



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

LARRY AKERY, COUNCIL PLACE 1
LORRAINE HEHN, COUNCIL PLACE 2
NICCOLE TYSON, COUNCIL PLACE 3
DAN DAVIS, 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 TELECONFERENCE CITY COUNCIL MEETING
OF THE CITY OF MANVEL
JANUARY 19, 2021**

**NOTICE IS HEREBY GIVEN
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 **Via Teleconference** for the purpose of discussing and if appropriate, take action with respect to the following items:

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

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.

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing. Citizens may join the Meeting (in listen mode only) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: 587 276 71#**

To view the agenda packet for this meeting visit our website at www.cityofmanvel.com. A recording of the telephone meeting will be made and available to the public in accordance with the Open Meetings Act upon written request.

*****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 281-489-0630 x4 for staff assistance.**

*****All Public Comment Requests must be received before 6:00 p.m., on January 19, 2021.**

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING –COUNCIL MEMBER AKERY

PLEDGE –

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible."

PUBLIC COMMENTS: "COMMENT CARD" *REQUIRED TO BE SUBMITTED BY 6:00 P.M.**

****Members of the public who wish to submit written comments on a listed agenda item must submit their comments via the Public Comment Request Form found on the city website www.cityofmanvel.com or by emailing tbell@cityofmanvel.com or by calling 832-336-4064 for staff assistance.*

PRESENTATION

Proclamation for Father Thomas Ponzini

CITY MANAGER UPDATE

Update on current events and city issues.

- **Update on the following;**
 - **Emergency Declaration/COVID 19**

REGULAR AGENDA

1. **Consideration and possible action to approve a Subdivision Variance request for 14.9 acres of property located at 7207 Jordan Road for relief from Chapter 62, Section 62-111 (a) and (c), Additional Street Requirements and authorize the Mayor to execute the Development Agreement.**
2. **Consideration and possible action to approve Resolution 2021-R-03;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS CREATING THE CROIX
PARK TASK FORCE ADVISORY COMMITTEE.**
3. **Consideration and possible action to direct staff on the direction of community engagement updates and processes. (Requested by Council Member Hehn).**
4. **Consideration and possible action to direct staff on the following as requested by Council Member Davis;**
 - a. **Evaluating the feasibility of allowing electronic leashes.**
 - b. **Establishing more set parameters around animals being tethered while outside**
5. **Consideration and possible action to direct staff on the following as requested by Mayor Davison;**
 - a. **2021 Council Planning Session (Tabled on 1/4/2021)**
 - b. **Charter Review Commission (Tabled on 1/4/2021)**

6. **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 minutes to date.**
- B. **Approval of the 2020 Q4 Investment Report.**

C. Approval of the second and final reading of Ordinance 2020-O-38;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED ON THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) 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 721 "ACCOMMODATIONS"; 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 with favorable recommendation by PD&Z with a 6-0 vote)

D. Approve as recommended by PD&Z on 1/11/2021;

Preliminary Plat for Meridiana Unit 50;

BEING A SUBDIVISION OF 22.47 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Preliminary Plat for Meridiana Section 39A;

BEING A SUBDIVISION OF 10.89 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, A-282, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

EXECUTIVE SESSION

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071; Consultation with attorney, and Texas Government Code, Section 551.087: "Deliberation Regarding Economic Development Negotiations" to discuss the following:

Discuss legal issues involving developer in MUD 42

Discuss economic development incentives to developer in MUD 42

City Council will convene into Executive Session pursuant to Texas Government Code, Sec. 551.074. "Personnel Matters - to deliberate the appointment, employment, evaluation, and duties of a public officer or employee".

Kyle J. Jung, City Manager

Bobby Gervais, City Attorney

REGULAR SESSION

- 7. Consideration and possible action regarding compensation and terms of employment of the City Attorney.**

Manvel City Council Teleconference Meeting Agenda 1/19/2021

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 January 15, 2021 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





MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: January 19, 2021

TOPIC: A subdivision variance request for 14.9 acers of property located at 7207 Jordan Road for relief from Chapter 62, Section 62-111 (a) and (c), *Additional Street Requirements*.

BACKGROUND: The property owner is requesting a variance to Section 62-111 (a) and (c), *Additional Street Requirements*, from the subdivision ordinance to seek relief from roadway construction improvements to South Masters Road, Shultz Avenue, Palmetto Street, and Jordan Road. Section 62-111 (a) and (c) require the owner/developer to construct one-half of all perimeter streets to concrete curb and gutter. The perimeter roads for this site include South Masters Road, Jordan Road, Palmetto Street, and Shultz Avenue. The total linear feet for all four streets equal to 2,640-feet or 660-feet each. The owner is required to plat the property in order to obtain a building permit for a new residence on the property since the property was purchased as multiple tracts of land by metes and bounds. The 14.9-acre site will be platted into one lot and is zoned Open-Single Family Residential (O-SFR) district. The existing manufactured home will be moved off-site so the owner can construct a new single-family residence, garage, and patio. The site currently takes access from Jordan Road. The property owner will use this same access once the new single-family residence is constructed.

RECOMMENDATION: The staff recommends approval of the variance request to Chapter 62, Section 62-111 (a) and (c) with two conditions as specified in the development agreement: 1) the subdivision variance will expire upon change of use from single-family and 2) upon replatting.

ATTACHMENTS: Application, Development Agreement, Survey, Vicinity Zoning Map, and Vicinity Aerial Map

FUNDING ISSUES

- Not applicable
- Not budgeted
- Full amount already budgeted
- Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER
Jessica Rodriguez

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

CITY OF MANVEL

http://www.cityofmanvel.com

PO Box 187
Manvel, Texas 77578

Phone: (281) 489-0630
Fax: (281) 489-0634

Subdivision Variance Application

Applicant Information

Applicant (if not owner): _____

Phone: _____ e-mail: _____

Owner: **Carl J and Michelle E Frantzen**

Owner Address: **3614 Quarter Horse Tr** City **Manvel** State **TX** Zip **77578**

Phone: **979-820-2222** e-mail: **carlfrantzen@yahoo.com micfrantzen@sbcglobal.net**
979-255-6764

Property Information

Site Address: **7207 Jordan Rd Manvel, TX 77578**

Legal description (from deed): **Manvel blk 58-59 (all) lot OL 69 (all) and block 53 lot 6-11 to 14 MH**
(Property must be legally subdivided or be lot of record) **designated as real property acres 14.928**

Brazoria County Identification Number: **228154**

Description of Subdivision Variance Request

Variance from the subdivision ordinance which requires one-half of Shultz Ave, Palmetto Street, Jordan Road, and Masters Road constructed to concrete curb and gutter.

Detailed Explanation of Subdivision Variance Request

Please answer, on a separate sheet of paper if necessary, the following questions:

- o What are the special circumstances or conditions affecting the land involved such that the strict application of the provisions of the subdivision code would require a variance to the city's subdivision ordinance?

We are wanting to replace the existing livable mobile home with a new house. The infrastructure (ie. electricity, well water, aerobic sewer, entrance and driveway) are already in place. We will not be dividing the land in any way.

o How is the variance necessary for the preservation and enjoyment of a substantial property right of the applicant?

Without the variance, building a house for our family will not be financially possible.

o Describe how the granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to other property in the area.

Since all the infrastructure is in place, building a house would not change the property to be detrimental to the public health, safety or welfare of any persons or other property.

o Describe how the granting of the variance will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of the subdivision ordinance.

The variance will not prevent any orderly subdivision of other land in the area.

Applicant Authorization

I authorize the City of Manvel to conduct any site visits necessary to evaluate this subdivision variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the subdivision variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of subdivision variance approval. I agree to provide any additional information requested by the City of Manvel as they deem necessary for the processing of this application.


Applicant Signature

12/20/2020

Date

Submit variance request material to the Permit Department, City of Manvel, 20025 Highway 6 Manvel, Texas 77578 with the plat application. Failure to pay the required application fees or provide the information, drawings, or attachments in the form as requested by the City shall automatically mark the application as 'incomplete' and such application shall not be placed on the agenda for consideration until all information, fees, drawings, or attachments are deemed to be complete and in proper form by city staff.



Disclaimer: This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. Gov. C. §2501.102. The user is encouraged to independently verify all information contained in this product. The City of Manvel makes no representation or warranty as to the accuracy of this product or to its fitness for a particular purpose. The user: (1) accepts the product AS IS, WITH ALL FAULTS; (2) assumes all responsibility for the use thereof; and (3) releases the City of Manvel from any damage, loss, or liability arising from such use.



City of Manvel

20025 Hwy 6
 Manvel, Texas 77578
 (281) 489-0630

<http://www.cityofmanvel.com/cms/>

Manvel GIS Mapping



1" = 376'

1.02 Project Description. This Agreement is in regard to the construction of a proposed single-family structure on the Property, owned by Developer.

1.03 The Property has never been platted. To construct a single-family structure on the Property will require approval of a plat and compliance with the city's subdivision ordinance. Section 62-111 of the city's subdivision requires construction of all streets in accordance with the city's design criteria; construction of all roadways within the development in accordance with the city's minor street standards; and construction of perimeter streets in conjunction with plat approval. The Developer has applied to vary this requirement for his property.

2. CITY APPROVAL

2.01 Pursuant to its authority under Section 62-5 of the city code, the city agrees to allow the Developer to vary the requirements of Section 62-111 of the city's subdivision ordinance, with conditions.

2.02 Conditions: The required conditions are as follows:

- (i) the subdivision variance will expire upon change of use from single-family; or
- (ii) upon re-platting.

2.03 City shall record this agreement with the Brazoria County Clerk and evidence the agreement on a "plat note" on the plat of said Property. Developer shall be responsible for the cost of recordation.

3. DEVELOPER COVENANTS

3.01 The Developer agrees to following:

(i) Other than permits for the construction of one single-family structure and accessory residential structures, the city shall not issue any other construction permit or approve any further plat/re-plat of the Property;

(ii) Developer agrees to begin construction of the single-family structure, and diligently pursue to completion, within two-years of city council approval;

(iii) Developer agrees to pay the cost of recordation of this agreement within thirty (30) days of invoice by the city.

3.02 Developer acknowledges that the city's covenants are contingent upon the Developer constructing the proposed single-family structure. Failure of the Developer to begin to construct the single-family structure, and diligently pursue completion, within two-years of city council approval shall constitute failure of this condition and the agreement shall automatically be null and void.

4. MISCELLANEOUS

- 4.01 Assignment. This Agreement evidencing said variance, with conditions, shall run with the land and shall bind and benefit the respective Parties and their legal successors in interest.
- 4.02 Amendment or Modification. Except as otherwise provided in this Agreement, this Agreement shall be subject to change, amendment or modification only in writing, and by the signatures and mutual consent of the Parties.
- 4.03. Parties in Interest. This Agreement shall be for the sole and exclusive benefit of the Parties hereto and shall not be construed to confer any rights upon any third party. Developer shall not be a third-party beneficiary to any contract the city has with any other party for the engineering, design, or construction of said improvements.
- 4.04. Remedies Not Exclusive. The rights and remedies contained in this Agreement shall not be exclusive, but shall be cumulative of all rights and remedies now or hereinafter existing, by law or in equity.
- 4.05. Waiver. The failure of any party to insist in any one or more instances on the performance of any of the terms, covenants or conditions of this Agreement, or to exercise any of its rights, shall not be construed as a waiver or relinquishment of such term, covenant, or condition, or right with respect to further performance.
- 4.06. Entire Agreement. This Agreement constitutes the entire agreement between the Parties related to the subject matter of this Agreement and supersedes any and all prior agreements, whether oral or written, dealing with the subject matter of this Agreement.
- 4.07. Venue. This Agreement shall be performable and enforceable in Brazoria County, Texas, and shall be construed in accordance with the laws of the State of Texas.
- 4.08. Severability. If any term or provision of this Agreement is held to be invalid, void or unenforceable by a court of competent jurisdiction, the remainder of the terms and provisions of this Agreement shall remain in full force and effect and shall not in any way be invalidated, impaired or affected.
- 4.09. Notices. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by (i) depositing the same in the United States mail, addressed to the party to be notified, postage prepaid, registered or certified mail, return receipt requested; or (ii) by delivering the same in person to such party; or (iii) by overnight or messenger delivery service that retains regular records of delivery and receipt; or (iv) by facsimile; provided a copy of such notice is sent within one (1) day thereafter by another method provided above.

