

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
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 CITY COUNCIL MEETING
OF THE CITY OF MANVEL
JUNE 3, 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 SESSION

Ceremonial Swearing In:

*Dan Davis, Council Member Place 4
Jerome Hudson, Council Member Place 6*

Recognition:

Melissa Sifuentes – City Council Term 2016-2019

Discussion on any subject addressed on the agenda for June 3, 2019

REGULAR SESSION

CALL TO ORDER

INSPIRATIONAL READING – BRIAN WILMER

PLEDGE –

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

CITIZEN COMMENTS: "COMMENT CARD" REQUIRED

- o Any Manvel Citizen residing within the Manvel City Limits with business before the Council, **not** scheduled on the Agenda as a **public hearing**, (that has submitted a "comment card") may have three (3) minutes to address the City Council.
- o The Council may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

PUBLIC HEARING

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, 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 531130 "LESSORS OF MINIWARHOUSES AND SELF-STORAGE UNITS"; 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

CITY MANAGER UPDATE

Update on current events and city issues

REGULAR AGENDA

1. **Consideration and possible action to approve Ordinance 2019-O-23;**
AN ORDINANCE AMENDING ORDINANCE NO. 2019-O-14 AMENDING THE CITY FISCAL YEAR 2019 BUDGET ENDING SEPTEMBER 30, 2019, BY AMENDING THE GENERAL FUND AND CAPITAL PROJECTS FUND BUDGETS TO ACCOUNT FOR THE INCREASE IN EXPENSES FOR THE CITY HALL EXPANSION PROJECT, 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.
2. **Consideration and possible action to award the contract for the City Hall Expansion Project to Frost Construction with a Base Bid Price of \$1,995,000.**
3. **Consideration and possible action to approve the first of two readings of Ordinance 2019-O-22;**
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 9.464 ACRES LOCATED AT 7227 CEMETERY ROAD, 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 531130 “LESSORS OF MINIWARHOUSES AND SELF-STORAGE UNITS”; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF

4. Consideration and possible action to approve a Subdivision Variance request for property located at 19935 State Highway 6 for relief from Chapter 62, Section 62-119 (d) (1) and (2), *Additional Requirements for Subdivisions in the Original Manvel Townsite Area* and authorize the Mayor to execute the Development Agreement. (Tabled 5/20/2019)
5. Consideration and possible action to approve a Subdivision Variance request for property located at in Del Bello Lakes Subdivision, Section 1, 2, and 3 for relief from Chapter 62, Section 62-40, *Construction Plan*.
6. Consideration and possible action on the appointment of a board members to the Planning Development and Zoning Commission position #1, #2, #3, and #4 with a term to expire March 2021.
7. Discussion on Carpenter Road (Private Road). (Council Member Hehn)
8. Discussion/update on Specific Use Permitting (SUP) in reference to standard language for Trafficking Businesses. (Council Member Hehn)

9. **CONSENT AGENDA**

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

- a. **Acceptance of the City Council Minutes to date.**
- b. **Approve second and final reading of Ordinance 2019-O-21;**
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, CORRECTING EXHIBIT B TO ORDINANCE NO. 2014-O-23 WHICH ESTABLISHED THE ZONING CLASSIFICATION OF LAND ANNEXED INTO THE CITY BY ORDINANCE NO. 2014-0-09 (AREA 1); PROVIDING FOR THE REVISION 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.
- c. **Approve Preliminary Plat for Del Bello Lakes, Section 4;**
BEING 10.4 ± ACRES OF LAND CONTAINING 38 LOTS (60'X70'X130' TYP.) AND TWO RESERVES IN FOUR BLOCKS OUT OF THE H.T. & B.R.R. SURVEY, A-460 BRAZORIA COUNTY, TEXAS.
- d. **Approve Minor Plat for the Stevenson Estates;**
BEING A 1.00 ACRE SUBDIVISION OUT OF AND PART OF TRACT 617, OF OAKCREST, SECTION 1, AN UNRECORDED SUBDIVISION, BEING PART OF THE CHARLES PRESCOT SURVEY, ABSTRACT 354, CITY OF MANVEL, BRAZORIA COUNTY TEXAS.
- e. **Approve Minor Plat for Keating Toyota;**
BEING A SUBDIVISION OF 17.968 AC. / 782,666 SQ. FT. OF LAND SITUATED IN THE ACH & B SURVEY, ABSTRACT NO. 459 BRAZORIA COUNTY, TEXAS.
- f. **Approve Minor Plat for Hernandez Place;**
BEING A MINOR PLAT OF 2.00 ACRES OUT OF LOT 37 OF THE ALLISON RICHEY GULF COAST HOME CO. SURVEY, SECTION 91, A MAP OR PLAT THEREOF RECORDED UNDER VOL. 2, PG. 89 OF THE BRAZORIA

COUNTY PLAT RECORDS SITUATED IN THE HARRIS & BROOKE SURVEY, A-402 CITY OF MANVEL.

- g. Approve Minor Plat for Naranjo Estates:
BEING A 30.00-ACRE SUBDIVISION OF 1-BLOCK, 1-LOT, AND 0-RESERVES A COMBINATION OF BOTH TRACTS CALLED TRACT – 1 AND TRACT -2 AS RECORDED IN C.C.F.#2015023654, O.R.B.C.T.
- h. Approve Final Plat for Del Bello Blvd. and Manvel Parkway Street Dedication:
BEING A SUBDIVISION OF 29.059 ACRES OF LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, SECTION 72, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 460, AND THE A.C.H. & B.R.R. COMPANY SURVEY, SECTION 90, ALSO KNOWN AS KATE R. EHRMANN SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS.
- i. Approve Final Plat for Meridiana Section 43:
BEING A SUBDIVISION OF 23.33 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 55, A-286, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
- j. Approve Final Plat for Meridiana Parkway, Phase 5:
BEING A SUBDIVISION OF 15.03 ACRES OUT OF THE H.T. AND B.R.R. CO. SURVEY, SECTION 61, A-282, AND THE OLIVER HALL SURVEY, A-203, IN THE 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 Section 551.072 “Deliberation Regarding Real Property” to discuss the following:

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

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

*ROW ABANDONMENT – DEL BELLO LAKES – 1.094 ACRES
ROW ABANDONMENT – DEL BELLO LAKES – 0.1141 ACRES
ROW ABANDONMENT – DEL BELLO LAKES - 1.094 ACRES*

REGULAR AGENDA

- 10. Consideration and possible action to approve the First Amendment to Interlocal and Development Agreement between the City of Manvel, Texas and Brazoria County Municipal Utility District No. 43.
- 11. Consideration and possible action on future planning meeting dates.

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 May 31, 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 June 3, 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.

