

August 3, 2026 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
 CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4
 JASON ALBERT, COUNCIL PLACE 5
 GARRETT ROSSI KNOX, 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 August 3, 2026

NOTICE IS HEREBY GIVEN 5:00 P.M. WORKSHOP – 6:00 P.M. REGULAR SESSION

Taxpayer Impact Statement

This statement shows the estimated annual property tax bill for a median-valued homestead in Manvel (\$359,719), comparing the previous FY tax rate, the no-new-revenue rate, and the adopted tax rate for FY 2025-2026.

Tax Rate Scenario	Tax Rate per \$100 Valuation	Estimated Annual Tax Bill	Difference from Previous FY
FY 2024-25	\$0.560000	\$2,014.43	—
No-New-Revenue Rate	\$0.539339	\$1,940.10	-\$74.33
Adopted Rate FY 2025-26 – \$0.56	\$0.560000	\$2,014.43	No change

Adopted Budget

A physical copy is available at City Hall and online at <https://cityofmanvel.news/AdoptedBudgetFY25-26>



QR to Budget

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 accommodation or interpreter services must be made 48 hours prior to the 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

Discussion on FY 2026-2027 Budget.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Bonner

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

Proclamation

August 2026 - National Emergency Management Awareness Month.

Recognition

Manvel 250 Decoration Competition Winner:
Cameron Recycling

Introduction / Welcome - Dr. Rhonda Mason, Alvin ISD Superintendent.

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.

Development Services Monthly Update

Consent Agenda

1. Acceptance of the meeting minutes to date.
2. Approve the second and final reading of Ordinance 2026-O-17;
AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/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 NAICS USE 812113 "NAIL SALONS" WITHIN THE LEASE SPACE SUITE 300.
3. Final acceptance of infrastructure improvements for Valencia Section 3 and release of the associated Maintenance Bond.
4. Final acceptance of infrastructure improvements for the Iowa Lane Bridge.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-36; AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 "ZONING", AMENDING THE PERMITTED USES TABLE TO REQUIRE A SPECIFIC USE PERMIT (SUP) FOR CERTAIN NON- RESIDENTIAL LAND USES WITHIN SPECIFIED ZONING DISTRICT. (Forwarded with favorable recommendation by PD&Z with a 7/0 vote).
2. Consideration and possible action to approve a Subdivision Variance and authorize the Mayor to execute the Development Agreement;
BEING A SUBDIVISION VARIANCE FOR A PROPERTY LOCATED AT 573 & 3577 CR 58, SEEKING TO VARY CHAPTER 62, SECTION 62-113, SIDEWALKS, TO ALLOW DEVELOPMENT OF THE SUBJECT SITE WITHOUT CONSTRUCTION OF SIDEWALKS. (Favorable recommendation by PD&Z failed with a 0/7 vote).
3. Consideration and possible action to approve an agreement with KHJR-Collaborate to complete the Phase 1 Feasibility Validation for the City Center P3 Development in an amount not to exceed \$74,600.00, and authorize the City Manager to execute the agreement.
4. Consideration and possible action on a record vote setting the Preliminary Tax Rate for 2026 and scheduling the Public Hearing on Sept 21, 2026, at 6:00 p.m. at Manvel City Hall, 20031 Hwy 6, Manvel, TX.

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.

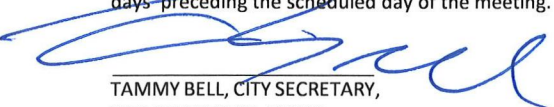
Items of community interest include:

- Expressions of thanks, congratulations, or condolences;
- 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 July 28, 2026, in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.


TAMMY BELL, CITY SECRETARY,
CITY OF MANVEL, TEXAS



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

June 22, 2026 – July 27, 2026

The following table provides an overview of Development Services Department activities from June 22, 2026, through July 27, 2026.

PRE-DEVELOPMENT MEETINGS		
LOCATION	LAND USE	DESCRIPTION
Highway 6 & Highway 288 (Manvel Town Center)	Social Club	- The applicant is proposing a new business, a 21 and up members only social club. - Club is for Poker Games - Will not serve alcohol and food, BYOB - Will have security checking ID's - Specific Use Permit (SUP) will be required
County Road 48, next to Primrose (ETJ)	Gas Station C-Store & Retail Building	The applicant is doing their due diligence of the requirements for the development of a 12,000sq ft Gas Station with a Retail Building.
7225 King Street (Open-Single Family Residential District)	Used Auto Dealership	- The applicant is doing their due diligence of the requirements for the development of a Used Car Dealership. - Only sell cars, not a mechanic shop - Rezoning and a Specific Use Permit (SUP) will be required.
Outparcel Tract Next to Lowe's (MTC PUD)	Wells Fargo Bank	The applicant is doing their due diligence of the requirements for future development of a bank located in the Manvel Town Center.

CERTIFICATE OF OCCUPANCY APPROVALS		
LOCATION	DATE ISSUED	BUSINESS NAME
22102 Highway 6	7/06/2026	Maverick Energy Park, LLC - 37 Acre Tract
19212 Morris Avenue	7/14/2026	Rich's Car Wash – 5,112 Sq Ft Building

COMMERCIAL CONSTRUCTION APPROVALS		
LOCATION	DATE ISSUED	DESCRIPTION
None		



DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

OTHER UPDATES

- We hired **Andrea Broughton** as our City Engineer. She is an accomplished Professional Engineer with over 20 years of municipal engineering experience. She has previously worked for the City of Pearland, Brazoria Drainage District No. 4, City of Sugar Land, and Smith County.
- Presidio PUD: No action was taken by City Council on the 2nd reading of the Ordinance for the Presidio PUD. The applicant is working through some of Council's concerns primarily regarding drainage and traffic.



MANVEL PD&Z / CITY COUNCIL DATA SHEET

TOPIC:	☐ Rezoning
	☐ New Planned Unit Development (PUD)
	☐ PUD Amendment
	☒ Specific Use Permit (SUP): NAICS Use 812113 "Nail Salons"

DATES:	☒ 7/13/2026 : 1 st Public Hearing and PDZ recommendation to City Council.
	☒ 7/20/2026 : 2 nd Public Hearing and 1 st reading of the Ordinance.
	☒ 8/3/2026 : Second and Final reading of the Ordinance.

PROJECT DETAILS: <u>Applicant:</u> Thue Le, T&L Designs <u>Project Name:</u> The Muse Nail Lounge <u>Property Owner:</u> Jimmy Nguyen
<u>Property Address:</u> 18909 Morris Avenue/Highway 6, Manvel, Texas 77578, Suite 300 <u>Location:</u> Northeast corner of intersection of Hwy 6 and Pollard Blvd <u>Legal Description:</u> Reserve "B" of Bluewater Retail Center Minor Plat, recorded in Brazoria County Clerk's File (B.C.C.F.) No. 2025010899 (PID: 710337) <u>Total Acreage:</u> 1.683-acre
<u>Current Landuse:</u> Vacant lease space within an existing shopping center <u>Proposed Landuse:</u> NAICS Use 812113 "Nail Salons" <u>Background:</u> The subject site is zoned Light Commercial District / State Highway 6 Overlay (LC/SH6). Section 77-50 of the Zoning Ordinance requires an SUP for the proposed Nail Salon use.

CONFORMANCE TO CITY ADOPTED PLANS: - Conforms to the guiding principles of the 2045 Strategic Plan: ☒ YES ☐ NO - Conforms to the goals of Manvel 2045 Comprehensive Plan: ☒ YES ☐ NO - Conforms to Future Land Use and Character Map: ☒ YES ☐ NO - Conforms to Major Thoroughfare Plan: ☒ YES ☐ NO <u>Note:</u> Details and staff analysis are included in the attached staff report.

PUBLIC INPUT: Public hearing notices were published in a newspaper of general circulation, a notice sign was posted on-site, and all property owners within 200 feet were notified. At the time of preparation of this report, no inquiries or opposition have been received.
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MANVEL PD&Z / CITY COUNCIL DATA SHEET

STAFF RECOMMENDATION:

☐ Approval ☒ Conditional Approval ☐ Not Approval

Conditions:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

PD&Z RECOMMENDATION:

☐ Approval ☒ Conditional Approval ☐ Not Approval

Vote: 7 "Yeas" and 0 "Nays"

Conditions:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

FIRST READING OF THE ORDINANCE:

Motion to approve the first reading of the ordinance passed ☒ YES ☐ NO

Vote: 7 "Yeas" and 0 "Nays"

ATTACHMENTS:

- | |
|---|
| ☒ Staff Report / PD&Z Final Report to Council |
| ☒ Proposed Ordinance No. 2026-O-17 |
| ☐ PUD Document and associated Exhibits |
| ☐ Other |

FUNDING ISSUES

- ☒ Not applicable
☐ Not budgeted
☐ Full amount already budgeted
☐ Funds to be transferred from Acct.#



MANVEL PD&Z / CITY COUNCIL DATA SHEET

SUBMITTING STAFF MEMBER Ellie Roohbakhsh, Senior Planner	FINANCE DIRECTOR APPROVAL _NA_ ZONING OFFICIAL APPROVAL _YES_ CITY MANAGER APPROVAL _YES_
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FINAL REPORT TO CITY COUNCIL

Specific Use Permit

Agenda of:	July 20, 2026	Initiated By:	Jose Abraham Director, Development Services
Subject:	LC/SH6 to LC/SH6 -SUP	Presented By:	Ellie Roohbakhsh Senior Planner
Recommended Action:	A Public Hearing followed by Consideration and Possible Action to Approve Ordinance No. 2026-O-17		
<u>SUMMARY</u>			
The applicant, Thue Le with The Muse Nail Lounge, representing property owner Jimmy Nguyen, is requesting approval of a Specific Use Permit (SUP) for an approximate 1.683-acre tract of land being Reserve "B" of Bluewater Retail Center Minor Plat, as recorded in Brazoria County Clerk's File (B.C.C.F.) No. 2025010899 (PID: 710337), located at 18909 Morris Avenue/Highway 6 Manvel, Texas 77578. The subject site is currently developed as the Shops at Bluewater retail center with associated parking and is zoned Light Commercial District / State Highway 6 Overlay (LC/SH6).			
The request is to change the zoning classification to Light Commercial District / State Highway 6 Overlay with a Specific Use Permit (LC/SH6-SUP) to allow NAICS Use 812113 – "Nail Salons" within an existing 2,128-square-foot lease space (Suite 300). No exterior modifications are proposed, and any interior tenant improvements will be reviewed and permitted separately to ensure compliance with all applicable building, fire, and life safety codes.			
<i>Staff Recommendation:</i> Approval with conditions <i>PD&Z Recommendation:</i> Approval with conditions			

EXHIBITS

Aerial Vicinity Map, Zoning Vicinity Map, Major Thoroughfare Plan Map, Application, Letter of Authorization, Letter of Request, Recorded Plat, Conceptual Floor Plan, Permit Application, Public Hearing Notice, and Site Pictures.