The initial addresses of the parties for the purpose of notice under this Agreement shall be as follows:

If to City: City of Manvel
20031 Morris Avenue
Manvel, Texas 77578
ATTN: City Manager

If to Developer: Carl J and Michelle E Frantzen
7207 Jordan Road
Manvel, TX 77578

This Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which when taken together shall constitute one and the same instrument.

CITY OF MANVEL:

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____, 20__, by DEBRA DAVISON, as Mayor of the City of Manvel, Texas, on behalf of said City of Manvel.

Notary, State of Texas

Carl Frantzen:

By: _____

Name: Carl Frantzen

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

Notary, State of Texas

(NOTARY SEAL)

Michelle Frantzen:

By: _____

Name: Michelle Frantzen

THE STATE OF TEXAS §

COUNTY OF BRAZORIA §

This instrument was acknowledged before me on the ____ day of _____,
20__, by _____, as property owner.

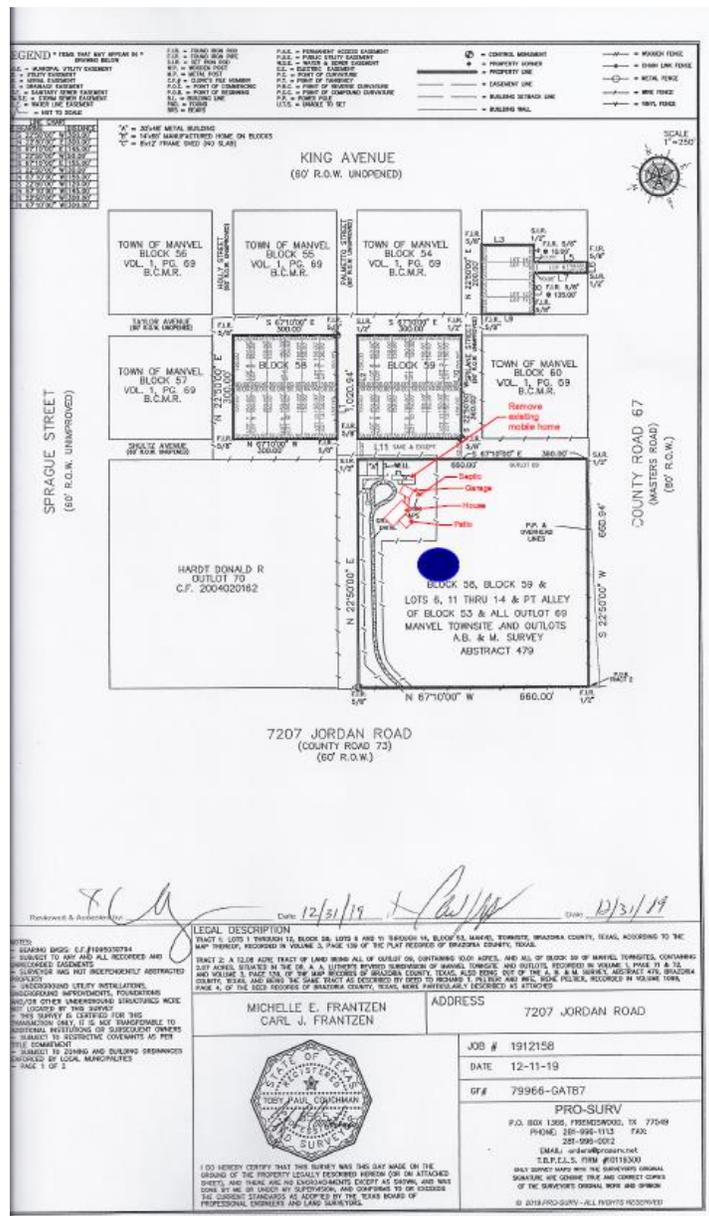
Notary, State of Texas

(NOTARY SEAL)

Exhibit A

Tract 1: Lots 1 through 12, Block 58; Lots 6 and 11 through 14, Block 53, Manvel Townsite, Brazoria County, Texas, according to the map thereof, recorded in Volume 3, Page 139 of the Plat Records of Brazoria County, Texas.

Tract 2: a 12.08-acre tract of land being all of Outlot 69, containing 10.01 acres, and all of Block 59 of Manvel Townsites, containing 2.07 acres, situated in the Dr. A.A. Luther's Revised Subdivision of Manel Townsite and Outlots, recorded in Volume 1, Page 71 & 72, and Volume 3, Page 139, of the map records of Brazoria County, Texas, also being out of the A. B. & M. Survey, Abstract 479, Brazoria County, Texas, and being the same tract as described by deed to Richard T. Peltier and wife, Irene Peltier, recorded in Volume 1068, Page 4, of the deed records of Brazoria County, Texas.



Resolution No. 2021-R-03

A RESOLUTION OF THE CITY OF MANVEL, TEXAS CREATING THE CROIX PARK TASK FORCE ADVISORY COMMITTEE.

* * * * *

WHEREAS, the City Council desires to create a Croix Park Task Force Committee as an ad hoc advisory committee to research and explore various opportunities for nature preservation in the City of Manvel; **NOW, THEREFORE**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. Findings. The facts and recitations contained in the preamble of this Resolution are hereby found and declared to be true and correct and are adopted as part of this Resolution for all purposes.

Section 2. Creation. The City Council of the City of Manvel hereby creates the “Croix Park Task Force” as an ad hoc advisory committee of the City. The committee shall continue until as may be disbanded by the City Council, or by inactivity, as the case may be. The committee shall be charged with researching and exploring various opportunities for nature preservation in the City of Manvel. The committee shall be purely advisory in nature, and shall have no power to make any expenditure or enter into any contract or make any obligation on behalf of the city, except through the city purchasing process.

Section 3. Members. The Croix Park Task Force shall consist of seven (5) regular members. The City Manager and/or designee shall be a nonvoting ex-officio member. Members may serve on other board, commissions, or committees of the City. Staff shall not vote on any matter.

Section 4. Chairman. The committee shall elect a chair and vice chair at its first meeting. The chair may select an alternate or alternates if not all members are in attendance.

Section 5. Terms of Office. The City Council hereby declares that the committee members will serve for three-year terms ending after the expiration of three years from date of appointment. Committee members serve at the pleasure of the city council and may be removed at any time for any reason.

Section 6. Meetings. The committee shall attempt to meet monthly, at a date and time selected by the committee. As a purely advisory committee, the committee shall not be subject to the Texas Open Meetings Act.

Section 6. Open meetings. It is hereby found, determined and declared that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas

Government Code, and that this meeting has been open to the public as required by law at all times during which this Resolution and the subject matter thereof has been discussed, considered and formally acted upon. City Council further ratifies, approves and confirms such written notice and the contents and posting thereof.

PASSED AND ADOPTED this _____ day of _____, 2021.

CITY OF MANVEL, TEXAS

Debra Davison, Mayor

ATTEST:

Tammy Bell, City Secretary



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: 1/4/2021

TOPIC Agenda Item 9(c) – Charter Review Commission

BACKGROUND

The Home Rule Charter was adopted by the voters on May 14, 2011.

The first charter review was done in 2014. There were no changes made.

The second charter review was done in 2016 with 6 propositions being placed on the May 6, 2017 election ballot.

PROPOSITION NO. ONE - Passed

(Relating to changing term limits of city councilmembers from 4 to 3 consecutive terms)

PROPOSITION NO. TWO - Passed

(Relating to repeal of the prohibition against city employees running for city elective office)

PROPOSITION NO. THREE - Failed

(Relating to requiring city council to hold a goal setting retreat every year)

PROPOSITION NO. FOUR - Passed

(Relating to separation pay in any employment agreement with the city manager)

PROPOSITION NO. FIVE - Passed

(Relating to repeal of the job forfeiture provision applying to city employees running for city elective office)

PROPOSITION NO. SIX- Passed

(Relating to the time interval for mandatory review of the Charter by the Charter Review Commission)

Sec. 10.18. - Charter review commission.

The council shall appoint at its first regular meeting in June of every fifth (5th) year after the last review of the Charter, a Charter review commission composed of eleven (11) citizens of the city.

(a) Duties of the commission:

(1) Inquire into the operation of the city government under the Charter provisions and determine whether any such provisions require revision. To this end, public hearings may be held;

(2) Propose, if it deems desirable, amendments to this Charter to improve the effective application of the Charter to current conditions; and

(3) Report its findings and present its proposed amendments, if any, to the council.

(b) Action by the council. The council shall receive the final report of the Charter review commission, shall consider any recommendations made, and if deemed appropriate by the council, may submit proposed Charter amendments to the voters of the city at a special election to be held for such purpose in accordance with state law. The council shall cause such proposed amendments to be published in accordance with state law. Notice of and the conduct of such election shall be in accordance with state law.

(c) Term of office. The term of office of such Charter review commission shall be six (6) months and, at the completion of such term, a report shall be presented to the council, and all records of the proceedings of such commission shall be filed with the city secretary and shall become a public record.



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DAN DAVIS, 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 TELECONFERENCE CITY COUNCIL MEETING
OF THE CITY OF MANVEL
JANUARY 4, 2021**

This meeting will be open to the public via teleconference
City Hall will be CLOSED to the public.

MINUTES 1-4-2021

A temporary suspension of the Open Meetings Act to allow telephone or videoconference public meetings has been granted by Governor Greg Abbott. These actions are being taken to mitigate the spread of COVID-19 by avoiding meetings that bring people into a group setting and in accordance with Section 418.016 of the Texas Government Code.

Members of the public are entitled to participate remotely via Microsoft Teams Teleconferencing.

Citizens may join the Meeting (in listen mode only) by calling **210-469-0207** or **Toll Free 1-877-257-2190** and entering the **Meeting ID: 246 483 571#**

REGULAR SESSION

CALL TO ORDER

Mayor Davison called the meeting of the Manvel City Council to order via teleconference at 7:00 p.m.

Those present via teleconference were:

Present: Mayor Debra Davison
Council Member, Place 1 Larry Akery
Council Member, Place 2 Lorraine Hehn
Council Member, Place 3 Niccole Tyson
Council Member, Place 4 Dan Davis
Council Member, Place 5 Jason Albert
Council Member, Place 6 Jerome Hudson

Absent: None

Also, Present: City Manager Kyle Jung
Assistant City Manager Daniel Johnson
City Secretary Tammy Bell
Attorney Bobby Gervais
Finance Director Chris Thomas

INSPIRATIONAL READING –COUNCIL MEMBER 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."

PUBLIC COMMENTS: "COMMENT CARD" *REQUIRED TO BE SUBMITTED BY 6:00 P.M.**

An email to the City Council from Paul Sofka was read aloud by the City Manager.

Mr. Sofka is a committed naturalist concerned with the environment. For the last 8 years he has been turning 3 of his 6 acres into a haven for birds in general and migratory birds in general. The results have been rewarding and ongoing and he is excited and honored to be sharing his expertise and knowledge to the Croix Park Task Force.

Congressman Pete Olson expressed his gratitude and thanks to the City of Manvel for 12 years of advice and guidance as our United States Congressman.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED IN THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) 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 721 "ACCOMMODATIONS"; 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.

Mayor Davison opened the public hearing at 7:10 p.m.

1st call for comments

- None

2nd call for comments

- Brain Wilmer – 7824 Jordan, Manvel

Mr. Wilmer spoke in favor of the requested zoning amendment

3rd call for comments

- None

Mayor Davison closed the public hearing at 7:12 p.m.

