

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 1, 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**

**Discussion on any subject addressed on the agenda for April 1, 2019**

**REGULAR SESSION**

**CALL TO ORDER**

**INSPIRATIONAL READING – JASON ALBERT**

**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**

- 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.
- 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.

**PROCLAMATION**

**April 2019 - National Safe Digging Month**

**PUBLIC HEARING**

**TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS 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.**

**PUBLIC HEARING**

**TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING 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.**

**PUBLIC HEARING**

**TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.843 ACRES LOCATED AT 22217 STATE HIGHWAY 6, 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 A GAME ROOM FACILITY; PROVIDING FOR THE AMENDMENT OF THE CITY’S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.**

**PUBLIC HEARING**

TO HEAR INPUT FROM THE PUBLIC REGARDING A REPLAT OF MERIDIANA PARKWAY PHASE 7 BEING A SUBDIVISION OF 15.76 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, H.T. & B.R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, ABSTRACT NO. 483, AND THE J.M. O'DONNELL SURVEY ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, BEING PORTION OF PETERS ROAD, BISSELL ROAD, KREUZER STREET, MCCOY ROAD, AND ROGERS ROAD AND PORTIONS OUTLOTS 81, 88, 136, 137, 138, 139, AND 140 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, PLAT OF WHICH IS RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS, AND INCLUDING LOT 2 OF KETTLER ESTATES, A PLAT OF WHICH IS RECORDED IN VOLUME 19, PAGES 255-256 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING PORTIONS OF LOUDEN LANE AND PORTIONS LOTS 1, 2, 3, 6-A, 7, 8, 9, AND 10 OF SUNSET GARDENS, A PLAT OF WHICH IS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF SIXTEEN (16) EXISTING LOTS INTO THREE (3) RESTRICTED RESERVES AND R.O.W

**PUBLIC HEARING**

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FOR THE ABANDONMENT, VACATION, CLOSING AND RELOCATION OF STREETS, ALLEYS, RIGHTS-OF-WAY AND EASEMENTS BEING A PORTION OF IOWA LANE LOCATED WITHIN THE BOUNDARY OF THE DEL BELLO LAKES DEVELOPMENT. BEING A 0.1141 ACRE TRACT OF LAND, A 1,094 ACRE TRACT OF LAND AND A 2.375 ACRE TRACT OF LAND ALL LOCATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 72 ALSO KNOWN AS THE KATE R. EHRMANN SURVEY ABSTRACT 460, OF BRAZORIA COUNTY, TEXAS BEING A PORTION OF CR 82 ALSO KNOWN AS IOWA LANE; ABANDONING, CLOSING, AND RELOCATION OF SAID RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

**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-10;

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, BY ADOPTING THE 2015 INTERNATIONAL FIRE CODE; AMENDING THE LOCAL AMENDMENTS TO THE CITY'S *INTERNATIONAL FIRE CODE*; PROVIDING THAT FEES ASSOCIATED WITH THE FIRE 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.**

2. Consideration and possible action to approve the first of two readings 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)***

3. Consideration and possible action to approve the first of two readings 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)***

4. Consideration and possible action to approve the first of two readings of Ordinance 2019-O-16;

**AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF APPROXIMATELY 0.843 ACRES LOCATED AT 22217 STATE HIGHWAY 6, 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 A GAME ROOM FACILITY; 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 0-6)***

5. Consideration and possible action to approve the first of two readings of Ordinance 2019-O-12;

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING SECTION 71-9 OF CHAPTER 71. "UTILITIES" TO ADD NEW PROVISIONS PERTAINING TO HARDSHIPS FOR WATER BILL PAYMENTS RELATING TO LOCAL, STATE OR NATIONAL EMERGENCIES; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 FOR ANY VIOLATION OF ANY PROVISION OF THIS ORDINANCE; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.**

- 6. Consideration and possible action to approve Resolution 2019-R-05;  
A RESOLUTION CONSENTING TO THE ADDITION OF LAND INTO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 42**
- 7. Consideration and possible action to direct staff on the proposed Sowell/MUD 75 PUD document.**

**8. CONSENT AGENDA**

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

- a. Acceptance of the City Council Minutes to date.**
- b. Approve *A Preliminary Plat for Meridiana Parkway Phase 7*;  
BEING A SUBDIVISION OF 15.76 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 62, ABSTRACT NO. 484, H.T. & B.R.R. CO. SURVEY, SECTION 63, ABSTRACT NO. 283, THE H.T. & B.R.R. CO. SURVEY, SECTION 64, ABSTRACT NO. 483, AND THE J.M. O'DONNELL SURVEY ABSTRACT NO. 470, BRAZORIA COUNTY, TEXAS, BEING PORTION OF PETERS ROAD, BISSELL ROAD, KREUZER STREET, MCCOY ROAD, AND ROGERS ROAD AND PORTIONS OUTLOTS 81, 88, 136, 137, 138, 139, AND 140 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL, PLAT OF WHICH IS RECORDED IN VOLUME 1, PAGES 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS, AND INCLUDING LOT 2 OF KETTLER ESTATES, A PLAT OF WHICH IS RECORDED IN VOLUME 19, PAGES 255-256 OF THE BRAZORIA COUNTY PLAT RECORDS, AND BEING PORTIONS OF LOUDEN LANE AND PORTIONS LOTS 1, 2, 3, 6-A, 7, 8, 9, AND 10 OF SUNSET GARDENS, A PLAT OF WHICH IS RECORDED IN VOLUME 13, PAGES 47-48 OF THE BRAZORIA COUNTY PLAT RECORDS. REASON FOR REPLAT IS TO CONVERT PORTIONS OF SIXTEEN (16) EXISTING LOTS INTO THREE (3) RESTRICTED RESERVES AND R.O.W**
- c. Approve an *Amending Plat for the Central Ford Car Wash II*;  
BEING AN AMENDING PLAT OF RESERVE C AND RESERVE D OF CENTRAL FORD CAR WASH RECORDED UNDER DOCUMENT NO. 2017015358 OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS. A SUBDIVISION OF 9.2757 ACRES LOCATED IN R.B. LYLE SURVEY ABSTRACT NO. 540 BRAZORIA COUNTY, TEXAS.**
- d. Approve *A Final Plat of Pomona Section 13*;  
BEING A SUBDIVISION OF 32.021 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 18, 19, 20, 28, 29 & 30 OF SECTION 79 AND A PORTION OF LOTS 11 & 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.**

**e. Approve *A Final Plat of Pomona Section 15*;**

**BEING A SUBDIVISION OF 33.126 ACRES OF LAND SITUATED IN 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 2, 3, 11-14, 21-23 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.**

**f. Approve *A Final Plat of Pomona Parkway Street Dedication No. 2*;**

**BEING A SUBDIVISION OF 3.223 ACRES OF LAND SITUATED IN 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 11, 21 AND 22 OF THE ALLISON RICHEY GULF COAST HOME COMPANY PART OF SUBURBAN GARDENS, SECTION 78, A SUBDIVISION OF RECORD IN VOLUME 2, PAGE 98, PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.**

**g. Approve second and final reading of Ordinance 2019-O-17;**

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 5 "ALARM SYSTEMS" PERTAINING TO REGULATION OF ALARM SYSTEMS WITHIN THE CITY; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$500.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.**

**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 March 29, 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 1, 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.*