GENERAL SITE INFORMATION

The following is a summary of general site information.

Surrounding Property Zoning	North: Single-Family Residential District (SFR)/ State Highway 6 Overlay District (SH-6) South: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) East: Light Commercial District /State Highway 6 Overlay District (LC/SH-6) West: Light Commercial District /State Highway 6 Overlay District (LC/SH-6)
Surrounding Land Use	North: Residential (Bluewater Lakes) South: Vacant/Undeveloped East: Commercial (The Burger Barn) West: Vacant (Proposed Retail Center – Plats & Plans are under review)
Major Thoroughfare	Subject site is located at the intersection of Hwy 6 and Pollard Blvd



AERIAL VICINITY MAP



18909 Hwy 6 Suite 300 - Muse Nail Lounge



This map is made available for reference purposes only and should not be substituted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.



Bluewater Retail Center



Parcels



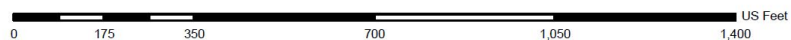
City of Manvel ETJ



City of Manvel City Limits

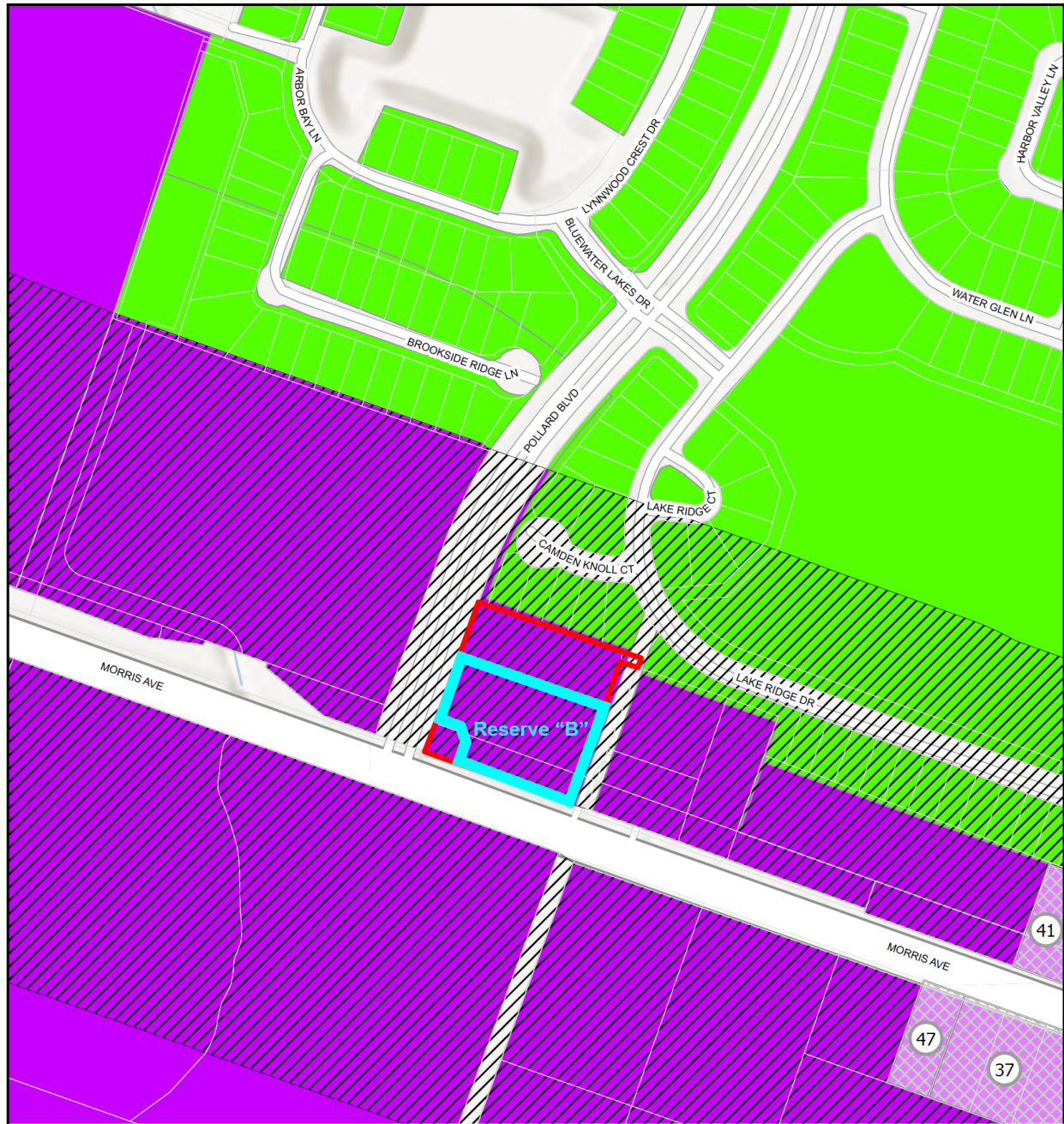


Date: June 2026
Reference: 20250318
Data Source: City of Manvel,
Brazoria County Open Data





ZONING VICINITY MAP



SPECIFIC USE PERMITS LEGEND

Label No	Address	Specific Use Description	Ordinance No	Effective Date	Zoning Classification
37	State Highway 6/ Morris Ave and Bluewater Street	NAICS USE 811192 "CAR WASHES"	2023-O-09	2/21/2023	LC/SH6-SUP
41	19201 Morris Ave	NAICS USE 441310 "Automotive Parts and Accessories Stores"	2024-O-01	2/5/2024	LC/SH6-SUP
47	19200 Morris Avenue	NAICS use 621111 "Offices of physicians (except mental health specialists)"	2025-O-23	8/4/2025	LC/SH6-SUP

18909 Hwy 6 Suite 300 - Muse Nail Lounge

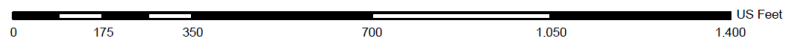


This map is made available for reference purposes only and should not be relied upon for a survey project. The City of Manvel will not accept liability of any kind in connection with its sale.

- Bluewater Retail Center
- City of Manvel City Limits
- Light Commercial District
- Parcels
- Specific Use Permits
- Single-Family Residential District
- City of Manvel ETJ
- State Highway 6 Overlay District