PUBLIC HEARING

HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 8.609 ACRES LOCATED ON ROGERS ROAD, BOUNDED BY CEMETERY ROAD (EAST), BISSELL ROAD (SOUTH), AND ELM STREET (WEST), MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) 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 7212 “RV PARKS AND RECREATIONAL CAMPS”; 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.

Mayor Davison opened the public hearing at 7:13 p.m.

1st call for comments

- None

2nd call for comments

- None

3rd call for comments

- None

Mayor Davison closed the public hearing at 7:14 p.m.

CITY MANAGER UPDATE

Update on current events and city issues.

- **Update on the following;**
 - **Emergency Declaration/COVID 19**

The City Manager reported the City of Manvel COVID-19 cases to date are; 1334 of which 330 are confirmed, 47 probable, 947 recoveries, and 10 deceased.

REGULAR AGENDA

1. Consideration and possible action to approve Resolution 2021-R-01;

A RESOLUTION OF THE CITY OF MANVEL, TEXAS, EXTENDING THE LOCAL STATE OF DISASTER, DUE TO COVID-19 PANDEMIC.

Council Member, Place 5 Jason Albert made a motion to approve extending the local state of disaster through June 8, 2021. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

2. Consideration and possible action to approve Ordinance 2021-O-01;

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-09, 2020-O-11, 2020-O-13, 2020-O-18, 2020-O-19, 2020-O-20, 2020-O-24 AND ORDINANCE 2020-O-35 WHICH ADOPTED EMERGENCY MEASURES IN RESPONSE TO A LOCAL STATE OF DISASTER DECLARED DUE TO COVID-19 PANDEMIC; PROVIDING FOR THE CONTINUATION OF TEMPORARY SUSPENSION OR MODIFICATION OF CERTAIN ORDINANCES AND REGULATIONS DURING THE DECLARED LOCAL STATE OF DISASTER; AND PROVIDING THAT THIS ORDINANCE SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.

Mayor Davison made a motion to approve. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a record vote:

Vote: 6-1

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson
No: Council Member, Place 4 Dan Davis
Absent: None
Abstained: None

3. Consideration and possible action to approve the first of two readings of Ordinance 2020-O-38;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED ON THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) 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 721 "ACCOMMODATIONS"; 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 with favorable recommendation by PD&Z with a 6-0 vote)

Council Member, Place 5 Jason Albert made a motion to approve. Mayor Davison seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

4. Consideration and possible action to approve the first of two readings of Ordinance 2020-O-39;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 8.609 ACRES LOCATED ON ROGERS ROAD, BOUNDED BY CEMETERY ROAD (EAST), BISSELL ROAD (SOUTH), AND ELM STREET (WEST), MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) 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 TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7212 "RV PARKS AND RECREATIONAL CAMPS"; 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 with favorable recommendation by PD&Z - FAILED with a 0-6 vote)

Mayor Davison made a motion to approve. Council Member, Place 1 Lorraine Hehn seconded the motion.

The motion FAILED with a record vote:

Vote: 1-6

Yes: Council Member, Place 5 Jason Albert
No: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, and Council Member, Place 6 Jerome Hudson
Absent: None
Abstained: None

5. Consideration and possible action to approve Ordinance 2021-O-02;

AN ORDINANCE AMENDING ORDINANCE NO. 2020-O-17 AMENDING THE CITY FISCAL YEAR 2020 BUDGET ENDING SEPTEMBER 30, 2020, BY AMENDING VARIOUS BUDGETS TO ACCOUNT FOR YEAR END ADDITIONAL REVENUES AND EXPENDITURES, 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.

Mayor Davison made a motion to approve. Council Member, Place 2 Lorraine Hehn seconded the motion.

The motion carried with a record vote:

Vote: 5-2

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, and Council Member, Place 6 Jerome Hudson

No: Council Member, Place 4 Dan Davis, and Council Member, Place 5 Jason Albert,

Absent: None

Abstained: None

6. Consideration and possible action to approve Resolution 2021-R-02;

A RESOLUTION APPROVING THE DESIGNATION THAT ANY AND ALL BOARD, COMMITTEE, TASK FORCE, OR ANY OTHER APPOINTED VOLUNTEER POSITION APPOINTMENT OPPORTUNITIES MUST BE PROMOTED THROUGH AVAILABLE SOCIAL MEDIA, POSTED ON CITY WEBSITE, AND ADVERTISED IN CITY NEWSPAPER AND MUST BE ACTED ON WITHIN 30 DAYS OF THE VACANCY BECOMING PERMANENT; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION. (Requested by Council Member Davis)

General discussion. No Action Taken

Request of staff to do a better job of advertising vacant positions and communicating received applicants to the City Council.

7. Consideration and possible action on the 2021-2022 TCAP Board of Directors Ballot.

Council Member, Place 5 Jason Albert made a motion to vote for the following for the 2021-2022 TCAP Board of Directors;

Chris Steubing, Gabriel Gonzalez, Clifford Howard, Richard Summerlin, Michael Marrero, Gary Broz, Clayton Fulton, Gilbert Reyna, and Kevin Carruth.

Council Member, Place 4 Dan Davis seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None
Abstained: None

8. Discussion on CARES Act Funding Program as requested by Council Member Davis.

General discussion. No Action Taken

The city has received the first disbursement of 20%

Staff is working on compiling the list of remote COVID related needs. Some of the items being looked into are as follows;

- Temperature stands for all facilities
- Air Sanitizer Filtration
- Digital Kiosks
- Automatic Door Openers
- PPE's for City Facilities for up to 6 months
- AED's for patrol vehicles
- Drone
- IT – Remote Site Backup
- Cell Boosting
- Virtual Desk Tops

Council Member Albert requested the staff add the following to the list;

- Retrofitting the air filtration
- Automatic Soap Dispensers
- Council Digital Voting
- Broadcasting of meetings

Council Member Davis requested that live streaming be added to the list.

9. Consideration and possible action to direct staff on the following as requested by Mayor Davison;

- a. **Establishing a Croix Park Task Force**
- b. **2021 Council Planning Session**
- c. **Charter Review Commission**

Mayor Davison made a motion to direct staff to move forward with the creation of a Croix Park Task Force of 5 members and 1 staff ex-officio member. Council Member, Place 4 Dan Davis seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Niccole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Mayor Davison tabled items b. and c.

10. 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 minutes to date.**
- B. Approval of the Capital Asset Policy and Procedures**
- C. Approve as recommended by PD&Z on 12/14/2020;
Preliminary Plat for Meridiana Detention Reserve U;
BEING A SUBDIVISION OF 9.85 ACRES, BEING A PARTIAL REPLAT OF LOT 9, BLOCK 1 OF LULLING STONE SECTION 3 AS RECORDED AT VOLUME 22, PAGES 231-234, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.**
- D. Acceptance of infrastructure improvements for Meridiana Parkway Phase 5 to begin the One-year maintenance period.**
- E. Acceptance of infrastructure improvements for Meridiana Parkway Bridge Phase 5 to begin the One-year maintenance period.**
- F. Acceptance of infrastructure improvements for Meridiana Parkway Bridge Phase 7 to begin the One-year maintenance period.**

Council Member, Place 6 Jerome Hudson made a motion to approve. Council Member, Place 4 Dan Davis seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Nicole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

ADJOURN

Council Member, Place 4 Dan Davis made a motion to adjourn at 9:31 p.m. Council Member, Place 6 Jerome Hudson seconded the motion.

The motion carried with a record vote:

Vote: 7-0

Yes: Mayor Debra Davison, Council Member, Place 1 Larry Akery, Council Member, Place 2 Lorraine Hehn, Council Member, Place 3 Nicole Tyson, Council Member, Place 4 Dan Davis, Council Member, Place 5 Jason Albert, and Council Member, Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

CERTIFICATION

DEBRA DAVISON, MAYOR
CITY OF MANVEL, TEXAS

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

Investment Report FY 2020 – Q4

As of September 30, 2020

The City of Manvel has funds in four institutions. One bank account (First State Bank) and three investment funds (Logic, TexPool, and TexSTAR). TexSTAR has four separate accounts (Debt, Enterprise, General, and 2019 CO Bond) which are linked to previous bond issues in order to track the amounts spent and remaining. The bank account offers no interest so the City maintains minimal funds there for daily operations such as vendor payments and payroll disbursements.

The investments reported during this quarter comply with the City's investment policy as well as state codes. The primary goal for any investment officer is to maintain the safety of the principal invested by the entity. The goal of maximum interest yield is secondary. The City uses the average interest rate for a 91-day treasury bill throughout the quarter as a benchmark to measure the return on investments from the pools and financial institutions.

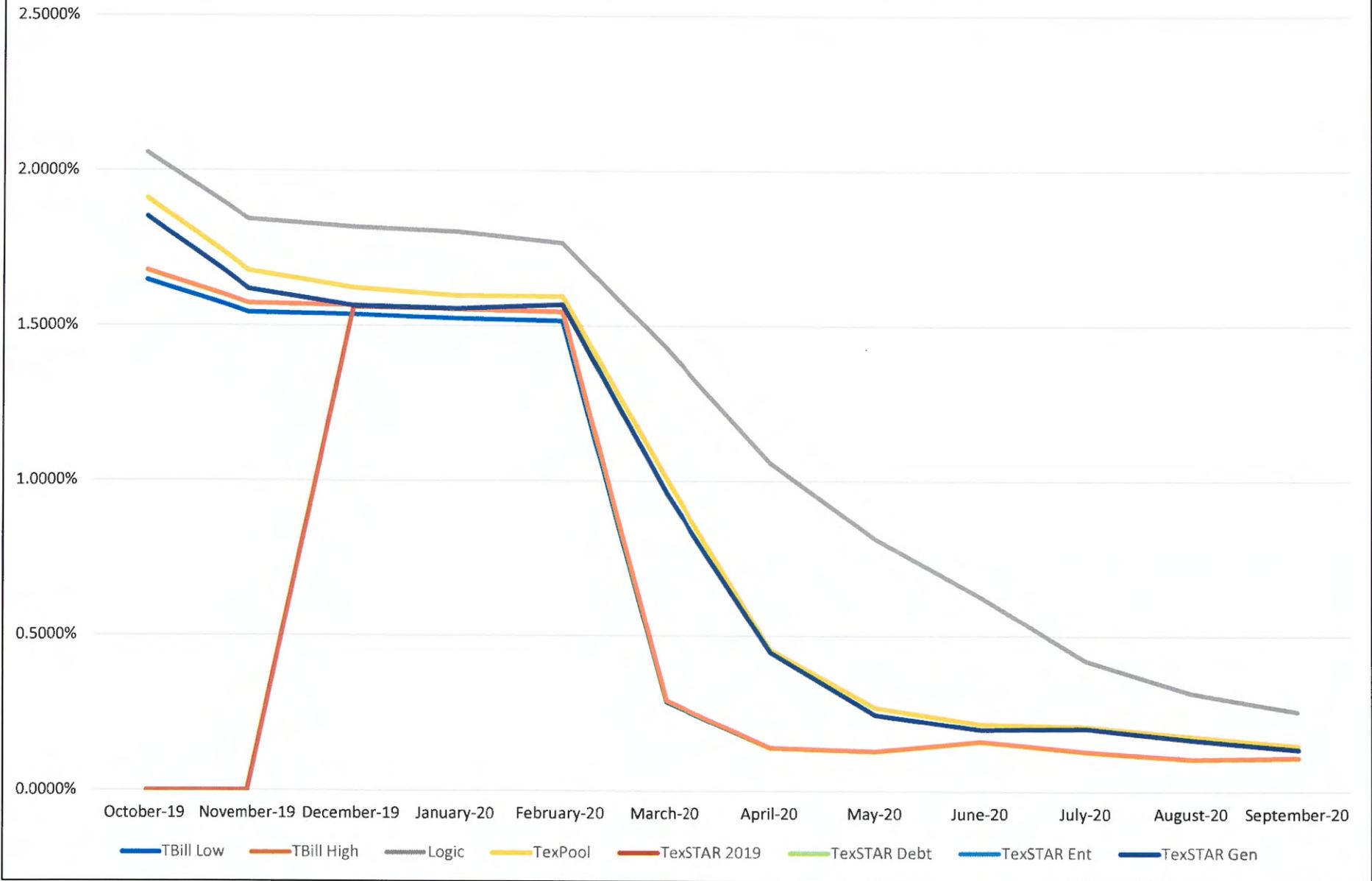
Diversifying funds is another goal for investment officers, but can really be considered an extension of the primary goal to protect the funds invested by the City. The City's funds are currently allocated safely among the options listed. Riskier options that may provide more interest are available, but the City does not have the need to risk principal invested for the chance of returning a larger yield. More funds could be placed into accounts with less money, but those accounts are used to track bond proceeds as well. Otherwise, the invested capital is spread fairly evenly. Other investment pool options may be explored for further diversity.

