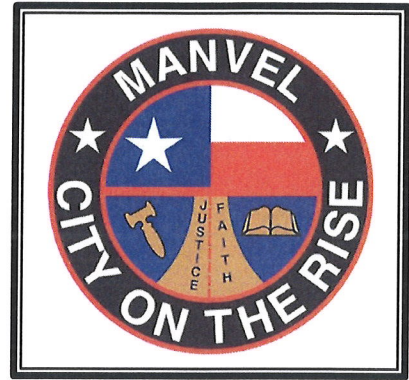


April 7, 2025 CITY COUNCIL MEETING AGENDA

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



NOTICE OF A CITY COUNCIL MEETING OF THE CITY OF MANVEL April 7, 2025

NOTICE IS HEREBY GIVEN 5:00 P.M. WORKSHOP – 6:00 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 Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 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 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

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

Workshop Session

Executive Session

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

- *Brazoria County MUD #61 Utility and Development Agreement*
- * Legal issues dealing with the contractor for the Manvel Public Works Facility*
- * Legal questions regarding SUP Ordinance 2025-O-07*

WORKSHOP SESSION

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Council Member Sarmiento

Pledge

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

Presentations

Proclamations

Public Safety Telecommunication Week - April 13-19, 2025

Fair Housing Month - April 2025

Military Appreciation Month - May 2025

Public Comments: "Comment Card" Required

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board 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.

Staff Recognition

Development Update

Akery Lake Update

Eggstravaganza Update

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve second and final reading of Ordinance 2025-O-06;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.954 ACRE TRACT OF LAND, CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 20703 HWY 6 MORRIS AVENUE/HIGHWAY 6 (PID: 224008) FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR "RELIGIOUS ORGANIZATIONS" TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 621310 "OFFICES OF CHIROPRACTORS" AND NAICS USE 621498 "PAIN THERAPY CENTERS AND CLINICS, OUTPATIENT"; 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 Vote 7-0).

3. Approve second and final reading of Ordinance 2025-O-10;
AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV “RESIDENTIAL PARKING,” BY ADOPTING A NEW SECTION 59-84 REGULATING THE PARKING OF TRAILERS AND BOATS ON RESIDENTIAL STREETS; RENUMBERING THE REMAINING SECTIONS OF ARTICLE IV; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.
4. Approve second and final reading of Ordinance 2025-O-11;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY REQUIRE THE CLOSING OF A CITY RIGHT-OF-WAY CONSISTING OF THE PORTION OF BISSELL ROAD, RUNNING APPROXIMATELY 2,500 FEET FROM IOWA LANE EAST TO KIRCHNER ROAD, LOCATED WITHIN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS; CLOSING SAID PUBLIC RIGHT- OF-WAY TO PUBLIC TRAVEL; PROVIDING AN EXCEPTION FOR PROPERTY OWNERS WHO OBTAIN A LICENSE FROM THE CITY FOR ACCESS; PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.
5. Approve a License Agreement for Ingress and Egress between the City of Manvel and Noah D. Martini (Licensee) granting the right, privilege and license to use the ROW closed by Ordinance 2025-O-11 for ingress and egress to access Licensee's residence at 6202 Bissell Road, Manvel, TX 77578.
6. Approve Resolution 2025-R-06;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL SUPPORTING THE APPLICATION BY 288 ASSOCIATES LP TO THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) FOR A PRIVATE COMMERCIAL DRIVEWAY TO ACCESS AND SERVE THE 30-ACRE COMMERCIAL DEVELOPMENT AT THE SOUTHEAST CORNER OF DEL BELLO BOULEVARD AND SH288, IN THE CITY OF MANVEL.
7. Approve Resolution 2025-R-07;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL SUPPORTING THARALDSON INVESTMENTS' REQUEST FOR SUPPORT FOR THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT) TO DESIGN AND CONSTRUCT A NEW NORTHBOUND SERVICE ROAD WITH MULTIPLE INGRESS/EGRESS POINTS TO THE PRESIDIO DEVELOPMENT LOCATED AT THE NORTHEAST CORNER OF SH 288 AND SH 6 IN THE CITY OF MANVEL.
8. Acceptance of a Water Line Easement from GC Manvel East LP for construction, reconstructing, altering, and maintaining underground water line facilities in under, over, along, upon, and across that certain 4.301 acre tract of land, more or less, said easement being more particularly described as a 20.00 foot x 29.00 foot easement along and perpendicular to Rogers Road within the City.

9. Acceptance of infrastructure improvements for Lift Station No. 3 to Serve Pomona for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.

Items Removed from Consent Agenda

Regular Agenda

1. Update by Waste Connections on the CPI Rate Adjustment (Authorized under the Franchise Agreement)
2. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-07;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF 1.07 ACRES TRACT OF LAND GENERALLY LOCATED ALONG NORTH SIDE OF MORRIS AVENUE / HIGHWAY 6 (PID: 228682), WEST OF THE UNDER-CONSTRUCTION AUTOZONE AT 19201 MORRIS AVE, MANVEL, TX, FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT (LC/SH6) TO LIGHT COMMERCIAL / 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 621493 "FREESTANDING AMBULATORY SURGICAL AND EMERGENCY CENTERS"; 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.
(Tabled by PD&Z on 3/10/2025). (Favorable recommendation by PD&Z FAILED on 3/24/25 with a 1-5 vote).
3. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-12;
AN ORDINANCE AMENDING CHAPTER 17. "BUILDINGS AND BUILDING REGULATIONS" OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING ARTICLE IX "IMPACT FEES," SECTION 17-412 TO ADD A NEW PROVISION REGARDING ADMINISTRATIVE ITEMS; PROVIDING AN INCENTIVE TO RESIDENTS WHO ARE ON A PRIVATE WELL AND/OR SEPTIC SYSTEM TO CONNECT TO CITY SERVICES WHEN THEY BECOME AVAILABLE; REPEALING PROVISIONS IN CONFLICT THEREWITH; PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000.00 PER DAY FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.
4. Consideration and possible action to approve Resolution No. 2025-R-08:
A RESOLUTION TO CALL A PUBLIC HEARING TO BE HELD JOINTLY WITH THE PLANNING, DEVELOPMENT, AND ZONING COMMISSION TO CONSIDER APPROVING THE SEVERAL REGULATORY CHANGES TO THE ZONING ORDINANCE ON MONDAY, APRIL 28, 2025 AT 6PM.

April 7, 2025 CITY COUNCIL MEETING AGENDA

5. Consideration and possible action to approve a subdivision variance request seeking to vary Chapter 62, Sections 62-111 *Additional Street Requirements* and 62-113 *Sidewalks*, for an approximate 1.03-acre tract of land located at 7398/7346 Taylor St, Manvel, Texas (southwest corner of Taylor St and Magnolia St intersection), tract of land generally bounded by Taylor St to the north, Magnolia St to the east, unimproved street rights-of-way (ROW) of Russell St to the west, and a vacant residential lot to the south, for a wedding venue and authorize the Mayor to execute the Development Agreement.
6. Consideration and possible action to approve the proposal from Freese and Nichols for the development of a Roadway Impact Fee Program, and authorize the City Manager to negotiate and execute the terms of the agreement.
7. Consideration and possible action to approve the proposal from Freese and Nichols for the Water and Wastewater Impact Fee Study Update, and authorize the City Manager to negotiate and execute the terms of the agreement.
8. Consideration and possible action to concur with the Mayor on an ad hoc selection committee for the naming of city facilities.
9. Consideration and possible action to direct staff on participation in the AISD AIMS Awards Sponsorship Packages.

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 Manvel City Council 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 4, 2025, 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.