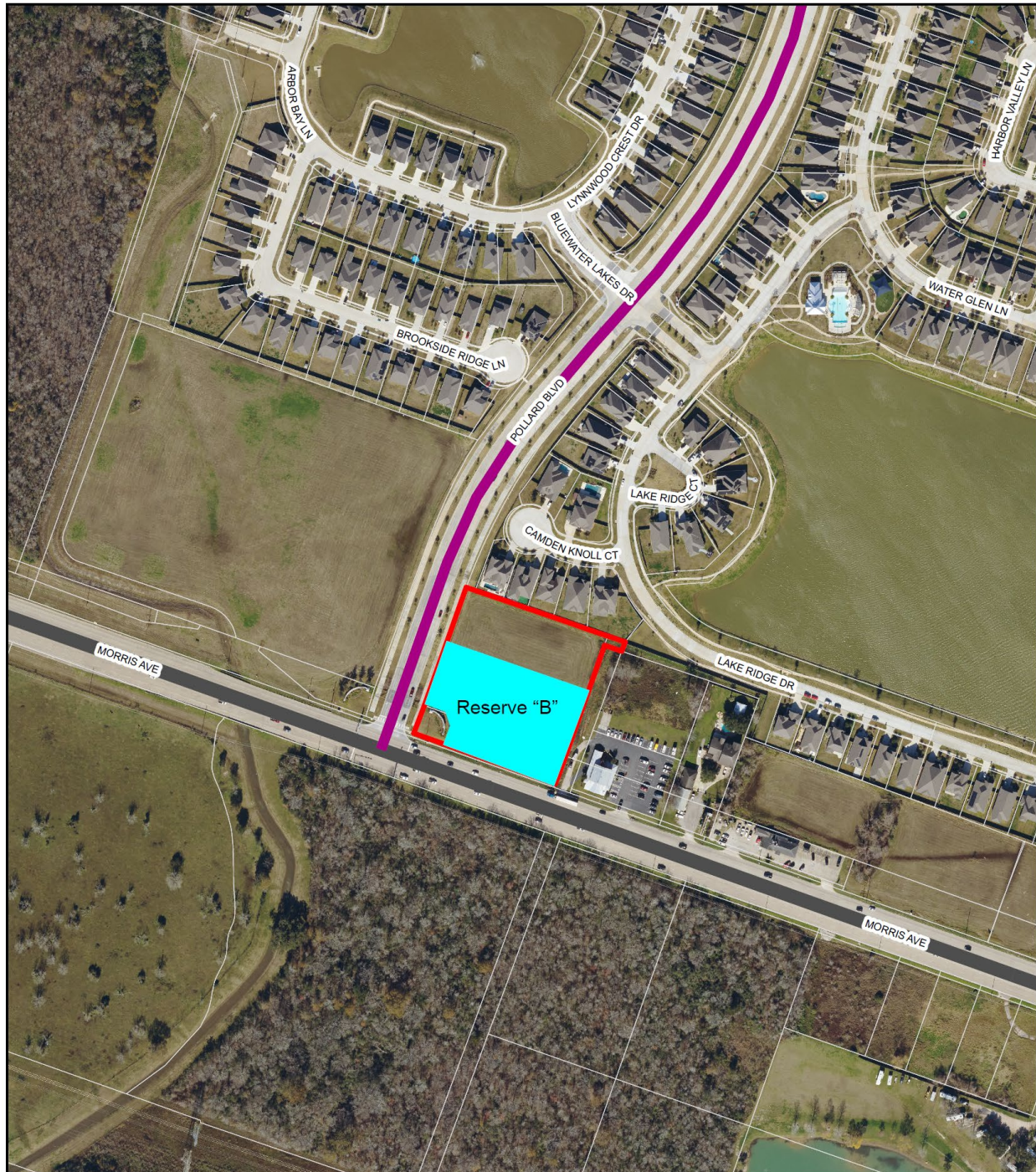


Date: June 2020
Reference: 2020030
Data Source: City of Manvel,
Brazoria County Open Data





MAJOR THOROUGHFARE PLAN MAP



18909 Hwy 6 Suite 300 - Muse Nail Lounge



This map is made available for reference purposes only and should not be submitted for a survey product. The City of Manvel will not accept liability of any kind in conjunction with its use.

- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Major Thoroughfare (120' ROW)
- Bluewater Retail Center
- Parcels
- City of Manvel ETJ
- City of Manvel City Limits



Date: June 2020
Reference: 2205038
Data Source: City of Manvel,
Brazoria County Open Data

0 175 350 700 1,050 1,400 US Feet



ZONING ORDINANCE PROVISIONS FOR SPECIFIC USE PERMITS

In Section 77-50 (a) Uses Requiring Specific Use Permit, of the Zoning Ordinance it states “certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides City Council and Planning, Development, and Zoning the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. However, because of the nature of use, the importance of the use’s relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning judgement relative to the location and site plan of the proposed use are required.”

In Section 77-50 (b) of the Zoning Ordinance it further states, “the City Council, after receiving the recommendation of the planning, development and zoning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.”

PROJECT DETAILS

The applicant is requesting a Specific Use Permit (SUP) to allow NAICS Use 812113 – Nail Salons within an existing 2,128-square-foot lease space (Suite 300) located at 18909 Morris Avenue/Highway 6, Manvel, Texas 77578, within the Shops at Bluewater retail center. The subject site is developed as a multi-tenant commercial center with shared on-site parking. Existing tenants currently include Four Two Café, and Pilates Addiction is planned as a future tenant within the shopping center.

The proposed use, The Muse Nail Lounge, will provide manicure, pedicure, and nail care services. The proposed layout includes manicure stations, pedicure chairs, a reception and waiting area, staff/work area, and support spaces. Operations will include approximately four (4) employees, with business hours from 9:00 AM to 7:00 PM, Monday through Sunday.

No exterior modifications are proposed. The interior build-out and any tenant improvements will be reviewed and permitted separately for compliance with all applicable building, health, fire, and life safety codes. According to the applicant, no chemical manufacturing or industrial activities will be conducted on the site.

PREDETERMINED CONDITIONS FOR THE PROPOSED USE (Section 77-50 (g)).

Section 77-50(g) of the Zoning Ordinance provides the following predetermined conditions that apply to the proposed use:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. All doors shall remain unlocked and accessible during normal business hours. Please note that the proposed use meets the predetermined condition for Other Personal Care Services use.



Please note that the proposed use meets the predetermined condition for Other Personal Care Services use.

SUP CRITERIA FOR APPROVAL AND STAFF ANALYSIS

Section 77-50(e) of the Zoning Ordinance provides the following approval criteria for SUP requests. These criteria help in determining whether the proposed use is in harmony with existing surrounding uses and zoning districts.

1. Conformance to Comprehensive Plan: The Land Use and Community Character section of the Manvel 2045 Comprehensive Plan emphasizes the desired character of Highway 6 and other major corridors, supporting community-oriented development, compatibility between land uses, and development that reflects community values rather than commercial sprawl. The Goals for Land Use and Community Character further promote character-based planning, well-supported local businesses, managed growth, and high-quality development. Additionally, the Key Planning Issues note resident concerns about aesthetics and a preference for community-oriented development along major corridors like Highway 6. Overall, the subject site, located along Highway 6 within an established commercial corridor, is an appropriate location for the proposed Nail Salon and aligns with the recently adopted Comprehensive Plan and Future Land Use and Character Map.
2. Compatibility with the character of the neighborhood: The proposed Nail Salon will occupy an existing retail lease space and will not result in any new development. The proposed use is compatible with the surrounding context, as Highway 6 functions as a commercial corridor. The proposed use is not significantly different from the existing commercial uses in the area in terms of intensity and traffic generation. Staff notes that there is currently one active nail salon within the City limits (Manvel Town Center) and two active nail salons within the City's ETJ (Magnolia Parkway, and Bailey Road in Sedona Lakes). The proposed use would add an additional personal service business within an existing commercial shopping center along the Highway 6 corridor.
3. The suitability of the property for the uses permitted by right: The subject site is currently zoned LC/SH6 and abuts LC/SH6-zoned properties on three sides. The existing strip shopping center currently includes multi-tenant and is appropriate for retail uses permitted by right as well as the proposed Nail Salon.
4. Detrimental impact on nearby property: The proposed use will not have detrimental impact on nearby properties considering the commercial nature of Highway 6 corridor.
5. Traffic and Parking issues: The proposed use will be located within an existing shell space in a shopping center with sufficient parking. No significant changes in traffic patterns are anticipated.
6. Harm to the value of nearby properties: The surrounding properties are zoned LC and consist of undeveloped land, single-family homes, and future commercial uses. Given this context, the proposed use is not expected to have a negative impact on nearby property values. Additionally, the presence of LC/SH6 zoning in the area supports the appropriateness of the use.



7. Impedance to orderly development surrounding vacant property: The subject site is already developed, and the proposed use of the existing lease space will not impede the orderly development of nearby vacant land.
8. Utility Provisions: The proposed use will not have any additional impact on utility services.
9. Safe site development and layout: The proposed Nail Salon will not include any exterior site improvements, and the existing improvement offers a safe site layout.
10. Lighting: No changes to existing lighting are proposed.
11. Landscaping and screening: No changes to existing landscaping and screening are proposed.
12. Other appropriate conditions and safeguards in the interest of health, safety or welfare: The proposed use shall comply with all applicable building and safety codes, ensuring that it does not pose risks to public health, safety, or welfare.

STAFF RECOMMENDATION

Based on the above discussion, staff recommends approval of this SUP request for the subject site to allow NAICS Use No. 812113 "Nail Salons" with the following conditions:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation and a sign was posted on the subject site. All property owners within 200 feet of the property were notified. Staff has not received any written letter of opposition at the time of writing this Final Report.

PLANNING, DEVELOPMENT AND ZONING COMMISSION DISCUSSION AND RECOMMENDATION

At the July 13, 2026, Planning, Development, and Zoning (PD&Z) Commission meeting, a public hearing was held to receive input on this request. The Commission generally discussed the SUP requirement and asked clarification questions regarding the proposed business and other regulations that may apply to the proposed use. Staff and the applicant responded to provide clarification.

The PD&Z Commission is recommending approval of this request with conditions provided by staff. The motion to approve passed with a vote of seven (7) "Yeas" to zero (0) "Nays." Therefore, the Planning, Development, and Zoning Commission is recommending approval of proposed Ordinance No. 2026-O-17.



APPLICATION



DEVELOPMENT SERVICES
20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SPECIFIC USE PERMIT APPLICATION

PROJECT INFORMATION

Project Name: MUSE NAIL LOUNGE
Project Location/Address: 18909 HWY 6, #300, MANVEL, TX 77578
Legal Description: SHOPS AT BLUEWATER
Current Zoning: Light Commercial Proposed Land Use: Retail Trip Center NAICS No.: 812113
Parcel/Tax ID# (s): 6398-003-100 Total Acreage: 2.94 Acres

APPLICANT INFORMATION

Applicant Name: THUC U
Company Name: T&L DESIGNS
Address: _____ City: Houston State: TX Zip: 77085
Phone #: _____ Email: _____ m

This is to certify that the information on this form is COMPLETE, TRUE, and CORRECT, and I, the undersigned, am authorized to make this application on behalf of the owner(s). I understand that this application will expire one year from the date submitted.

Applicant Signature (REQUIRED)

Date

05/18/26

PROPERTY OWNER INFORMATION

Owner(s) Name: JIMMY NGUYEN
Address: _____ City: MANVEL State: TX Zip: 77578
Phone #: _____ Email: _____ com

PROPERTY OWNER'S AUTHORIZATION (Required - If owner is also the applicant, must sign as both):

I am the owner of the property for which this application is being made. I authorize the above person (Applicant) to submit this application and to correspond with the City of Manvel regarding this application on my behalf.

Owner's Signature (REQUIRED)

Date

05/18/26



APPLICATION



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

SUBMITTAL CHECKLIST

So that we may efficiently review your project in a timely manner, it is important that all required documents and fees listed on the "Submittal Checklist" below are submitted with your application. One or more of the required documents may be waived due to the nature of the development; however, it is incumbent upon the applicant to inquire about these exceptions for your project **before** submitting an application. Answers to specific use permit applications can be obtained by attending a pre-development meeting with our Development Review Committee (DRC) prior to submitting a formal application. Please call the phone number on the application to schedule an appointment. Submit application and accompanying documents to the Permits and Inspections at the address above Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and Friday between the hours of 7:30 a.m. and 11:30 a.m.