In Q4 of 2020, the interest rate for 91-day treasury bills again declined from 0.1417% to 0.1132%. Not a steep decline as earlier in the year produced, but another quarter passed with interest rates dropping. The interest rates for the City declined as well, but stayed above the benchmark with Logic offering the best return during the quarter.

The overall total for cash investments decreased in Q4 of 2020. Property tax payments slowed as the fiscal year ended. Bond payments were due in August. The combination of the two factors almost always leads to a Q4 drop in overall cash investments.

All investment institutions used by the City are rated AAA by Standard & Poor's. Should those ratings fall, the City may decide to use alternative sources for investment and diversity.

Interest Rate Comparison





MANVEL CITY COUNCIL

DATA SHEET

MEETING DATE: January 19, 2021

TOPIC: Public hearing regarding amending the zoning ordinance by changing the zoning classification of approx. 6.3272 acres of land located in the southwest corner of SH6 and Iowa Lane, Manvel, Texas, from Light Commercial District/State Highway 6 Overlay District (LC/SH6) to Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP) authorizing NAICS use 721 "Accommodations".

BACKGROUND: Subject property is vacant and undeveloped. The owner, Mr. Pravin Patel, would like to construct a hotel (Holiday Inn Express) on a portion of the site. The proposed site plan also includes a parking area and detention pond area.

At their December 14, 2020, Planning, Development and Zoning Commission public hearing, there were no speakers who spoke in favor or against the proposed SUP.

At the January 4, 2021, City Council public hearing, there was one speaker at the public hearing who spoke in favor of the proposed SUP. City Council approved the first reading of Ordinance No. 2020-O-38 with direction to add a condition regarding human trafficking employee training with a vote of seven yeas to zero nays.

At City Council's direction, staff obtained information from Marvilene Holland, Regional Director for Franchise Openings and Renovations at IHG. IHG responded stating all employees must complete an online course called "Preventing Human Trafficking" each year through their intranet portal called Merlin. This training course focuses on human/sex trafficking, rights of children, and identifying signs of trafficking by front desk, bar, and housekeeping employees. It also teaches employees how to report suspected human trafficking to law enforcement and referring victims to national support services.

PD&Z RECOMMENDATION: The Planning, Development and Zoning Commission recommended approval to City Council for the proposed hotel (accommodation) use SUP located in the southwest corner of SH 6 and Iowa Lane (Ordinance No. 2020-O-38) at their December 14, 2020, meeting. The vote was six yeas to zero nays.

STAFF RECOMMENDATION: City staff recommends approval with eight pre-determined conditions per Section 77-50 of the zoning ordinance and nine additional conditions proposed by staff as listed in the Staff Report and presented in Ordinance No. 2020-O-38.

ATTACHMENTS: Staff Report

FUNDING ISSUES

- Not applicable
- Not budgeted
- Full amount already budgeted
- Funds to be transferred from Acct.#

<p>SUBMITTING STAFF MEMBER Jessica Rodriguez</p>	<p>FINANCE DIRECTOR APPROVAL _____</p> <p>CITY MANAGER APPROVAL _____</p>
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**City Council
Specific Use Permit Request**

Agenda of:	January 19, 2021	Initiated By:	Jessica Rodriguez Dir. Development Services
Department:	Development Services	Presented By:	Jessica Rodriguez Dir. Development Services

Subject/Proceeding

Specific Use Permit (SUP) to establish a hotel use on 6.3272 acres located in the southwest corner of State Highway 6 and Iowa Lane in the Light Commercial District/State Highway 6 Overlay District (LC/SH6)

Exhibits

Zoning Vicinity Map, Staff Report, Site Photographs, Aerial Vicinity Map, Proposed Site Plan, Proposed Overall Site Plan, Proposed Landscape Plan, Property Survey, Applicant Letter, Application, and Notice of Public Hearing

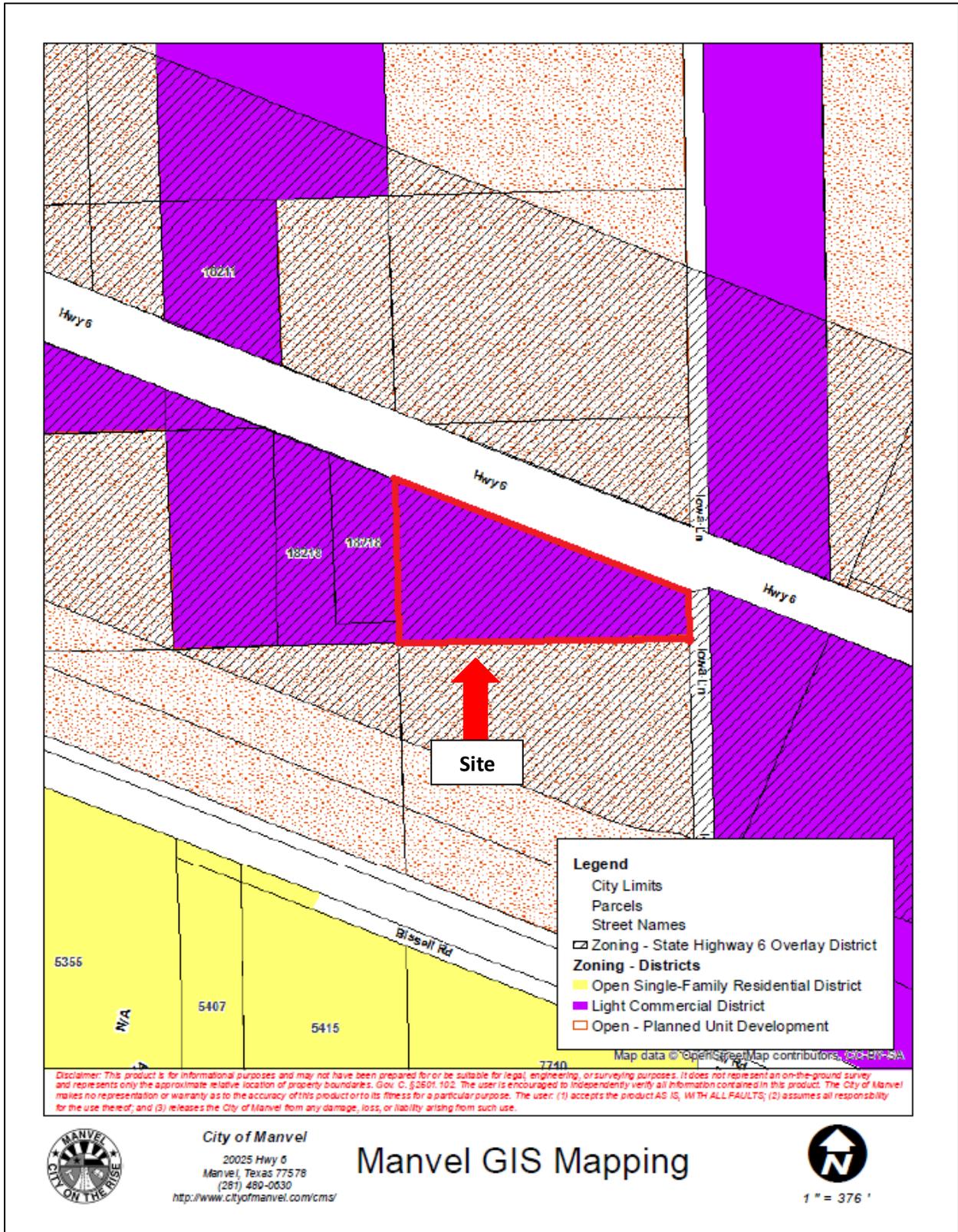
Recommended Action

A Public Hearing following by Consideration and Action from City Council

Executive Summary

The owner, Pravin Patel, is requesting a Specific Use Permit for a hotel use located in the southwest corner of State Highway 6 and Iowa Lane. The property is approximately 6.3272 acres of land that is currently zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). According to the City’s zoning ordinance, the use of a hotel requires an approved SUP in the Light Commercial District (LC) under NAICS Use No. 721 “Accommodations”. Staff overview of the SUP is contained in the attached Staff Report section.

Zoning Vicinity Map



Staff Report

Zoning Ordinance Provisions for Specific Use Permits

In Section 77-50 (a). *Uses Requiring Specific Use Permit*, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides city council and planning, development and zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the city council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

General Site Information

The following is a summary of general site information.

Surrounding Property Zoning	North: Light Commercial District/State Highway 6 Overlay District (LC/SH6) & Open-Planned Unit Development District/State Highway 6 Overlay District (O-PUD/SH6) South: Open-Planned Unit Development District/State Highway 6 Overlay District (O-PUD/SH6) & Open-Planned Unit Development District (O-PUD) East: Light Commercial District/State Highway 6 Overlay District (LC/SH6) West: Light Commercial District/State Highway 6 Overlay District with Specific Use Permit (LC/SH6-SUP)
Surrounding Land Use	North: Vacant/Undeveloped South: Vacant/Undeveloped & Railroad East: Vacant/Undeveloped West: Redeemer Church

Overview

The property is zoned Light Commercial District/State Highway 6 Overlay District (LC/SH6). According to the City’s zoning ordinance, the use of a hotel (“accommodations”) is permitted as an approved Specific Use Permit by NAICS Use No. 721 “Accommodations” in the Light Commercial District (LC). The zoning ordinance was recently amended whereby accommodations has a pre-set list of conditions (Ordinance No. 2020-0-15, date October 19, 2020). The standard conditions for accommodations are listed in Section 77-52 of the zoning ordinance and recommended conditions

below. In addition to the standard conditions, City Council may require additional conditions as necessary to alleviate the land uses' negative impacts on the surrounding area.

The property owner, Mr. Pravin Patel, has requested a SUP in order to construct a Holiday Inn Express hotel on a portion of the 6.3272-acre site. The hotel is proposed as a 4-story hotel constructed on the western half of the property. The hotel's front entrance is located on SH6. The proposed site plan indicates two points of ingress/egress from SH6. However, the City and TxDOT have not permitted these driveways and there are no existing driveways on this site. Ultimately TxDOT will permit the number of allowable driveways on this site with a support letter from the City. The allowable number of driveways is permitted compared to proximity of other driveways (*i.e.*, Redeemer Church site). Also, Section 77-36 of the zoning ordinance requires the site to dedicate a 25-foot public access easement (PAE) at the front of the property so that it connects to neighboring developments. In this case, the proposed site will have to connect to the Redeemer Church site (west). Currently, the Redeemer Church site is in the process of plan approval whereby a 25-foot PAE will connect to the east. The Redeemer Church also received the 25-foot PAE approval on their approved SUP site plan. The property owner has not indicated what the remainder of the site will be used for (eastern) at this time, however, any use permitted in the Light Commercial District (LC) will be allowed. Since the site fronts on SH 6 and its lack of close proximity to residential uses and residentially zoned properties, staff does not find the proposed accommodations use in conflict with the surrounding area.

