

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
APRIL 15, 2019**

**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

Presentation by Joe Madison on Human Trafficking

Discussion on the Façade requirements for the Dairy Queen located at 17515 State Hwy 6.

Discussion on any subject addressed on the agenda for April 15, 2019

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING – JEROME HUDSON

PLEDGE –

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

CITIZEN COMMENTS: "COMMENT CARD" REQUIRED

- 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.

CITY MANAGER UPDATE

Update on current events and city issues.

REGULAR AGENDA

1. **Consideration and possible action to approve the second and final reading of Ordinance 2019-O-15;**

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 7.02 ACRES LOCATED AT 21620 STATE HIGHWAY 6, MANVEL, TEXAS, FROM HEAVY COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT (HC/SH6) TO HEAVY COMMERCIAL DISTRICT/STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (HC/SH6-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 327991 "CUT STONE AND STONE PRODUCT MANUFACTURING", NAICS USE 441110 "NEW CAR DEALERS", AND NAICS USE 441120 "USED CAR DEALERS"; 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. (*Failed by PD&Z vote 3-3*)

2. **Consideration and possible action to approve the first of two readings of Ordinance 2019-O-20;**

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 17. *BUILDINGS AND BUILDING REGULATIONS*, ARTICLE III. TECHNICAL CODES, DIVISION 2. BUILDING CODE, BY ADOPTING THE 2015 INTERNATIONAL BUILDING CODE; AMENDING THE LOCAL AMENDMENTS TO THE CITY'S *INTERNATIONAL BUILDING CODE*; PROVIDING THAT FEES ASSOCIATED WITH THE BUILDING CODE SHALL BE THE FEES STATED IN THE MOST CURRENT FEE SCHEDULE RESOLUTION ADOPTED BY CITY COUNCIL; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HERewith; AND PROVIDING FOR SEVERABILITY.

3. **Consideration and possible action to approve Resolution 2019-R-06;**

RESOLUTION OF THE CITY OF MANVEL SUSPENDING THE MAY 10, 2019 EFFECTIVE DATE OF CENTERPOINT ENERGY HOUSTON ELECTRIC, LLC'S REQUESTED RATE CHANGE TO PERMIT THE CITY TIME TO STUDY THE REQUEST AND TO ESTABLISH REASONABLE RATES; APPROVING CONTINUED COOPERATION WITH THE GULF COAST COALITION OF CITIES; HIRING LLOYD GOSSELINK ATTORNEYS AND CONSULTING SERVICES TO NEGOTIATE WITH THE COMPANY AND DIRECT ANY NECESSARY LITIGATION AND APPEALS; REQUIRING REIMBURSEMENT OF CITIES' RATE CASE EXPENSES; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS

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

4. **Consideration and possible action to approve Resolution 2019-R-07;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, APPROVING AS A PROJECT OF THE MANVEL ECONOMIC DEVELOPMENT CORPORATION CERTAIN PROJECT NUMBER 2019-01 APPROVING AN EXPENDITURE OF UP TO \$65,000.00 FOR THE COASTAL SWIM ACADEMY LOCATED AT 7544 ROGERS STREET, MANVEL TEXAS, TO PROVIDE FOR REIMBURSEMENT OF INFRASTRUCTURE FEES (STORM, WATER, AND WASTEWATER) AND RELATED FEES IN THE CITY OF MANVEL, TO FURTHER ECONOMIC DEVELOPMENT (“PROJECT 2019-01”), TO FURTHER ECONOMIC DEVELOPMENT; AND CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE SUBJECT; PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.**
5. **Consideration and possible action to approve Resolution 2019-R-08;
RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 39.**
6. **Consideration and possible action to approve a request for a variance to the Subdivision Ordinance for property in Lakeland Section 5 for relief from Chapter 62, Section 62-46, *Filing of Final Plat*.**
7. **Consideration and possible action to approve a request for a variance to the Subdivision Ordinance Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor to execute the Development Agreement for 2.0 acres of property located on CR 827 (AKA Herridge Road) bounded by McKeever Road (north), Oil Field Road (south) and City of Pearland (east).**
8. **Consideration and possible action to approve a request for a variance to the Subdivision Ordinance Section 62-111 (a) and (c), *Additional Street Requirements* and authorize the Mayor to execute the Development Agreement for property located at 7111 and 7103 Tankersley Road.**
9. **Consideration and possible action to direct staff on animal control services, requirements, policies, responses, or addition to Manvel PD staff of a qualified Animal Control Officer including any appropriations to the budget as needed. (Council Member Albert)**
10. **Consideration and possible action on a policy for assisting other agencies by city departments. (Council Member Albert)**