SPECIFIC USE PERMIT SUBMITTAL CHECKLIST ITEMS	REQUIRED (PLEASE CHECK)
Completed Specific Use Permit Application (with all signatures)	☒
Two (2) Copies of a Conceptual Plan (building, parking, landscaping, etc. locations)	☐
Two (2) Legal Descriptions of Property (metes & bounds description if not platted)	☐
Two (2) Copies of Recorded Plat (if platted)	☐
Two (2) Applicant Letters of Request	☐
Traffic Impact Analysis, (if applicable)	☐
Paid Application Fee	☐

APPLICANT CERTIFICATION

By signing below, I acknowledge that I have reviewed the Submittal Checklist and have included the required submittal items and reviewed them for completeness and accuracy. I also acknowledge that my application will be rejected if it is deemed incomplete.

Applicant Signature

Date



LETTER OF AUTHORIZATION



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-489-0634

LETTER OF AUTHORIZATION

Have property owner complete and sign, if applicant differs from property owner.

JIMMY NGUYEN

Owner Name

18909 HWY 6

Owner Address

MANVEL, TX 77578

Owner City, State

Zip

05/18/26

Date

Building and Inspections

20025 Highway 6

Manvel, TX 77578

Dear City of Manvel Permits and Inspections,

I, JIMMY NGUYEN, certify that I am the owner of the project property located at 18909 HWY 6, TX 77578 and that the forgoing statements and answers made and all data, information, and evidence herewith submitted are in all respects to the best of my knowledge and belief, true, and correct. I appoint THUC LE with the company T&L DESIGNS (if applicable) to act as my representative for this project. I agree to be responsible for payment of bills due to the City of Manvel related to this application. Furthermore, I understand that any material misrepresentation of this application, failure to comply with ordinances, and /or failure to remit payment for services can lead to delays in this project – up to and including rejecting the project and forfeiting any fees paid.

Please contact me directly at _____

_____ if you have any questions.

Sincerely,

Owner Name JIMMY NGUYEN

Owner Signature (Signature)



REQUEST LETTER

Letter of Request – Description of Proposed Business Use

To Whom It May Concern,

This letter is submitted to describe the proposed use of the tenant space for Muse Nail Lounge.

Muse Nail Lounge will operate as a nail salon providing professional manicure and pedicure services to the public. No chemical manufacturing or industrial activities will be conducted on the premises.

The proposed business hours are:

- Monday through Sunday: 9:00 AM – 7:00 PM

The salon is expected to have approximately four (4) employees during normal business operations.

The equipment to be used is limited to standard nail salon equipment, including:

- Pedicure chairs
- Manicure stations
- Washer and dryer
- Refrigerator
- Small countertop appliances and standard salon tools used for manicure and pedicure services

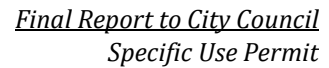
The services provided will include:

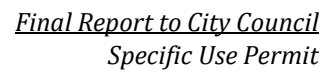
- Manicures
- Pedicures
- Nail care and grooming services

Thank you for your consideration. Please let us know if any additional information is required.

Sincerely,

Muse Nail Lounge

[illegible]

[illegible]

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROVIDE SIGN "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED, " WITH 1" HIGH LETTERS CONTRASTING TO BACK GROUND



PERMIT APPLICATION



DEVELOPMENT SERVICES

20025 HIGHWAY 6
MANVEL, TX 77578
P: 281-489-0630
F: 281-668-5061

COMMERCIAL PERMIT APPLICATION – INDUSTRIAL, COMMERCIAL AND MULTI-FAMILY

Please complete Application Completely

1. PROJECT ADDRESS 18909 Hwy 6, suite 300, Manvel, TX 77578	7. PROJECT TYPE ☐ New Commercial Building ☐ New Multi-Family Building ☐ New Commercial – Shell Only ☐ Add-On or Remodel – Commercial ☒ New Commercial – Finish Only ☐ Add-On or Remodel – Multi-Family
2. BUSINESS / COMPLEX NAME MUSE NAIL LOUNGE	8. PROJECT INFORMATION Lot Size: 1.03 ☐ SF ☒ ACRE Setbacks Front: _____ Left: _____ Back: _____ Right: _____ NAICS# 58 812113 "NAIL SALONS" No. of Stories 1 No. of Units _____ Occupancy: a) Type COMMERCIAL b) Load 58 Construction Type: 2B
3. LEGAL (Lot, Block, and Subdivision)	9. PROJECT SIZE (SQ FT) New Building _____ Add-On _____ Shell Only _____ Remodel _____ Finish Only 2128 SF Total 2128SF
4. OWNER INFORMATION Name JIMMY NGUYEN Address 18909 Hwy 6, suite 300, Manvel, TX 77578 City Manvel State TEXAS Zip 77578 Phone _____ Email Address _____	10. Water Meter Size Irrigation 2" Domestic _____ Fire _____
5. CONTRACTOR NAME & PHONE NUMBER Name Jimmy Nguyen Phone _____	11. READ AND SIGN I hereby certify by my signature below that: 1) I understand that I am the person solely responsible for inspections and all related fees and charges, 2) I agree to abide by all laws and ordinances governing this type of work whether specified herein or not, and 3) I have read and examined this application and know the same to be true and correct. Signature: _____ Date Signed: 05/11/26
6. VALUATION \$ _____ Include all costs for constructing the project, such as architectural, structural, electrical, mechanical, and plumbing.	

Notes:
Will any consumables be offered, served or sold at the establishment?
Yes ☐ No ☒

EFIS material are not allowed on the outside building facade (City Ord. 77-51(i)(1))

Elevation Certificates are required for projects in the floodplain

All documents and plans for a commercial project will be submitted via email to: permits@cityofmanvel.com

One hard copy of civil drawings apart from the architectural plans to be submitted to 20025 Hwy 6, Manvel, TX 77578

Inspections:
Must be scheduled before 5:00pm in order to be scheduled next business day.



Public Hearing Notice to run on 06/28/2026

A PUBLIC HEARING WILL BE HELD AT MANVEL CITY HALL, 20031 HWY 6, MANVEL, TX, 77578 AT 6:00 P.M. ON MONDAY, JULY 13, 2026, BEFORE THE MANVEL PLANNING, DEVELOPMENT, AND ZONING COMMISSION AND AT 6:00 P.M. ON MONDAY, JULY 20, 2026, BEFORE THE MANVEL CITY COUNCIL TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT OF LAND BEING RESERVE "B" OF BLUEWATER RETAIL CENTER MINOR PLAT, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010899 (PID: 710337); CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING (SHOPS AT BLUEWATER), LOCATED AT 18909 MORRIS AVENUE/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 NAICS USE 812113 "NAIL SALONS" WITHIN THE LEASE SPACE "SUITE 300;" 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. /S/ TAMMY BELL, CITY SECRETARY.





SITE PICTURES



View of the subject site from Highway 6



View of the subject site from Pollard Blvd



View of the subject site from eastern driveway

ORDINANCE NO. 2026-O-17

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 1.683-ACRE TRACT CURRENTLY, DEVELOPED AS A RETAIL CENTER WITH ASSOCIATED PARKING, LOCATED AT 18909 MORRIS AVENUE /HIGHWAY 6 (PID: 710337) 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 812113 “NAIL SALONS” WITHIN THE LEASE SPACE “SUITE 300;” 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

* * * * *

WHEREAS, Thue Le with T&L Designs (the “Applicant”), representing the owner, Jimmy Nguyen, (the “Owner”) of a certain 1.683-acre tract of land located at 18909 Morris Avenue/Highway 6, Manvel, Texas, at the northeast corner of intersection of Highway 6 and Pollard Blvd., being Reserve “B” of Bluewater Retail Center Minor Plat, recorded in Brazoria County Clerk’s File (B.C.C.F.) No. 2025010899., attached hereto as Exhibit “A”; and

WHEREAS, the 1.683-acre tract is currently zoned Light Commercial District and Highway 6 Overlay District (LC-SH6); and

WHEREAS, the applicant, has filed an application to change the zoning classification of the 1.683-acre tract to Light Commercial District and Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP) allowing the proposed use of the property for NAICS use 812113 “Nail Salons” specifically within the lease space with floor plan depicted on Exhibit “B”; and

WHEREAS, the Planning, Development, and Zoning Commission and the City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such request; and

WHEREAS, the Planning, Development, and Zoning Commission has recommended in its report the approval of such request, and the City Council deems it appropriate to approve said amendment to the zoning and specific use permit; now, therefore,

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS:

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. The zoning classification of a certain 1.683 tract of land located 18909 Morris Avenue/Highway 6, Manvel, Texas, at the northeast corner of intersection of Highway 6 and Pollard Blvd., being Reserve “B” of Bluewater Retail Center Minor Plat, recorded in Brazoria County Clerk’s File (B.C.C.F.) No. 2025010899, attached hereto as Exhibit “A” shall be changed from Light Commercial and State Highway 6 Overlay District (LC-SH6) to Light Commercial and State Highway 6 Overlay District with a Specific Use Permit (LC-SH6-SUP)), for uses as permitted within such zone classification, subject to the regulations, regulations, and conditions hereinafter set forth:

1. Nail Salons – (NAICS 812113)

Section 3. The request meets the criteria set forth in Section 77-50 of the City of Manvel Zoning Ordinance for a Specific Use Permit. The City of Manvel Zoning Ordinance is hereby further amended by granting a Specific Use Permit authorizing use of the Property for the NAICS use listed in Section 2, above.