Staff Recommendation

Staff recommends approval of NAICS Use No. 721, "Accommodations" for a hotel use SUP request for property located in the southwest corner of State Highway 6 and Iowa Lane with the following conditions:

1. Pre-determined conditions in of Section 77-50 of the zoning ordinance:
 - a. All guest rooms are accessed via interior hallway;
 - b. All interior hallways accessed from a central lobby;
 - c. A minimum 1,000 square feet dedicated to meeting and event space;
 - d. The use of a kitchenette is not permitted;
 - e. Maintain a copy of guest registration information for a minimum of 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 - f. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior doors;
 - g. Require all guests to enter through a central lobby after 11:00 p.m.; and
 - h. A hotel owner, operator, or manager must be present and accessible in person on a 24-hour basis.
2. Conditions recommended by staff:
 - a. The site shall provide a 25-foot public access easement (PAE) per Section 77-36 of the zoning ordinance. The site's 25-foot PAE shall connect to the Redeemer Church's site (west) PAE.
 - b. The driveway access to State Highway 6 will be allowed per City regulations and TxDOT approvals (proposed site plan attached is conceptual).

- c. The site landscaping shall be in accordance with Sections 77-44 and 77-51 of the zoning ordinance. The proposed landscaping plan submitted with the SUP application is for conceptual purposes only. The minimum tree caliper requirement in Section 77-44 shall not use multi-trunk trees to achieve minimum caliper size.
- d. The height of the proposed hotel is limited to the maximum height in the Light Commercial District (LC).
- e. A photometric study showing all proposed exterior lighting shall be required at the time of permit review.
- f. A photometric survey shall be provided prior to the Certificate of Occupancy.
- g. All freestanding lighting shall provide “cut-off” fixtures that conform with the Illuminating Engineering Society of North America, which is 100 percent of light output below 90 degrees, and 90 percent of light output below 80 degrees from a vertical line through the fixture.
- h. No freestanding light fixture shall be greater than 25-feet in height.
- i. All outdoor lighting shall be designated so that no light spillover onto abutting property exceeds 0.3 foot-candle when measured vertically.

Planning, Development and Zoning Commission Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. No one spoke in favor or opposition of the proposed SUP at the Public Hearing held on December 14, 2020.

Planning, Development and Zoning Commission Recommendation

At their December 14, 2020, meeting, the Planning, Development and Zoning Commission recommended approval to City Council for the proposed hotel (accommodation) use SUP located in the southwest corner of SH 6 and Iowa Lane (Ordinance No. 2020-O-38). The vote was six yeas to zero nays.

City Council Public Hearing

The Notice of Public Hearing was published in the newspaper of general circulation. All property owners within 200 feet of the property were notified. There was one speaker at the January 4, 2021, public hearing. The speaker, Mr. Brian Wilmer, spoke in favor of the proposed SUP since it will bring hotel/motel taxes to the City. Before the Public Hearing, staff received one informational inquiry.

City Council Discussion

At the January 4, 2021, City Council meeting, the City Council discussed tree caliper size and human trafficking training regarding Ordinance No. 2020-O-38 (hotel use). Councilman Albert requested further information about the significance of a single trunk and multi trunk caliper tree. Staff provided an example of a multi-trunk tree that could be used to fulfill the required caliper size and stated regulations do not stipulate specific plant material. Councilman Davis asked the City Council to consider an additional condition to require human trafficking training to all hotel employees within 30 days based off of City of Houston’s anti-trafficking ordinance. City Attorney, Bobby Gervais, expressed concern with adding this condition as it is not based on land use but rather business licensing. Councilwoman Hehn supported the added condition but also asked to speak with the hotel owner to discuss internal training that may be required by Holiday Inn Express.

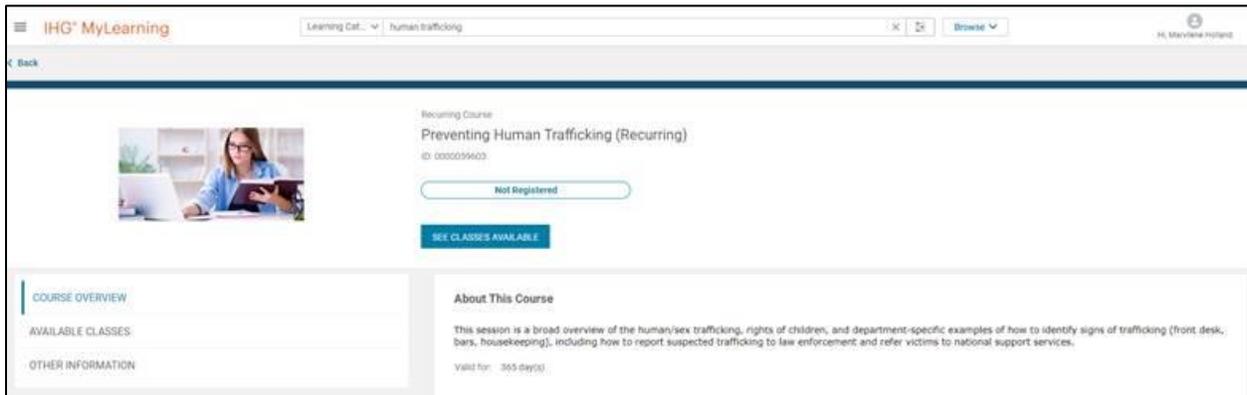
City Council Decision

At their January 4, 2021, meeting, the City Council approved Ordinance No. 2020-O-38 with direction to add a condition regarding human trafficking employee training on its first of two readings with a vote of seven yeas to zero nays. The second and final reading of Ordinance No. 2020-O-38 will be heard at the January 19, 2021, City Council meeting.

City Staff Update from January 4, 2021, City Council Meeting

At the direction of City Council, staff made inquiry with Holiday Inn Express regarding human trafficking employee training. Marvilene Holland, the Regional Director for Franchise Openings and Renovations at IHG responded saying all IHG employees are required to complete an online course called "Preventing Human Trafficking". It is a course which requires recertification each year by an employee. The training course is accessed through IHG's intranet called Merlin. The training course focuses on human/sex trafficking, rights of children, and identifying signs of trafficking by front desk, bar, and housekeeping employees. It also teaches employees how to report suspected trafficking to law enforcement and referring victims to national support services. Below is a screenshot of the employee training portal used by IHG.

Since IHG, the parent company of Holiday Inn, Intercontinental, Crowne Plaza, Candelwood Suites, Hotel Indigo, etc., provides yearly company-wide human trafficking prevention training, staff does not feel it is necessary to place an additional SUP condition on Ordinance No. 2020-O-38.



Site Photographs



Looking west from Iowa Lane at the proposed Holiday Inn Express (hotel use).

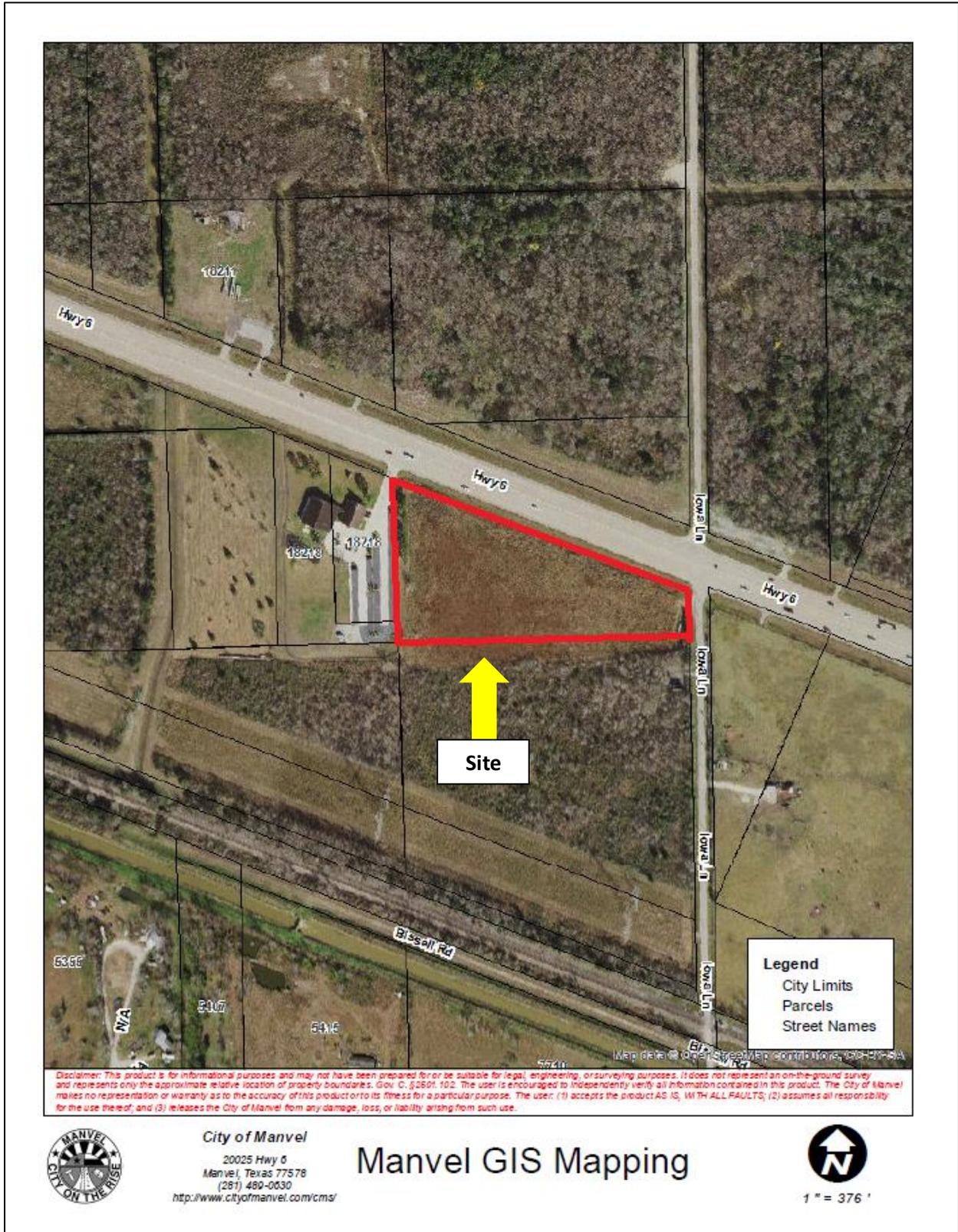


Looking east at the proposed Holiday Inn Express site from Redeemer Church.



Looking south on Iowa Lane adjacent to the Holiday Inn Express site.

