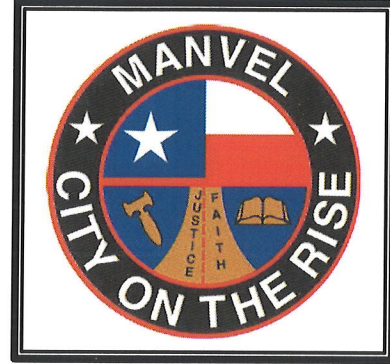


**THE STATE OF TEXAS §
COUNTY OF BRAZORIA §
CITY OF MANVEL §**



KEITH BONNER, COUNCIL PLACE 1
DAVID LANDS, COUNCIL PLACE 2
HARRY OPLIGER, COUNCIL PLACE 3
ED PERRY, COUNCIL PLACE 4
CRYSTAL SARMIENTO, COUNCIL PLACE 5
JEROME HUDSON, COUNCIL PLACE 6

DAN DAVIS, MAYOR
DAN JOHNSON, CITY MANAGER
TAMMY BELL, CITY SECRETARY

MISSION STATEMENT:

"The City of Manvel is a safe and responsible community, embracing the values of our past, present, and future citizens."

MINUTES 12/2/2024

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:30 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Jose Abraham, Director of Development Services
Rosie Donaire, Finance Director
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director
Elaine Graham, Executive Assistant
Alyssa Deaton, Assistant City Secretary

Update / Discussion on the City Center.

Discussion on any topic as listed on the current agenda.

Jeff Gerber with PGAL provided the presentation.

Mayor Davis wants to see this back on the next agenda as a Workshop.

They also discuss making this a Workshop session on its own at a later date.

The Workshop closed at 6:06 p.m.

December 2, 2024 MANVEL CITY COUNCIL MEETING MINUTES

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:11 p.m.

Those in attendance were:

Present: Mayor Dan Davis
City Councilmember Place 1 Keith Bonner
City Councilmember Place 2 David Lands
City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Ed Perry
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Jerome Hudson

Absent: None

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Keith Traylor, Chief of Police
Jose Abraham, Director of Development Services
Rosie Donaire, Finance Director
Robbie Hall, Director of Public Works
Chad Dumont, Personnel Director
Elaine Graham, Executive Assistant
Alyssa Deaton, Assistant City Secretary

Invocation

Inspirational Reading - Councilmember Sarmiento

Pledge

Presentation

Recognitions:

Manvel Junior High 8th Grade Football Team - Undefeated Season
Elaine Graham Retirement (22 Year City Employee)

Public Comments: "Comment Card" Required

Alfred Froberg, Froberg Farms - offers to donate Christmas trees
Phillips Riggs, 7902 Russell - wants the zoning changed so he can put a house on lot (staff is advised to follow up with him)
Tai Wadkins - In support of Keating car dealership
Asia Lynch - In support of Keating car dealership
Pete Iznaga - In support of Keating car dealership
The Mayor accepted two emails as written comments

City Manager Update

Would like to do another planning session.
Provided some stats for Council for 2024.

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Acceptance of ROW Dedication Deed from HJR Hwy 6, LLC., establishing the ROW location over the western portion of Tract 37, Sec 71, Emigration Land Company Subdivision, Manvel,

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Texas; authorizing the City Manager to execute acceptance of the deed; and approving a letter of no objection from the city manager to allow relocation of the current access used by Aspect Energy (for Scout Well) to the resulting right-of-way.

Councilmember Hudson made the motion to approve the Consent Agenda. Councilmember Bonner seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

Items Removed from Consent Agenda

None

Regular Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2024-O-35;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ORDINANCE NO. 2020-O-14 PERTAINING TO ZONING AND DEVELOPMENT RELATED PROVISIONS AND REQUIREMENTS FOR DEL BELLO LAKES PLANNED UNIT DEVELOPMENT (PUD) TO AUTHORIZE NAICS USE CODE 4411 "MOTOR VEHICLE DEALER" FOR THE COMMERCIAL PROPERTY GENERALLY LOCATED AT THE SOUTHEAST CORNER OF HIGHWAY 288 AND DEL BELLO BOULEVARD; 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. *(Favorable recommendation by PD&Z failed on 10/15/2024, Vote 1-5)*

**The Applicant has requested postponement of action by Council on this item until the 11/4/2024 City Council meeting.*

(On 10/21/24 City Council voted to postpone the agenda item until 11/18/24 City Council Meeting).

Staff and PDZ do not recommend approval.

Representatives for the project were present to speak and answer questions, namely David Minsberg and Chris Wall from Keating.

Mayor Davis proposes a list of conditions in addition to those previously accepted at the first reading. They are:

1. No RV, Motorhome, Motorcycle, ATV, UTV, commercial vehicles, or heavy equipment sales
2. No public storage, self-storage, mini storage, boat storage, RV storage
3. Traffic impact analysis update provided if TXDOT does not approve 288 curb cut/access

Councilmember Bonner made the motion to approve with the original conditions plus the three new conditions, which in total are:

- 1) Motor Vehicle Sales use on the south side of Del Bello Road shall be limited to the 16 acres of land as shown in the proposed concept plan ("16-acre Tract").
- 2) Only motor vehicle sales use which primarily sells new cars shall be permitted.
- 3) A minimum 30-foot landscaping buffer shall be provided between the 16-acre Tract and abutting residential lots with a minimum of one 3.5-inch caliper evergreen tree planted every 25-feet.

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- 4) A minimum 8-foot-tall perimeter masonry fence shall be installed within the edge of the landscape buffer.
- 5) Outdoor lighting shall be shielded and shall conform with the Illuminating Engineering Society of North America ("IES") criteria for full cut-off fixtures, 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.
- 6) Outdoor lighting shall be deflected, shaded, dimmable and focused away from abutting properties and shall not be a nuisance to abutting properties, and shall be designed so that any overspill of lighting onto abutting properties shall not exceed three-tenths foot-candles, measured vertically and horizontally.
- 7) The dealership must require any vehicle transport deliveries to be on property.
- 8) No mini storage allowed on the 30-acre commercial tract south of Del Bello Boulevard.
- 9) No RV, Motorhome, Motorcycle, ATV, UTV, commercial vehicles, or heavy equipment sales.
- 10) No public storage, self-storage, mini storage, boat storage, RV storage.
- 11) A traffic impact analysis update must be provided if TXDOT does not approve 288 curb cut/access.

Councilmember Opliger seconded the motion.

The motion carried with a vote: 6/1

Yes: City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: Mayor Dan Davis

Absent: None

Abstained: None

2. Consideration and possible action to authorize the City Manager to execute an agreement between the City of Manvel and Viewpoint with Dennis Quaid.

Councilmember Hudson made the motion to approve. Councilmember Opliger seconded the motion.

The motion carried with a vote: 7/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

Absent: None

Abstained: None

3. Discussion on City Involvement in the Upcoming Legislative Session.

Mayor Davis advises Council and Staff to determine which bills catch their attention so they know what to focus on. He also encourages the council to attend Brazoria County Days in Austin.

Mayor and Council Comments

Adjourn

Mayor Davis made the motion to adjourn the meeting at 8:18 p.m. Councilmember Perry seconded the motion.

The motion carried with a vote: 7/0

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Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Ed Perry, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Jerome Hudson

No: None

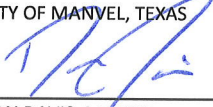
Absent: None

Abstained: None

CERTIFICATION



TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