Section 4. The City Council hereby finds it appropriate to impose the conditions to the granting of the Specific Use Permit as shown in Exhibit “C”, attached hereto and incorporated herein as if set out in full. This proposed uses of an “Nail Salons” and site may not be changed or expanded except by amendment of this Specific Use Permit.

Section 5. The Specific Use Permit issued under this ordinance, or a specific use listed herein, shall expire one year after its date of issuance if construction or if the listed use authorized hereunder is not substantially under way or in use prior to the expiration of said one year period. If, prior to the expiration of such one-year period, the owner of the property to which the Specific Use Permit applies in writing, for an extension, the City Council may, after recommendation from the Planning, Development, and Zoning Commission, grant such extension for one additional year. If the Specific Use Permit expires, the underlying zoning [Light Commercial and State Highway 6 Overlay District (LC-SH6)] shall apply.

Section 6. The Zoning District Map of the City of Manvel shall be revised and amended to show the designation of said tract, as described and as provided in Section 2, above, with the appropriate reference thereon to the number and effective date of this Ordinance and a brief description of the nature of the change.

Section 7. The City Council hereby finds and determines that said rezoning comports to the City’s Comprehensive Master Plan and Future Land Use and Character Map. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change in zoning classification of said tract(s) as described above.

Section 8. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person

or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 9. Any person who shall intentionally, knowingly, recklessly or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

Section 10. Revocation. This Specific Use Permit may be revoked or modified by the City Council, in whole or in part, after notice and hearing, for either of the following reasons:

- (1) The Specific Use Permit was obtained or extended by misrepresentation, fraud or deception: or
- (2) That one or more of the conditions imposed by the permit has not been met or has been violated.

PASSED AND APPROVED on first reading this _____ day of _____, 2026.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2026.

Dan Davis, Mayor

ATTEST:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney

Reserve "B" of Bluewater Retail Center Minor Plat, recorded in Brazoria County Clerk's File (B.C.C.F.) No. 2025010899.

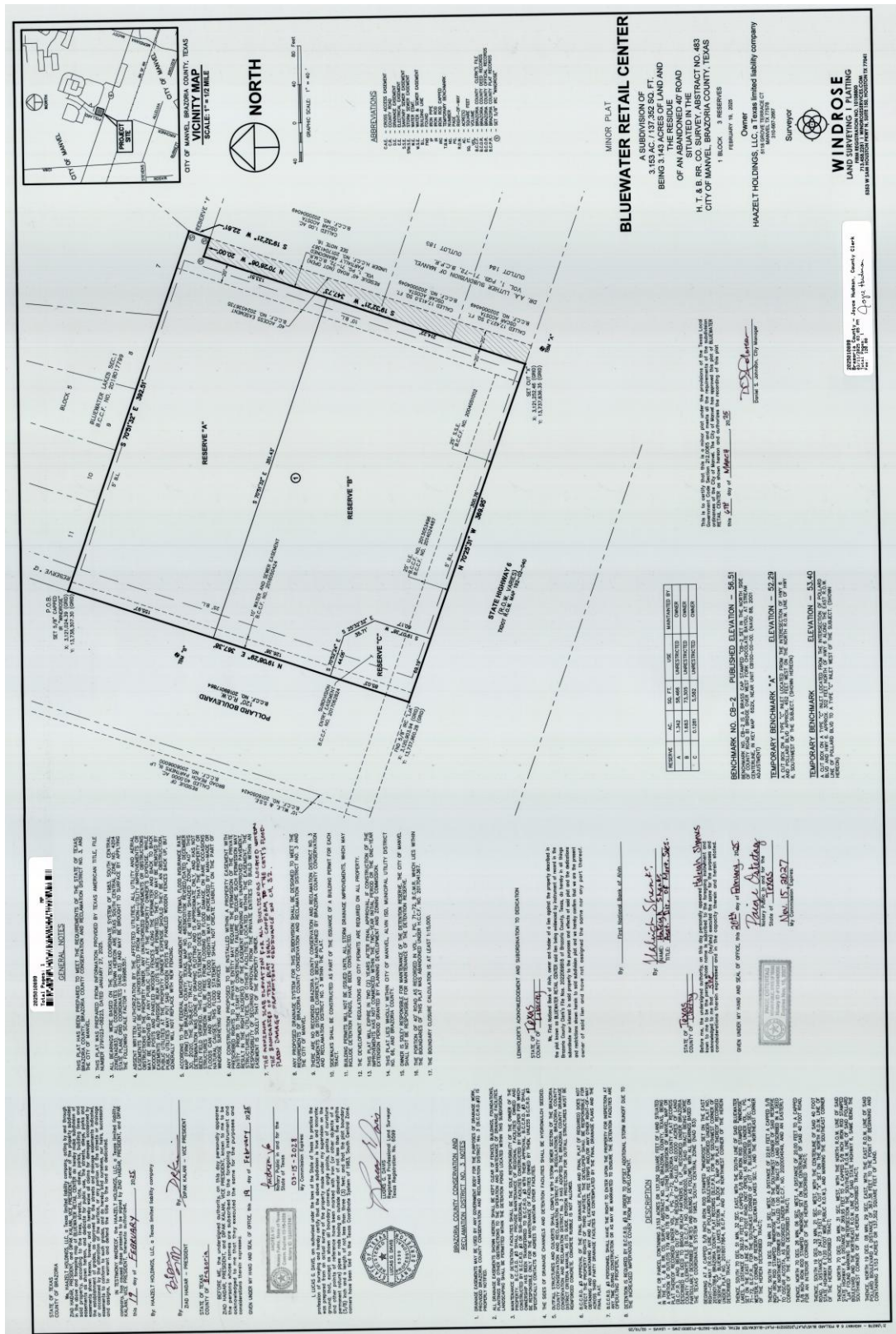


Exhibit B

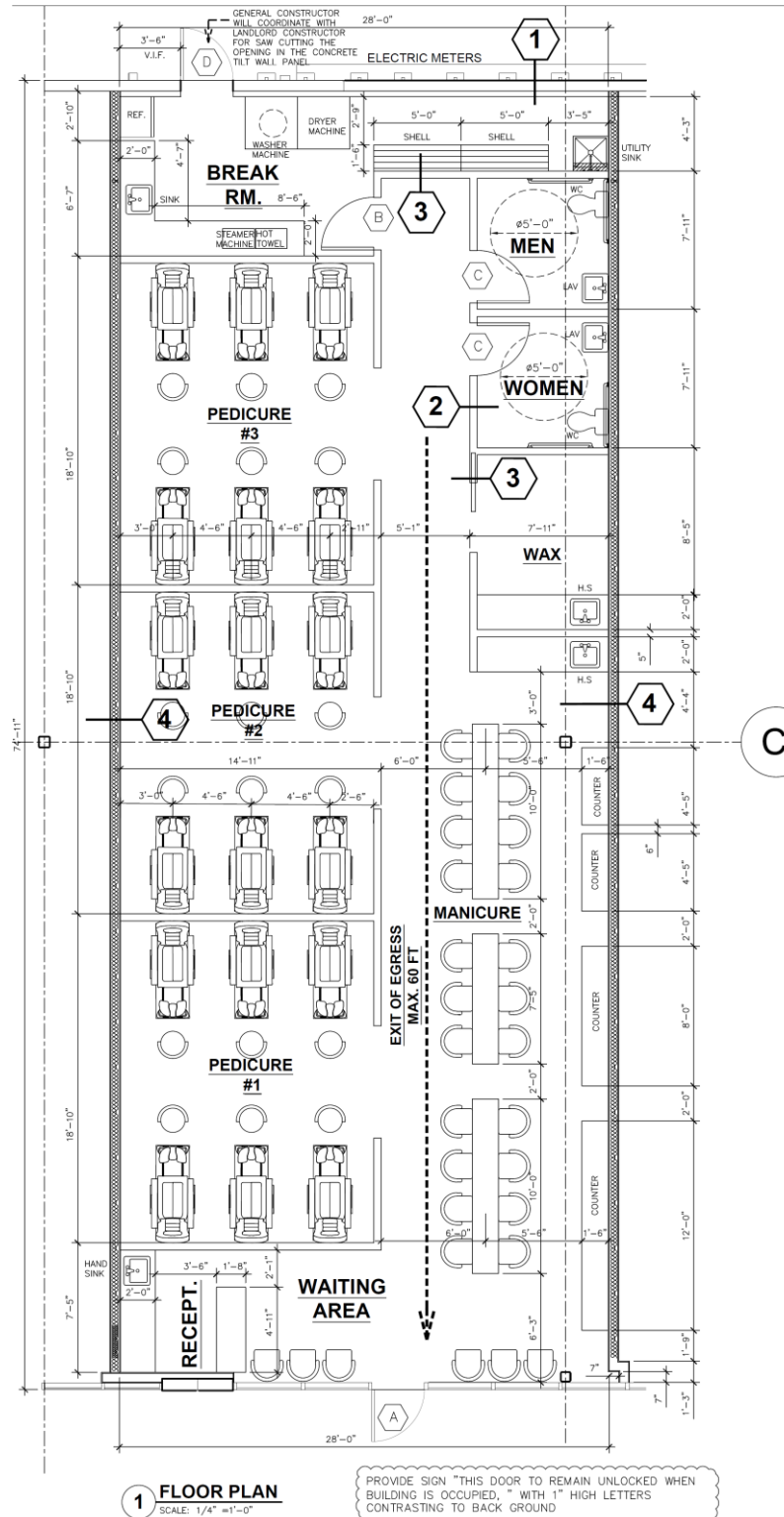


Exhibit C

Conditions of Approval:

1. This Specific Use Permit applies only for 18909 Hwy 6 # 300 with floor area not to exceed 2,200 square feet.
2. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
3. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
4. All doors shall remain unlocked and accessible during normal business hours.