Aerial Vicinity Map



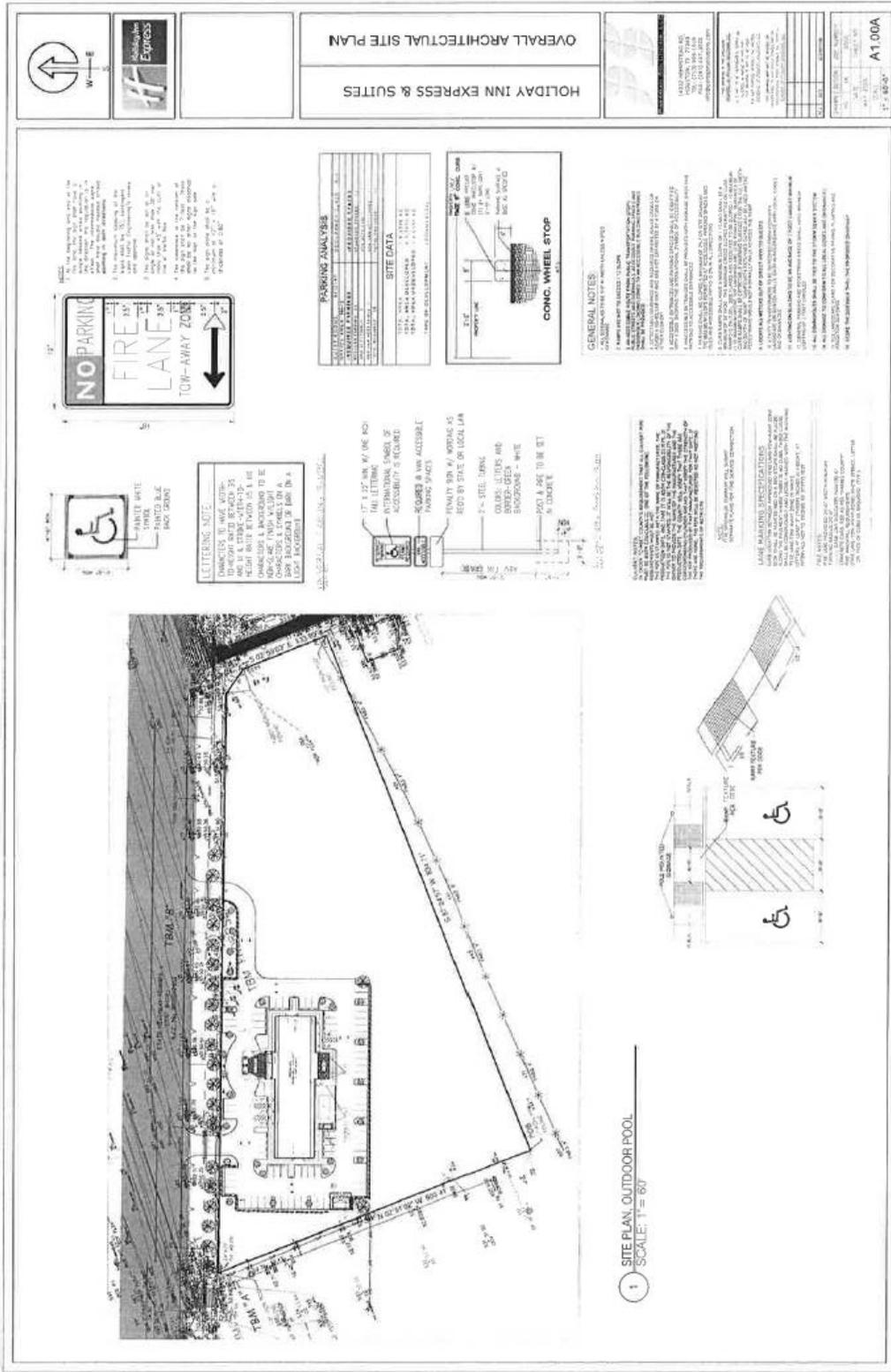
City of Manvel
20025 Hwy 6
Manvel, Texas 77578
(281) 480-0630
<http://www.cityofmanvel.com/cms/>

Manvel GIS Mapping

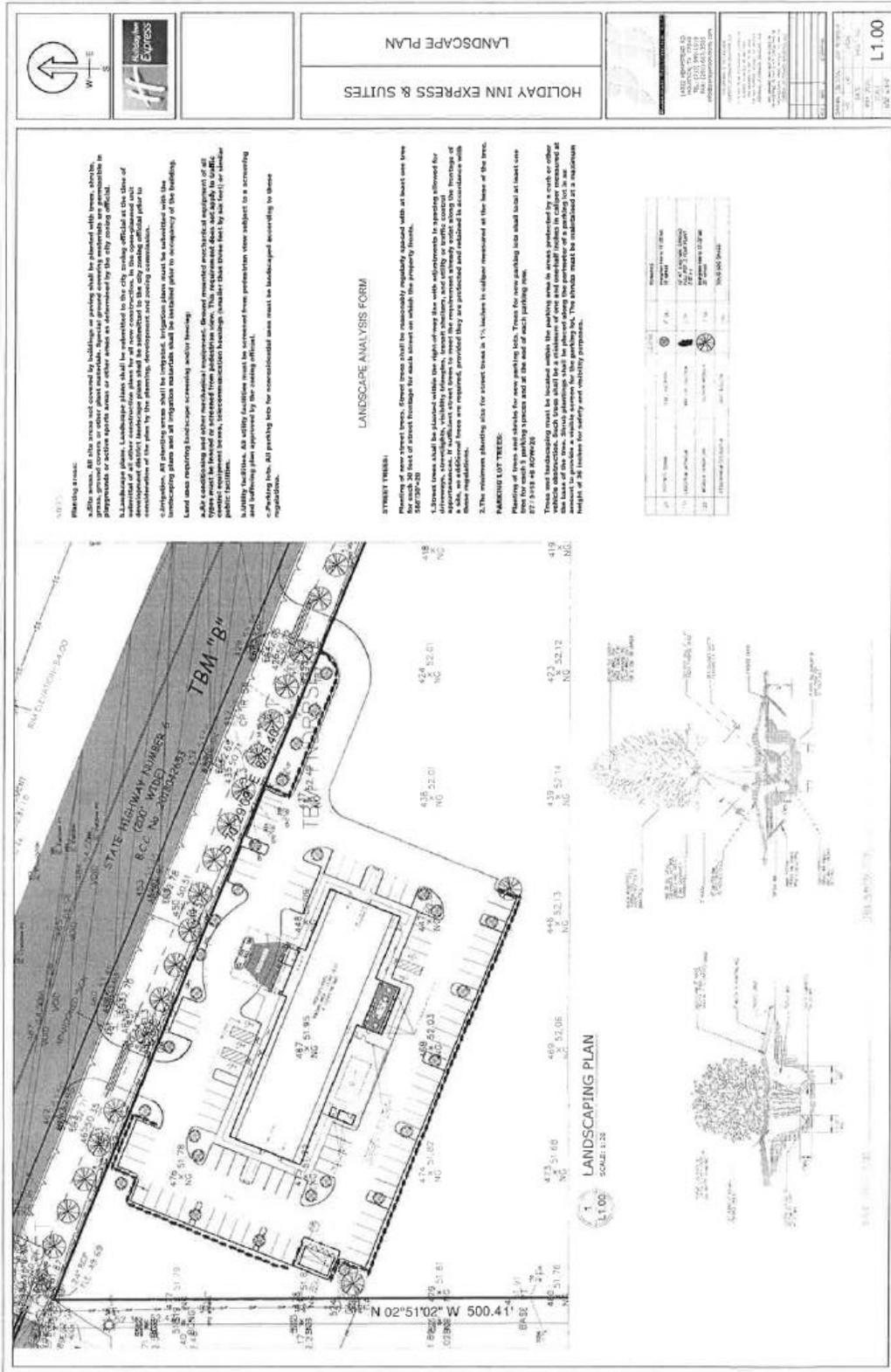


1" = 376'

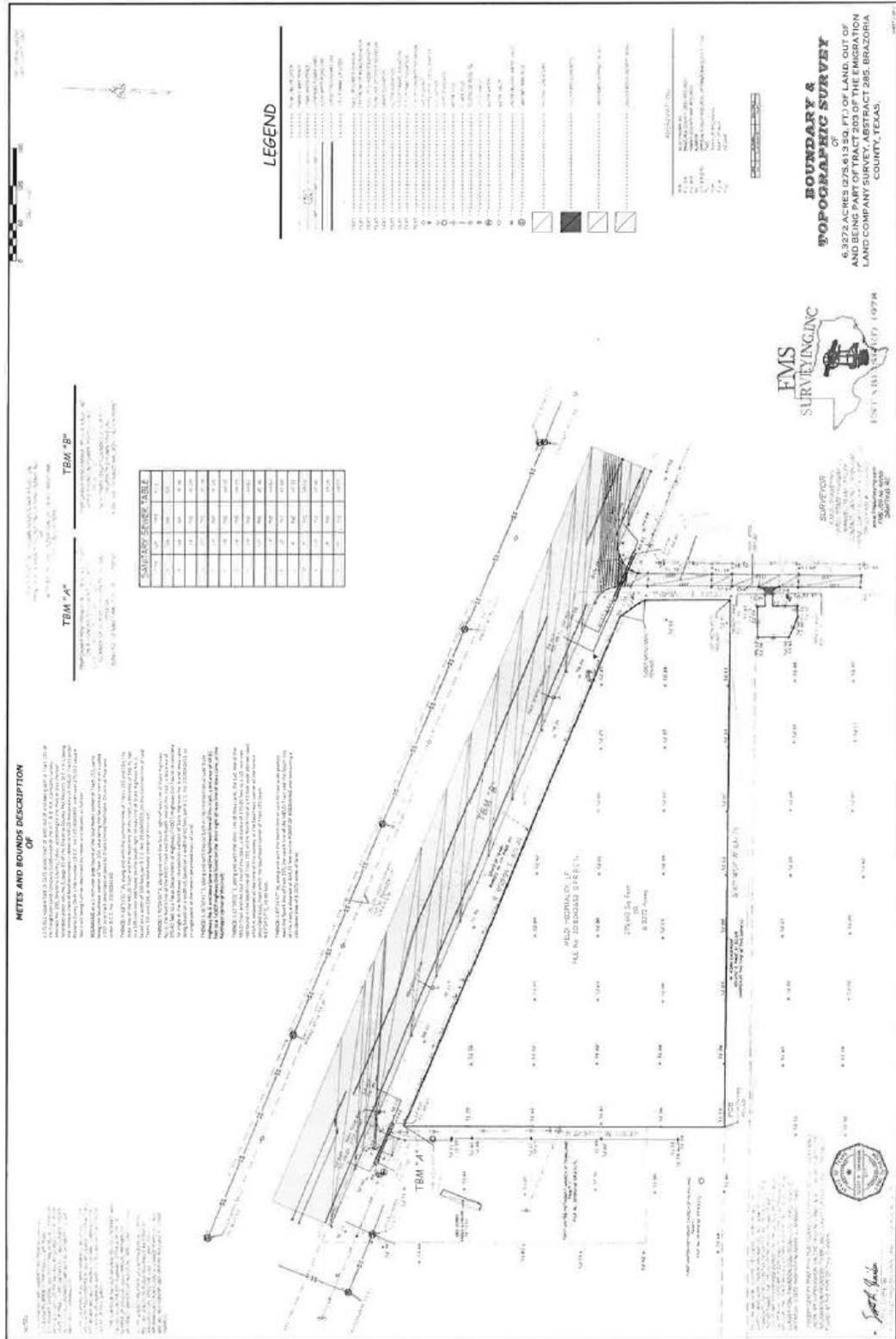
Proposed Overall Site Plan



Proposed Landscape Plan



Property Survey



Applicant Letter



14022 Hempstead Rd
Houston, TX. 77040
Tel: (713) 446-7810 / Fax: (281) 667-3505

November 3, 2020
City of Manvel
20025 Highway 6
Manvel, TX 77578

Re: Letter of Request-Specific Use Permit

To Development Department,

Please accept this letter as a formal request for a Specific Use Permit for our proposed Holiday Inn Express. The project is located at the intersection of Iowa Lane and Highway 6.

Attached is our Specific Use Permit Application, Site Plan, Overall Site Plan, Survey (Metes and Bound description on Survey) and Landscape Plan for your review.

Should you have any questions, please contact our office at (713)446-7810.

Lokesh Khosla

Lokesh Khosla
Paragan Solutions, LLC
Managing Partner

14022 Heampstead Rd
Houston, TX 77040

Application

SUP 20-1968



DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: Holiday Inn Express
Project Location/Address: Southwest corner of Hwy 6 and Iowa Lane intersection
Legal Description: 6.3272 Acres out of and being part of Tract 203 of the Emigration Land Co. Survey
Current Zoning: Commercial Proposed Land Use: Hotel NAICS No.: 721110
Parcel/Tax ID# (s): 167400 Total Acreage: 6.3272

APPLICANT INFORMATION

Applicant Name: Lokesh Khosla
Company Name: Paragan Solutions, LLC
Address: 14022 Heampstead Rd City: Houston State: TX Zip: 77040
Phone #: 713-446-7810 Email: info@paragansolutions.com

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Lokesh Khosla 10/27/2020
Applicant Signature (REQUIRED) Date

PROPERTY OWNER INFORMATION

Owner(s) Name: Pravin Patel
Address: 2503 Cullen Parkway City: Pearland State: TX Zip: 77584
Phone #: 281-794-4633 Email: pravinpatelcpa@yahoo.com

PROPERTY OWNER'S AUTHORIZATION (Required – If owner is also the applicant, must sign as both):
I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

[Signature] 10/30/2020
Owner's Signature (REQUIRED) Date

1
[Handwritten mark]

Notice of Public Hearing

Public Hearing Notice to run on Sunday 11/29/2020

A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT 7:00 P.M. ON MONDAY, DECEMBER 14, 2020, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED IN THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP).

