCIC".**
- D. **Approve Restated Eighth Amendment to Amended and Restated Development Agreement between the City of Manvel and Sedona Lakes VI, L.P., and Sedona Lakes MUD No. 1 with a revised exhibit dated October 1, 2018.**
- E. **Approve the 2017 TIRZ #3 Annual Report as recommended by the TIRZ #3 Board and SMDA Board on September 27, 2018.**

**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 September 28, 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 October 1, 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.*