MANVEL CITY COUNCIL DATA SHEET

MEETING DATE: _____

TOPIC: Requesting Acceptance of Public Infrastructure Improvements

Project Name: _____

This is a request for: **Initial Acceptance** (Start 2-year maintenance period)
 Final Acceptance (Bond Release)

MUD District: _____

BACKGROUND:

City Staff has approved the final walk through on this project for the civil site work.

The applicant has submitted the Two-Year Maintenance Bond

The As-Built Construction Plans have been submitted

This is a Final Acceptance and release of associated Maintenance Bond.

STAFF RECOMMENDATION:

Staff recommends approval of this request: YES NO

Notes (if applicable):

ATTACHMENTS: Request Form and Project Details

FUNDING ISSUES

___ Not applicable

___ Not budgeted

___ Full amount already budgeted

___ Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER

PUBLIC WORKS DIRECTOR APPROVAL _____

FINANCE DIRECTOR APPROVAL _____

CITY MANAGER APPROVAL _____

**DEVELOPMENT SERVICES**

20025 HIGHWAY 6

MANVEL, TX 77578

P: 281-489-0630

F: 281-668-5061

INFRASTRUCTURE ACCEPTANCE REQUEST FORM**INSTRUCTIONS**

- This request form, along with any required documents must be sent to permits@cityofmanvel.com no later than **8 business days** before the proposed date of infrastructure acceptance by City Council (meeting date).
- Inspection (final walk) of the infrastructure proposed to be accepted must be completed and approved prior to submitting this form.
- For Initial Acceptance, this form must be submitted **on the same day or after** the paper copy of the Maintenance Bond has been delivered to Permits Department at City Hall Annex, 20025 Highway 6, Manvel, TX. 77578.
- Include a **copy of this form as cover sheet** when submitting paper copy of the maintenance bond.
- For Final Acceptance, provide accurate plat name below to avoid delay in plat recordation.

PROJECT DETAILS: This is a request for ☐ Initial Acceptance ☒ Final Acceptance (Bond Release)

Project Name: WS&D and Paving & Appurtenances to Serve Valencia Section 3

Project Type: ☒ WS&D, ☒ Paving, ☐ Other | Total Project Cost: \$2,580,511.00

MUD (if applicable): BCMUD No. 83

MyGov Permit No.: 23-000128 Inspection (Final Walk) Approval Date: February 19, 2026

Proposed Acceptance Date (Council Meeting Date): August 3, 2026

Approved Plat Name: Final Plat of Valencia Section 3

REQUESTER CONTACT INFORMATION

Name & Company Name: Andrew Toups, LJA Engineering

Email: atoups@lja.com Phone No. 281-865-9815

INFRASTRUCTURE ACCEPTANCE CHECKLIST: *(Please check applicable items in the following checklist)*

Required Documents	Check
➤ <u>Inspection (final walk) is complete and approved with no outstanding punch list items</u>	☒
➤ <u>Initial Acceptance required documents have been submitted or are provided with this form</u>	☐
• Physical copy of Two-year maintenance bond (100% of the total cost)	☐
• PDF Copy of Two-year maintenance bond (100% of the total cost)	☐
• Updated Original Tax Certificate (showing no delinquent taxes)	☐
• As-built Plans (PDF)	☐
➤ <u>Final Acceptance to release maintenance Bond. No Document Required.</u>	☒

Notes (if any): _____

Requester Signature:  Date: July 22, 2026



Project Type: WS&D, Paving, Other

WS&D Total Quantity (ft & in)

Water Line Size: 6", 8"	Water Line Length: 1148', 2991'
Sanitary Line Size: 8"	Sanitary Line Length: 2950'
Storm Line Size: 24", 30", 36", 42", 5'X4'	Storm Line Length: 1334', 137', 560', 714', 576'

Other Quantities:

Street Total Quantity (ft & in) by Street name (if applicable)

Street Name	Length	Width	Thickness
Pistachio Way	1110.38'	28'	6"
Sparkling Citrus Street	1074.77'	28'	6"
Yuzu Breeze Court	223.29'	28'	6"
Hillside Bloom Road	151.35'	70'	6"
Pear Slice Drive	723.80'	28'	6"
Kinnow Drive	150.00'	70'	6"

Sidewalk Total Quantity (ft & in) by Street name (if applicable)[illegible]

Prepared by: Andrew Toups

Company Name: LJA Engineering

Email: atoups@lja.com

Ph: 281-865-9815



MANVEL PD&Z / CITY COUNCIL DATA SHEET

TOPIC: Text amendment to the Manvel Code of Ordinances, Chapter 77, Zoning (The Zoning Ordinance) to add SUP requirement for certain non-residential uses (NAICS 51 Information, NAICS 531120 Lessors of nonresidential buildings (except mini warehouses), and 722320 Caterers). This amendment also updates one of the pre-determined conditions for certain uses to provide better clarity.

DATES:	☒ 7/27/2026 : Joint City Council and PDZ Public Hearing (no action) ☒ 7/27/2026 : PDZ consideration and action to forward a final report ☒ 8/3/2026 : 1 st reading of the Ordinance by City Council ☐ 8/17/2026 : Second and Final reading of the Ordinance by City Council
---------------	--

BACKGROUND: Staff is presenting amendments to Section 77-26. *Permitted Uses*, and Section 77-50. *Uses requiring specific use permit* of the Zoning Ordinance. The City Council passed Resolution No. 2026-R-36 on July 6, 2026, calling a joint public hearing to be conducted on July 27, 2026, to meet the public hearing notice requirement based on the provisions of Section 211.007(d) of the Texas Local Government Code. The proposed amendment includes the following topics:

- **NAICS 51 Information:** Currently this land use category is permitted in Heavy commercial district as a use by right and requires a Specific Use Permit (SUP) in non-residential districts. Staff is proposing to amend the ordinance to include SUP requirement for this category, so that City Council can take action based on the appropriateness of a proposed project for specific sites within Heavy commercial District.
- **NAICS 531120 Lessors of nonresidential buildings (except mini warehouses) and 722320 Caterers:** These two NAICS land use classifications include banquet halls and event centers that serve as places of assembly. This type of use is currently allowed as a use by right within non-residential and multi-family zoning districts. Currently, these uses are not permitted within residential districts. To address compatibility issues, staff is proposing to include SUP requirements for these NAICS uses that serve as a place of assembly within both residential and non-residential zoning districts, with the following pre-determined conditions.
 1. The parcel proposed for development shall be a minimum of 3 acres.
 2. The parcel proposed for development shall be located along a major thoroughfare.
 3. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
 4. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.
- **Updating Pre-determined SUP conditions for clarity:** Certain uses, including medical uses and other personal care services related uses, requiring SUP have a pre-determined condition stating, "All doors shall remain unlocked and accessible during normal business hours." Staff is proposing to amend this condition to state, "Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours."



MANVEL

PD&Z / CITY COUNCIL

DATA SHEET

CONFORMANCE TO CITY ADOPTED PLANS:

- Conforms to the guiding principles of the 2045 Strategic Plan: ☒ YES ☐ NO
- Conforms to the goals of Manvel 2045 Comprehensive Plan: ☒ YES ☐ NO

Note: Both plans support development regulation update to promote compatibility between land uses, allow reasonable mix of uses, and ensuring that future development is not detrimental to environment and City's ability to provide utility services and manage traffic.

STAFF RECOMMENDATION:

☒ Approval ☐ Conditional Approval ☐ Not Approval

PD&Z RECOMMENDATION:

☒ Approval ☐ Conditional Approval ☐ Not Approval

Vote: **7 "Yeas"** and **0 "Nays"**

ATTACHMENTS:

- | |
|--|
| ☒ <u>Staff Report</u> / PD&Z Final Report to Council |
| ☒ Proposed Ordinance |
| ☐ PUD Document and associated Exhibits |
| ☐ Other |

FUNDING ISSUES

X Not applicable
 Not budgeted
 Full amount already budgeted
 Funds to be transferred from Acct.#

SUBMITTING STAFF MEMBER

Jose Abraham, Zoning Official

FINANCE DIRECTOR APPROVAL NA

ZONING OFFICIAL APPROVAL YES

CITY MANAGER APPROVAL YES



FINAL REPORT TO CITY COUNCIL
Zoning Text Amendment

Agenda of:	August 3, 2026	Initiated By:	Jose Abraham Director, Development Services
Subject:	Zoning Text Amendment [Section 77-26. <i>Permitted Uses, & Section 77-50. Uses requiring specific use permit</i>]	Presented By:	Jose Abraham Director, Development Services
Recommended Action:	Consideration and possible action to approve first reading of Proposed Ordinance No. 2026-O-36.		

SUMMARY

Staff is recommending text amendment to the Manvel Code of Ordinances, Chapter 77, Zoning (The Zoning Ordinance) to add SUP requirement for certain non-residential uses (NAICS 51 Information, NAICS 531120 Lessors of non-residential buildings (except mini warehouses), and 722320 Caterers). This amendment also updates one of the pre-determined conditions for certain uses to provide better clarity.

PDZ Commission Recommendation: Approval

EXHIBITS/ ATTACHMENTS

Section 77-26. Permitted Uses, and Section 77-50. Uses requiring specific use permit (*redline attached*) and public hearing Notice.