The Planning, Development & Zoning Commission public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll free at 877-257-2190 and entering conference ID 204 150 435#

A TELECONFERENCE PUBLIC HEARING WILL BE HELD BY TELEPHONE BEFORE THE MANVEL CITY COUNCIL MEETING AT 7:00 P.M. ON MONDAY, JANUARY 4, 2021, FOR THE PURPOSE OF HEARING COMMENTS FOR OR AGAINST AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED IN THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP).

The City Council public hearing will be accessible by telephone for the purpose of hearing comments for or against granting a Specific Use Permit. This meeting may be accessed by calling; 210-469-0207 or toll free 877-257-2190 and entering conference ID 246 483 571#

THE PUBLIC HEARING WILL BE TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 6.3272 ACRES LOCATED IN THE SOUTHWEST CORNER OF STATE HIGHWAY 6 AND IOWA LANE, MANVEL, TEXAS, FROM LIGHT COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) 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 721 "ACCOMMODATIONS"; 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.

A TEMPORARY SUSPENSION OF THE OPEN MEETINGS ACT TO ALLOW TELEPHONE OR VIDEOCONFERENCE PUBLIC MEETINGS HAS BEEN GRANTED BY GOVERNOR

GREG ABBOTT. THESE ACTIONS ARE BEING TAKEN TO MITIGATE THE SPREAD OF COVID-19 BY AVOIDING MEETINGS THAT BRING PEOPLE INTO A GROUP SETTING AND IN ACCORDANCE WITH SECTION 418.016 OF THE TEXAS GOVERNMENT CODE.

For further assistance please contact Tammy Bell at tbell@cityofmanvel.com or 832-336-4064. The meeting agenda can be viewed on the City of Manvel website at www.cityofmanvel.com under “Boards Agendas & Minutes”. /s/ Tammy Bell, City Secretary.

GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
- The Coordinates shown hereon are Texas South Central Zone No. 4204 state plane grid coordinates (NAD 83) and may be brought to surface by applying the following scale factor: 0.99986742185.
- According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No.48039C0110K, dated December 30, 2020, the property lies within Unshaded Zone X.
This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA, assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinshaw, Russ & Associates, Inc. d/b/a EHRA.
- B.C.C.F. indicates Brazoria County Clerk's File.
B.C.P.R. indicates Brazoria County Plat Records.
B.C.D.R. indicates Brazoria County Deed Records.
B.L. indicates Building Line.
D.E. indicates Drainage Easement.
M.H. indicates Manhole.
P.G. indicates Page.
P.A.E. indicates Permanent Access Easement.
P.O.B. indicates Point of Beginning.
P.U.E. indicates Public Utility Easement.
P.V.E. indicates Private.
R. indicates Radius.
R.O.W. indicates Right-of-Way.
S.S.E. indicates Sanitary Sewer Easement.
S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
VOL. indicates Volume.
W.L.E. indicates Water Line Easement.
x indicates change in street name.
- The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 56, Alvin Independent School District, and Brazoria County Drainage District #5.
- Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
- The Developer/Homeowners' Association shall be responsible for maintenance of all reserves.
- The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
- All sidewalks shall be constructed in accordance with City of Manvel Ordinance No. 2009-0-04.
- Contour lines shown hereon are based on the NGS Benchmark E 306 being noted hereon.
- No residential, commercial, or industrial structure, other than structures necessary to operate the pipeline, shall be erected or moved to a location nearer than 50 feet to any pipeline, except for low pressure distribution system pipeline as defined in section 62-2, as per Manvel Ordinance Sec. 62-116a.
- Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.
- Approval of the preliminary plat does not constitute acceptance of the subdivision, but is merely an authorization to proceed with the preparation of the final plat. Approval of the preliminary plat shall expire 12 months after council approval, unless the final plat has been submitted to council for final approval during that time. Upon written request of the subdivider, an extension of time may be given, at the discretion of the council, for a single extension period of six months, provided the subdivider has shown good faith in proceeding to complete the work necessary prior to filing the final plat.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

- Slab elevations (finished floor) shall be a minimum of 2 feet above finished grade.
- All drainage easements shown hereon shall be kept clear of fences, buildings, plantings and other obstructions to the operation and maintenance of drainage facilities.
- All property shall drain into the drainage easement only through an approved drainage structure.
- All drainage easements and detention pond reserves shown on this plat, will be maintained by the property owners and/or business owners; provided, however, and governmental entity have jurisdiction, including, without limitation, Brazoria County, Texas and Brazoria County Drainage District #5, shall have the right, but not the obligation to enter upon the drainage easements to perform maintenance operations at any time after the date hereof.
- The property identified in the foregoing plat lies within Brazoria County Drainage District #5.
- This rural subdivision employs a natural drainage system, which is intended to provide drainage for the subdivision that is similar to that which existed under pre-development conditions. Thus, during large storm events, ponding of water should be expected to occur in the subdivision to the extent it may have prior to development, but such ponding should not remain for an extended period of time.
- Land use within the subdivision is limited to an average imperviousness of no more than 72 percent. The drainage and/or detention system has been designed with the assumption that this average percent imperviousness will not be exceeded. If this percentage is to be exceeded, a replat and/or redesign of the system may be necessary.
- Other than shown hereon, there are no pipeline easements or pipelines within the boundaries of this plat.
- All storm water drainage pipes, culverts, tiles or other (includes driveway culverts) will be minimum 24" I.D. or equal.
- Dedicated drainage easement(s) granted to Brazoria County Drainage District #5 for drainage maintenance purposes shall include 45 feet top of bank, plus the sum (footage) of both ditch side slopes and channel bottom and 45 feet of bank on the opposite bank.
- Dedicated ingress/egress accesses are granted to Brazoria County Drainage District #5 (see District Resolution No 2007-06 & 2007-07). Access will be gated and locked with Brazoria County Drainage District #5's lock.
- Prohibited use of "metal" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
- Prohibited use of "rip rap" in storm water/sewer applications. (District Policy).
- Pipelines, utility lines and other crossing under any Brazoria County Drainage District #5 ditch require approval and permitting prior to construction.
- All dedicated storm water drainage and/or access easements to be granted to Brazoria County Drainage District #5 by the property owner will be initiated and recorded, at the property owner's expense, in Brazoria County, Texas with a "Recorded Document Number" affixed to said easement prior to final approval granted by Brazoria County Drainage District #5 Board of Commissioners.
- It will be the property owner's responsibility to verify if any Brazoria County Drainage District #5 Dedicated drainage easements are on or cross their property. If so, the property owner will comply as stated within the recorded easement.
- Project field start-up will start within 365 calendar days from date shown here. Continuous and reasonable field site work is expected. See Brazoria County drainage criteria manual section 1, Introduction; Sub-Section 1.5. Plat and Plan approval process, and drainage acceptance procedures; time limit for approval and Brazoria County Drainage District #5 Resolution 2011-1, allowable time(s) and procedures for starting-up approved projects.

OWNER CONTACT INFORMATION
GR-M1, LTD., A TEXAS LIMITED PARTNERSHIP
 1602 AVENUE D, STE. 100
 KATY, TX 77493
 832-916-2162

BENCHMARK(S):

NGS MONUMENT # E 306 DISK SET IN TOP OF CONCRETE MONUMENT, LOCATED 2.0 MILES WEST OF MANVEL, 2 MILES WEST ALONG THE GULF, COLORADO AND SANTA FE RAILWAY FROM THE STATION AT MANVEL, BRAZORIA COUNTY, 0.2 MILE WEST OF A SHELL-ROAD CROSSING, 5-1/2 FEET NORTHWEST OF MILE POLE 38, 39 FEET SOUTH OF THE SOUTH RAIL, 33 FEET NORTH OF THE CENTERLINE OF A DIRT ROAD, 6.7 FEET NORTH OF THE RIGHT-OF-WAY FENCE, 3 FEET WEST OF A WHITE WOODEN WITNESS POST AND SET IN THE TOP OF A CONCRETE POST ABOUT FLUSH WITH THE GROUND.
 ELEV.=52.00 (NAVD '88) 1991 ADJUSTMENT

THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA UNIT 50 OPEN SPACE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

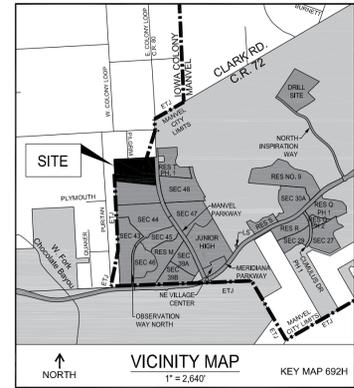
PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA UNIT 50 OPEN SPACE IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF 2021.

CITY COUNCIL

RESERVE	RESTRICTIONS	SQ. FT	ACREAGE
A	OPEN SPACE	979,000.47	22.47

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,060.00'	200.18'	S 05°50'25" E	200.10'



Meridiana Unit 50 Open Space Preliminary Plat
 A Subdivision of 22.47 acres out of the H.T. & B.R.R. Co. Survey, Section 55, A-286, City of Manvel, Brazoria County, Texas.
 1 Block and 1 Reserve
 GR-M1, LTD., a Texas Limited Partnership
 December 30, 2020

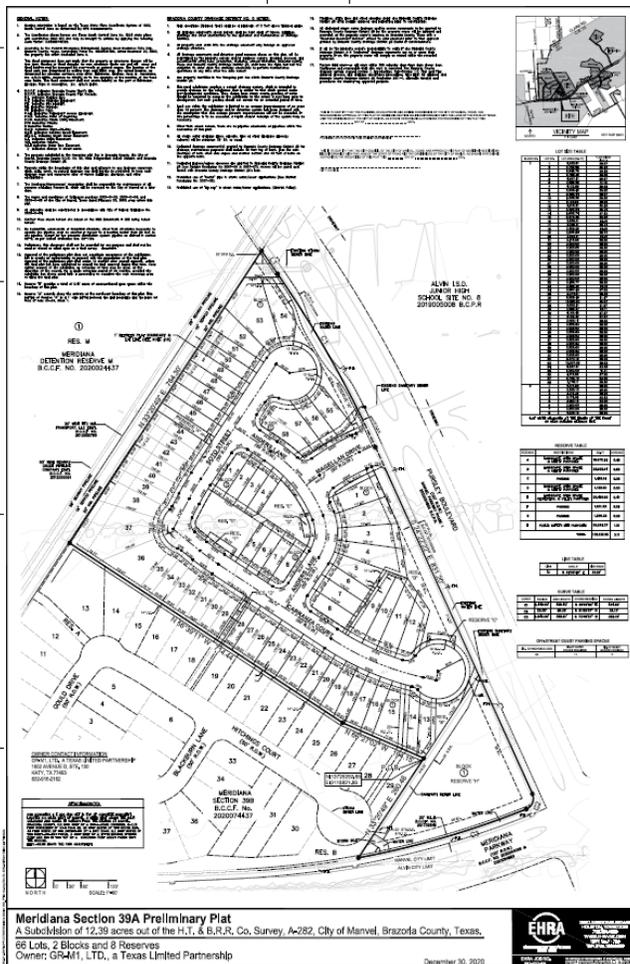
10011 MEADOWGLEN LANE
 HOUSTON, TEXAS 77042
 713.784.4500
 WWW.EHRAINC.COM
 TBE No. F-726
 TBP#S No. 10092900
EHRA
 ENGINEERING THE FUTURE
 SINCE 1936
 No warranty or representation of insurance, design, or construction is made by this firm. The user of this information or facilities are subject to change without notice.
 EHRA JOB NO.