11. CONSENT AGENDA

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

- a. **Acceptance of the City Council Minutes to date.**
- b. **Acceptance of the Quarterly Investment Report dated March 31, 2019**
- c. **Acceptance of the infrastructure improvements for Pomona Section 11 to begin the One Year Maintenance Period.**
- d. **Approve the second and final reading of Ordinance 2019-O-09;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 5.024 ACRES LOCATED AT 18218 MORRIS AVENUE, 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 813110 "RELIGIOUS ORGANIZATIONS" AND NAICS USE 6111 "ELEMENTARY AND SECONDARY SCHOOLS"; 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 vote 6-0*)

- e. Approve *A Minor Plat of Jugo Estates;*
BEING A SUBDIVISION OF 1.401 ACRE (61,047.79 SQ. FT.) OF LAND OUT OF THE E. LITTLE SURVEY, ABSTRACT 320, AND BEING A PORTION OF LOT 17 AND 18 IN BLOCK 7 OF THE ALLISON RICHEY GULF COAST HOME COMPANY SUBDIVISION DIVISION 'L' AS SHOWN BY MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 92 OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- f. Approve *A Minor Plat of Tristan Addition;*
BEING 2.066 ACRES OF LAND, BEING A PART OF OUTLOT 136 OF THE DR. A.A. LUTHER SUBDIVISION IN THE TOWN OF MANVEL, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE PLAT RECORDED IN VOLUME 1, PAGES 71-72, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- g. Approve *Minor Plat of Brazoria County MUD 29 Water Plant;*
BEING A SUBDIVISION OF 0.7937 OF ONE ACRE OUT OF THE H.T.& B.R.R. CO. SURVEY, SEC. 72, A-460, IN BRAZORIA COUNTY, TEXAS.
- h. Approve *A Minor Plat of Rogers Place;*
BEING A SUBDIVISION OF 1.422 ACRES OUT OF OUTLOT 92 OF THE DR. A.A. LUTHER SUBDIVISION OF THE TOWN OF MANVEL, A MAP OR PLAT THEREOF RECORDED UNDER VOLUME 1, PAGE 71 & 72 OF THE BRAZORIA COUNTY PLAT RECORDS H.T. & B.R.R. CO. SURVEY, ABSTRACT 283 CITY OF MANVEL.
- i. Approve *A Minor Plat of Lyrock Place;*
BEING A MINOR PLAT OF 4.50 ACRES TRACT 701 OF OAKCREST, SECTION IV, AN UNRECORDED SUBDIVISION SITUATED IN THE CHARLES PRESCOTT SURVEY, A-354 CITY OF MANVEL.
- j. Approve *A Final Plat of Pomona Section 12;*
BEING A SUBDIVISION OF 22.522 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 15, 16, 17, 18, 25, 26, 27, & 28 OF SECTION 79 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- k. Approve *A Final Plat of Pomona Section 14;*
BEING A SUBDIVISION OF 16.926 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 79, ABSTRACT 298 AND THE H.T. & B.R.R. CO. SURVEY, SECTION 78 (A.K.A.) THE J.S. TALMAGE SURVEY, ABSTRACT 563 BRAZORIA COUNTY, TEXAS; BEING A PORTION OF LOTS 29 & 30 OF SECTION 79 AND A PORTION OF LOT 21 OF SECTION 78 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.

Manvel City Council Meeting Agenda

MAYOR AND COUNCIL COMMENTS

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- ❖ Expressions of thanks, congratulations, or condolence;
- ❖ Information regarding holiday schedules;
- ❖ An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- ❖ A reminder about an upcoming event organized or sponsored by the governing body;
- ❖ Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- ❖ Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

ADJOURN

CERTIFICATION

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the City of Manvel is true and correct; and that I posted such notice on the bulletin board at the Manvel City Hall. A place convenient and readily accessible to the public on April 12, 2019 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

NOTICE TO THE PUBLIC OF POSSIBLE QUORUMS

A quorum of the Manvel Planning Development and Zoning Committee, Manvel Parks and Recreation Board, Manvel Events Task Force, Manvel Branding Task Force, and Manvel Economic Development Corporation may be in attendance at the April 15, 2019 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.