PROPOSED AMENDMENT

The proposed amendment includes the following topics:

- NAICS 51 Information: This NAICS code comprises of establishments engaging in (a) producing and distributing information and cultural products, (b) providing the means to transmit or distribute these products as well as data or communications, and (c) processing data. This landuse category has evolved over time in terms of scale, noise, environmental impact, and land use compatibility. Currently this land use category is permitted in Heavy commercial district as a use by right. Staff is proposing to amend the ordinance to include a Specific Use Permit (SUP) requirement for this category, so that City Council can take action based on the appropriateness of a proposed project for specific sites within Heavy commercial District.
- NAICS 531120 Lessors of nonresidential buildings (except mini warehouses) and 722320 Caterers: These two NAICS land use classifications include banquet halls and event centers that serve as places of assembly. This type of use is currently allowed as a use by right within non-residential and multi-family zoning districts. Currently, these uses are not permitted within residential districts. These types of uses are very important for a community but Manvel, currently, doesn't have this type of landuses. Since these uses places of assembly, they have traffic and other implications that could affect compatibility with abutting landuses. These compatibility issues may not be remedied by the current minimum standards; therefore, an SUP requirement



allows further scrutiny in determining appropriateness at a specific site. Staff is proposing to allow these uses that serve as a place of assembly within both residential and non-residential zoning districts with an approved Specific Use Permit, with the following pre-determined conditions.

1. The parcel proposed for development shall be a minimum of 3 acres.
 2. The parcel proposed for development shall be located along a major thoroughfare.
 3. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
 4. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.
- Updating pre-determined SUP conditions for clarity: Certain uses, including medical uses and other personal care services related uses, requiring SUP have a pre-determined condition stating, “All doors shall remain unlocked and accessible during normal business hours.” This has caused some confusion because all doors (internal and external) cannot remain unlocked. The intent for this condition is to have the main entry doors and all doors that provide access to lobby area being unlocked during business hours. Staff is proposing to amend this condition to state, “Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.”

This proposed zoning text amendment conforms to the goals of the Manvel 2045 Comprehensive Plan. The Comprehensive Plan supports development regulation update to promote compatibility between land uses, allows reasonable mix of uses at specific locations, and ensuring that future development is not detrimental to environment and City’s ability to provide utility services and manage traffic.

STAFF RECOMMENDATION

Staff recommended that the PD&Z Commission forward a final report to City Council, recommending approval of the proposed amendment to Section 77-26. *Permitted Uses*, & Section 77-50. *Uses requiring specific use permit*. (Proposed Ordinance No. 2026-O-36).

PD&Z RECOMMENDATION

PD&Z Commission is forwarding a final report to City Council, recommending approval of the proposed amendment to Section 77-26. *Permitted Uses*, & Section 77-50. *Uses requiring specific use permit* and thereby approving proposed Ordinance No. 2026-O-36).

PUBLIC HEARING

The Notice of Public Hearing was published in the newspaper of general circulation. The public hearing notice requirement for this proposed zoning amendment is being met through the provisions of Section 211.007(d) of the Texas Local Government Code, which allows a joint public hearing by Planning, Development, and Zoning Commission (PDZ) and the City Council in lieu of sending notices to each property owner within 200 feet, as mandated by the City of Austin V Acuna case. The City Council passed Resolution No. 2026-R-36 on July 6, 2026, calling the aforementioned joint public hearing to be conducted on July 27, 2026.



A PUBLIC HEARING WILL BE HELD JOINTLY BY MANVEL CITY COUNCIL AND THE MANVEL PLANNING, DEVELOPMENT & ZONING COMMISSION AT MANVEL CITY HALL, 20031 HIGHWAY 6, MANVEL, TEXAS, 77578 AT 6:00 P.M. ON MONDAY, JULY 27, 2026, TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE (2026-O-36) OF THE CITY OF MANVEL, TEXAS, AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 “ZONING”, AMENDING THE PERMITTED USES TABLE TO REQUIRE A SPECIFIC USE PERMIT (SUP) FOR CERTAIN NON-RESIDENTIAL LAND USES WITHIN SPECIFIED ZONING DISTRICTS. /S/ TAMMY BELL, CITY SECRETARY.

Sec. 77-26. Permitted uses.

- (a) *Use of land and building.* Buildings, structures, land, or premises shall be used only in accordance with the uses specifically permitted in the zoning district classification for the site subject to compliance with parking regulations, height, and area requirements, special conditions and other requirements of the zoning ordinance.
- (b) *Permitted use table.* The permitted uses in each specific zoning district are shown by means of symbols in the permitted use tables as follows.

The letter "P" in the zoning district column opposite the listed permitted use means the use is permitted as a use of right in that district. The letter "S" in the zoning district column opposite the listed use means the use is permitted in that zoning district only by obtaining a specific use permit as set forth in section 77-50. No primary use shall be permitted in any district unless the letter "P" or the letter "S" appears opposite the listed permitted use. The letter "O" in the zoning district column means that the permitted use is for office functions only.

Parking requirements are in section 77-45.

- (c) *Uses not listed.* Primary uses not listed in the permitted use table may be permitted by the zoning official in any district where similar uses are permitted. The function and location requirements of the unlisted use must be consistent with the purpose and description of the zoning district, compatible with the permitted uses in the district, and similar in traffic-generating capacity, noise, vibration, dust, odor, glare and heat producing circumstance.
- (d) *Accessory use.* A use which is customarily incidental to that of the primary existing use, which is located on the same lot or premises as the primary existing use and which has the same zoning district classification shall be permitted as an accessory use without being separately listed as a permitted use.
- (e) *North American Industry Classification System (NAICS) Codes.* The activity descriptions in the (2022) NAICS Codes prepared by United States Executive Office of the President, Office of Management and Budget, (<https://www.census.gov/naics/>) shall be used to determine the primary establishment uses when reference is made to the tables to a designated standard industrial classification. Annually, staff shall determine if the manual has been revised. If the manual has been revised, such revisions and changes will be summarized in a written report and presented to the planning commission. The commission will make recommendations to the council regarding adoption of the revised changes to the zoning ordinance permitted uses.
- (f) *Permitted use table.*

Legend:

OSFR	Open-Single-Family Residential
SFR	Single-Family Residential
MF	Multi-family
LC	Light Commercial
HC	Heavy Commercial
HCMH	HUD-Code Manufactured Homes
HMU	Highway Mixed Use
P	Permitted use
S	Specific use permit required
O	Office function only

USE	OSFR	SFR	LC	HC	MF	HCMH	HMU
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Adult entertainment business ¹				S			
Game room ¹				S			
111 Crop production	P						P
112 Animal production	P						P
115 Support activities for agriculture and forestry			O	P	O		O
21 Mining, quarrying and oil and gas extraction	S	S	S	S	S	S	S
22 Utilities			O	S	O		O
236 Construction of buildings			O	P	O		O
237 Heavy and civil engineering construction			O	P	O		S
237130 Power and communication line and related structures construction	S	S	S	S	S	S	S
238 Specialty trade contractors			O	P	S		O
311 Food manufacturing			O	P	O		O
311811 Retail bakeries			P	P	P		P
3121 Beverage manufacturing			S	P	S		S
313 Textile mills			O	P	O		O
314 Textile product mills			O	P	O		O
315 Apparel manufacturing			S	P	S		S

316 Leather and allied product manufacturing			S	P	S		S
321 Wood products manufacturing			O	P	O		O
321999 All other misc. wood			S	P	S		S
322 Paper manufacturing			O	P	O		O
323 Printing and related support activities			P	P	P		P
324 Petroleum and coal products manufacturing			O	S	O		O
325 Chemical manufacturing			O	S	O		O
326 Plastics and rubber products manufacturing			O	S	O		O
327 Nonmetallic mineral products manufacturing			O	S	O		O
331 Primary metal manufacturing			O	S	O		O
332 Fabricated metal product manufacturing			O	S	O		O
333 Machinery manufacturing			O	S	O		O
334 Computer and electronic product manufacturing			O	P	O		O
335 Electrical equipment, appliance and component manufacturing			O	P	O		O
336 Transportation			O	S	O		O

equipment manufacturing							
337 Furniture and related product manufacturing			O	P	O		O
339 Miscellaneous manufacturing			O	P	O		O
42 Wholesale			O	P	O		O
441 Motor vehicle and parts			S	S	S		S
4491 Furniture and home furnishing retailers			P	P	P		P
4492 Electronics and appliance retailers			P	P	P		P
444 Building material, garden equipment and supplies dealers			P	P	P		P
445 Food and beverage retailers			P	P	P		P
445131 Convenience retailers ¹			S	S	S		S
445132 Vending Machine Operators			S	P	S		S
455219 All other general merchandise retailers ¹			S	S	S		S
455 General merchandise retailers			P	P	P		P
456 Health and personal care retailers			P	P	P		P
457 Gasoline stations and fuel dealers ¹			S	S	S		S

458 Clothing, clothing accessories, shoe, and jewelry retailers			P	P	P		P
459 Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers			P	P	P		P
459930 Manufactured (mobile) home dealers			S	S	S		S
459991 Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers			S	S	S		S
48—49 Transportation and warehousing			O	P	O		O
491 Postal Service			P	P	P		P
492 Couriers and messengers			S	P	S		S
493 Warehouse and Storage			S	P	S		S
51 Information			S	P <u>S</u>	S		S
52 Finance and insurance			P	P	P		P
522291 Consumer lending				P			
522299 International, Secondary Market, and All Other Nondepository Credit Intermediation				S			
531 Real estate			P	P	P		P

531120 Lessors of nonresidential buildings (except mini warehouses) (Note: excluding Places of assembly such as banquet hall, convention center etc.)			P	P	P		P
531120 Lessors of nonresidential buildings (except mini warehouses) (Note: Places of assembly such as banquet hall, convention center etc., only) ¹	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>
531130 Lessors of mini warehouses and self-storage units			S	P	S		S
5321 Automotive equipment rental and leasing			S	P	S		S
5322 Consumer good rental			P	P	P		P
532284 Recreational Goods Rental			S	P	S		S
5323 General rental centers			S	P	S		S
5324 Commercial and industrial machinery and equipment rental and leasing			O	P	O		O
54 Professional, scientific, and technical services			P	P	P		P