Planning, Development and Zoning Commission Plat Report

Plat Name	Meridiana Section 39A Preliminary Plat
Applicant	Brad Sweitzer, EHRA, Inc.
PD&Z Meeting Date	January 11, 2021
Recommendation	Approval
Submitted By	Jessica Rodriguez, Director of Development Services

Plat Exhibit



GENERAL NOTES:

- Bearing orientation is based on the Texas State Plane Coordinate System of 1983, South Central Zone as determined by GPS measurements.
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 - According to the Federal Emergency Management Agency Flood Insurance Rate Map, Brazoria County, Texas, Community Panel No. 48039CD10K, dated December 30, 2020, the property lies within Unshaded Zone X.
- This flood statement does not imply that the property or structures thereon will be free from flooding or flood damage. On rare occasions floods can and will occur and flood heights may be increased by man-made or natural causes. The location of the flood zone was determined by scaling from said FEMA map. The actual location, as determined by elevation contours, may differ. Edminister, Hinchow, Russ & Associates, Inc. d/b/a E.H.R.A. assumes no liability as to the accuracy of the location of the flood zone limits. This flood statement shall not create liability on the part of Edminister, Hinchow, Russ & Associates, Inc. d/b/a E.H.R.A.
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F.H. indicates Fire Hydrant.
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S.T.M.S.E. indicates Storm Sewer Easement.
U.E. indicates Utility Easement.
V.O. indicates Volume.
W.L.E. indicates Water Line Easement.
X indicates change in street name.
 - The property subdivided in the foregoing plat lies in Brazoria County, the City of Manvel, Brazoria County M.U.D. No. 36, Avenue Independent School District, and Brazoria County Drainage District #5.
 - Property within the boundaries of this plat and adjacent to any drainage easement, ditch, gully, creek, or natural drainage way shall hereby be restricted to keep such drainage ways and easements clear of fences, buildings, plantings, and other obstructions.
 - The Developer/Homeowner's Association shall be responsible for maintenance of all reserves excluding Reserve H, which will be conveyed to the City of Manvel at a later date.
 - The terms and conditions of Ordinance numbers 2009-0-03, 2009-0-04, and 2009-0-05 of the City of Manvel, Texas dated February 23, 2009, may affect this plat.
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 - Reserve "E" provides a total of 0.47 acres of unencumbered open space within the boundary of this plat.
 - Reserve "A" extends along the entirety of the northwest boundary of this plat. This portion of Reserve "A" is a 1' wide buffer between the plat boundary and the back lot lines of Lots 37-54, Block 1.

BRAZORIA COUNTY DRAINAGE DISTRICT NO. 5 NOTES:

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- Prohibited use of "meta" pipe in storm water/sewer applications (See District Resolution No. 2007-08).
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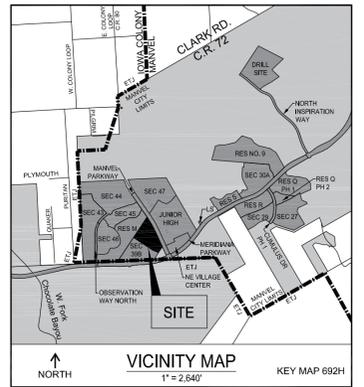
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THIS IS TO CERTIFY THAT THE PLANNING, DEVELOPMENT AND ZONING COMMISSION OF THE CITY OF MANVEL, TEXAS, HAS RECOMMENDED APPROVAL OF THIS PLAT OF MERIDIANA SECTION 39A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2021.

PLANNING, DEVELOPMENT AND ZONING COMMISSION

THIS IS TO CERTIFY THAT THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, HAS APPROVED THIS PLAT OF MERIDIANA SECTION 39A IN CONFORMANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE ORDINANCES OF THE CITY OF MANVEL AS SHOWN HEREON AND AUTHORIZES THE RECORDING OF THIS PLAT THIS DAY OF _____, 2021.

CITY COUNCIL



LOT SIZE TABLE			
BLOCK NO.	LOT NO.	LOT AREA (SQ. FT.)	*LOT WIDTH (ft.)
1	1	5,153.61	39.07
1	2	5,756.98	36.33
1	3	5,542.78	30.48
1	4	6,708.39	30.86
1	5	4,597.41	29.97
1	6	3,582.99	31.16
1	7	4,133.88	35.95
1	8	5,158.42	35.00
1	9	5,486.44	28.07
1	10	4,938.56	25.00
1	11	6,725.64	40.26
1	12	5,576.21	36.48
1	13	4,525.54	36.79
1	14	4,656.74	37.43
1	15	6,572.25	25.00
1	16	3,560.01	28.01
1	17	4,069.31	28.73
1	18	3,458.25	28.01
1	19	3,220.00	28.00
1	20	3,220.00	28.00
1	21	3,418.65	28.00
1	22	3,220.00	28.00
1	23	3,220.00	28.00
1	24	3,220.00	28.00
1	25	3,220.00	28.00
1	26	3,220.00	28.00
1	27	3,220.00	28.00
1	28	3,220.00	28.00
1	29	3,220.00	28.00
1	30	3,220.00	28.00
1	31	3,220.00	28.00
1	32	3,402.77	28.00
1	33	3,258.30	28.01
1	34	3,597.43	27.92
1	35	3,374.61	28.39
1	36	8,528.49	41.47
1	37	16,010.60	46.67
1	38	5,892.41	31.67
1	39	3,988.27	28.11
1	40	4,109.42	27.97
1	41	4,126.47	27.57
1	42	3,860.14	28.00
1	43	3,825.63	28.00
1	44	3,825.63	28.00
1	45	3,825.63	28.00
1	46	3,825.63	28.00
1	47	3,825.63	28.00
1	48	3,825.63	28.00
1	49	3,825.63	28.00
1	50	3,825.63	28.00
1	51	3,825.63	28.00
1	52	5,273.18	28.05
1	53	10,507.56	38.53
1	54	5,927.61	33.38
1	55	4,563.00	41.41
1	56	4,112.56	37.00
1	57	5,705.70	23.00
1	58	5,170.11	28.00
2	1	4,371.55	28.00
2	2	3,320.13	28.00
2	3	3,311.39	28.02
2	4	3,174.94	33.43
2	5	3,160.19	33.00
2	6	3,220.00	28.00
2	7	3,220.00	28.00
2	8	4,235.10	28.00

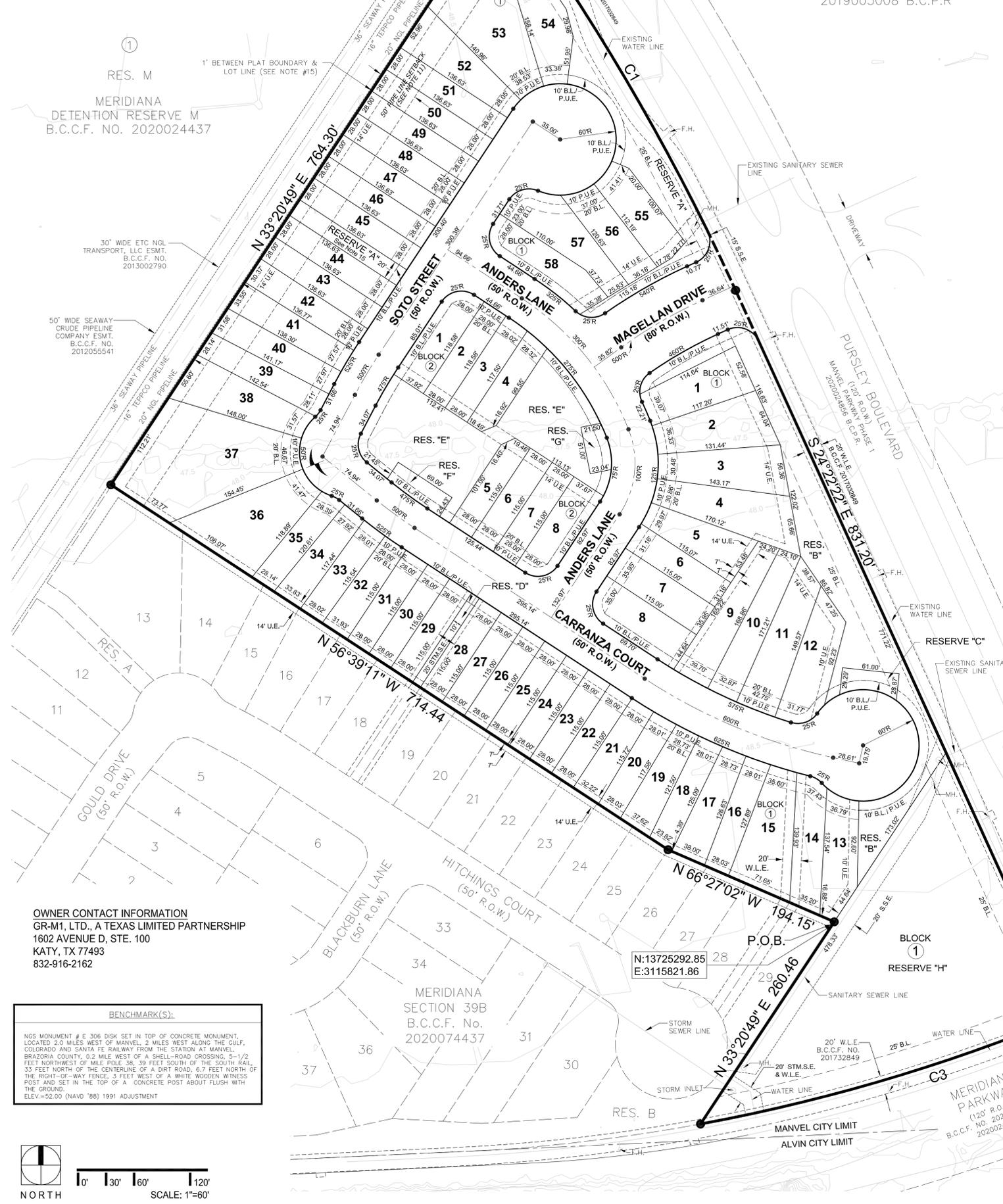
*LOT WIDTH MEASURED AT THE LESSER OF THE FRONT OR REAR BUILDING SETBACK LINE.

RESERVE TABLE			
RESERVE	RESTRICTIONS	SQ. FT.	ACREAGE
A	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	19,672.44	0.45
B	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	23,932.14	0.55
C	PARKING	1,430.14	0.03
D	LANDSCAPE, OPEN SPACE, & UTILITY PURPOSES	1,150.00	0.03
E	LANDSCAPE, OPEN SPACE, RECREATION, & UTILITY PURPOSES	20,409.66	0.47
F	PARKING	1,631.83	0.04
G	PARKING	1,259.38	0.03
H	PUBLIC SAFETY SITE PURPOSES	65,654.37	1.51
TOTAL		135,139.96	3.11

LINE TABLE		
LINE	ANGLE	DISTANCE
L1	S 34°35'49" E	61.61'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	2,440.00'	435.40'	S 29°29'06" E	434.82'
C2	25.00'	40.38'	S 21°53'37" W	36.13'
C3	1,940.00'	382.81'	S 73°49'27" W	382.19'

OFF-STREET GUEST PARKING SPACES		
NO. OF PROPOSED LOTS	NO. OF GUEST SPACES REQUIRED	NO. OF GUEST SPACES PROVIDED
66	11	17



Meridiana Section 39A Preliminary Plat
A Subdivision of 12.39 acres out of the H.T. & B.R.R. Co. Survey, A-282, City of Manvel, Brazoria County, Texas.
66 Lots, 2 Blocks and 8 Reserves
Owner: GR-M1, LTD., a Texas Limited Partnership

December 30, 2020

E.H.R.A.
ENGINEERING THE FUTURE SINCE 1936
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E.H.R.A. JOB NO. 081-011-39
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