5412 Accounting, tax preparation, bookkeeping and payroll services			P	P	P		P
54194 Veterinary services			P	P	P		P
55 Management of companies and enterprises			P	P	P		P
561 Administrative and support services			P	P	P		P
562 Waste management and remediation services			O	P	O		O
6111 Elementary and secondary schools	S	S	S	S	S	S	S
6112 Junior colleges	S	S	S	S	S	S	S
6113 Colleges, universities, and professional schools	S	S	S	S	S	S	S
6114 Business schools and computer and management training			S	S			S
6115 Technical and trade schools			S	S			S
6116 Other schools and instruction			S	S	S		S
6117 Educational support services			P	P	P		P
621 Ambulatory health care services ¹			S	S	S		S
622 Hospitals ¹			S	S	S		S

623 Nursing and residential care facilities ¹			S	S	S		S
623990 Other residential care facilities	S	S	S	S	S	S	S
624 Social assistance			P	P	P		S
6244 Child day care services			P	P	S		S
71 Arts, entertainment, and recreation			P	S	P		P
713 Amusement, gambling, recreation industries			S	S	S		S
713940 Fitness and Sports Centers			P	P	P		P
713990 All other amusement and recreational industries	S	S	S	S	S	S	S
721 Accommodations			S	S	S		S
7212 RV parks and recreational camps			S	S	S		S
721191 bed and breakfast	S	S	S	S	S	S	S
722 Food services and drinking places			P	P	P		P
<u>722320 – Caterers (Note: Only for Caterers that are Places of assembly such as banquet hall, convention center etc.)¹</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>

72233 Mobile food services			S	S	S		S
7224 Drinking places (alcoholic beverages)			S	P	S		S
8111 Automotive repairs and maintenance			S	P	S		S
811122 Automotive glass replacement shop			P	P	P		P
8112 Electronic and precision equipment repair and maintenance			P	P	P		P
8113 Commercial and industrial machinery and equipment (except automotive and electronic repair) repair and maintenance				P			
8114 Personal and household goods repair and maintenance			S	P	S		S
812 Personal and laundry services			P	P	P		P
812113 Nail salons			S	S	S		S
81219 Other personal care services			S	S	S		S
812210 Funeral homes and funeral services			S	P	S		S
812220 Cemeteries and crematories	S	S	S	S	S		S
813110 Religious organizations	S	S	S	S	S	S	S

813410 Civil and social organizations	S	S	S	P	S		S
814 Private households	P	P			P* See § 77- 30	P* See § 77-34	P
92 Public administration	P	P	P	P	P	P	P
¹ See Section 77-50—Uses Requiring Specific Use Permit (SUP).							

For business descriptions visit the NAICS website: <https://www.census.gov/naics/?58967?yearbck=2022>
 (Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023; Ord. No. 2025-O-16, § 2, 5-15-2025)

Sec. 77-50. Uses requiring specific use permit (SUP).

- (a) Certain uses of land, buildings or structures may not be appropriate under all circumstances in any given zoning district, but may be appropriate where adequate precautions can be taken to assure compatibility with surrounding uses, public need, and the orderly development of the city as a whole. This section provides council and planning commission the opportunity to deny or to conditionally approve those uses for which specific use permits are required. These uses generally have unusual characteristics or are of a public or semipublic character often essential or desirable for the general convenience and welfare of the community. Because, however, of the nature of use, the importance of the use's relationship to the comprehensive plan, or possible adverse impact on neighboring properties of the use, review, evaluation, and exercise of planning commission judgment relative to the location and site plan of the proposed use are required.
- (b) The council, after receiving the recommendation of the planning commission, may by ordinance, grant a specific use permit for the permitted uses, as herein qualified by the permitted use table, in locations and zoning districts to permit a use where they are not otherwise permitted by this article, and may impose any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.
- (c) Where provided for in section 77-26(f), permitted use table, a specific use permit shall be required before that specific use can be permitted within the district specified. A building permit or certificate of occupancy shall not be issued for any use to be located in a zoning district which permits that use, unless a specific use permit has been issued in accordance with the provisions of this section.
- (d) Application procedure. An application for a specific use permit shall be filed with the city. The application shall be accompanied by a conceptual site plan that, complete application, and fees that will become a part of the specific use permit, if approved. Verification of all information contained in the conceptual site plan shall be required to be certified by an engineer and/or surveyor, as applicable, as a condition for the granting of any specific use permit. The accompanying conceptual site plan shall provide the following information:
 - (1) Data describing all processes and activities involved with the proposed use.
 - (2) Boundaries of the area covered by the site plan.
 - (3) The location of existing and proposed building and structure in the area covered by the site plan and the number of stories, height, roofline, gross floor area and the location of building entrances and exits.
 - (4) The location of existing drainage ways, and significant natural features.
 - (5) Proposed landscaping and screening buffers.
 - (6) The location of all curb cuts, public and private streets, parking and loading areas, pedestrian walks, lighting facilities, and outside trash storage facilities.
 - (7) The location and type of each wall, fence, and other types of screening.
 - (8) The location, height and size of all proposed signs.
 - (9) Show all existing or proposed water, sewer and electrical.
 - (10) Show all dedicated easements.
- (e) Criteria for approval. In considering any application for a specific use permit, the planning commission and the council shall hold public hearings as with any amendment request and consider the following criteria:
 - (1) Conformance of the proposed use with the city's comprehensive plan and land use policies;

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- (2) The character of the neighborhood, the zoning and use of nearby properties, and the extent to which the proposed use would be compatible;
 - (3) The suitability of the property for the uses permitted by right;
 - (4) The extent to which the proposed use would detrimentally affect nearby property, including, but not limited to, sound, light, traffic, aesthetics, odor, dust, vibration, and dangerous or hazardous activity;
 - (5) The extent to which the proposed use would affect the capacity or safety of that portion of the street network, other public facilities or utilities, or present parking problems in the vicinity of the property;
 - (6) The extent to which approval of the use would harm the value of nearby properties;
 - (7) Whether the establishment of the specific use will not impede the normal and orderly development and improvement of surrounding vacant property;
 - (8) The extent that adequate utilities, access roads, drainage and other necessary supporting facilities have been or will be provided;
 - (9) Whether the design, location and arrangement of all driveways and parking spaces provides for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments;
 - (10) The extent that directional lighting will be provided so as not to disturb or adversely affecting the general public or adjacent developments;
 - (11) Whether there is sufficient landscaping and screening to insure harmony and compatibility with adjacent property; and
 - (12) Any other any appropriate conditions and safeguards to protect property and property values, and in the interest of health, safety or welfare.
- (f) Use of property permitted by a specific use permit must commence within one year from the date of approval, unless extended by action of the council.
- (g) In addition to other conditions the council may impose, the following conditions shall apply to the land uses specified below:
- (1) *Accommodations.* The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:
 - a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77- 26, permitted uses, shall include the following conditions:
 1. All guest rooms are accessed via interior hallway;
 2. All interior hallways accessed from a central lobby;
 3. A minimum 1,000 square feet dedicated to meeting and event space;
 4. The use of a kitchenette is not permitted;
 5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
 7. Require all guests to enter through a central lobby after 11:00 p.m.; and

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8. A hotel owner, operator, or manager must be present and accessible in person on a 24-hour basis.
 - b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:
 1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;
 3. A facility operator, owner, or manager must be present and accessible in person on a 24-hour basis; and
 4. Require all guests to enter through a central area after 11:00 p.m.
 - (2) *Adult entertainment business.* The conditions for an adult entertainment business shall include:
 - a. A business license; and
 - b. A minimum of 500 feet from any school, day care, place of worship, or residential neighborhood or other district.
 - (3) *All other general merchandise stores.* All other general merchandise store as defined by NAICS No. 452990, Permitted Uses, shall include the following conditions:
 - a. There shall be a minimum separation distance between "dollar/general store" uses of two miles. The distance shall be measured from the nearest dollar/general store property line to the nearest dollar/general store property line; and
 - b. A minimum 10 percent gross floor area shall be dedicated to fresh produce, meat, and dairy products.
 - (4) *Ambulatory health care services.* Ambulatory health care services as defined by NAICS No. 621, Permitted Uses, shall include the following conditions:
 - a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
 - b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
 - c. ~~All doors shall remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.
 - (5) Caterers. Caterers as defined by NAICS No. 722320 which serves as a place of assembly such as banquet halls, convention centers, etc.
 - a. The parcel proposed for development shall be a minimum of 3 acres.
 - b. The parcel proposed for development shall be located along a major thoroughfare.
 - c. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
 - d. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

(5.6) *Convenience stores.* Convenience stores as defined by NAICS No. 445120, Permitted Uses, shall include the following condition:

- a. A convenience store shall not be located within two miles of an existing convenience store and gasoline station. The distance shall be measured from property line to property line.

(6.7) *Game room.* The conditions for a game room shall include:

- a. A business license;
- b. A minimum of 300 feet from any place of worship, daycare, school, or hospital; and
- c. All doors shall remain unlocked and accessible during normal business hours.

(7.8) *Gasoline stations.* Gasoline stations as defined by NAICS No. 447, Permitted Uses, shall include the following condition:

- a. A gasoline station shall not be located within two miles of an existing gasoline station and convenience store. The distance shall be measured from property line to property line.

(8.9) *Hospitals.* Hospitals as defined by NAICS No. 622 in section 77-26, permitted uses, shall include the following conditions:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. ~~All doors shall remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(10) Lessors of nonresidential buildings (except mini warehouses). Lessors of nonresidential buildings as defined by NAICS No 531120 which serves as a place of assembly such as banquet hall, convention center etc.

- a. The parcel proposed for development shall be a minimum of 3 acres.
- b. The parcel proposed for development shall be located along a major thoroughfare.
- c. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
- d. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

(9.11) *Nursing and residential care facilities.* Nursing and residential care facilities as defined by NAICS No. 623 in section 77-26, permitted uses, shall include the following conditions:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. ~~All doors shall remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(10 12) *Other personal care services.* Other personal care services as defined by NACIS No. 81219 in section 77-26, permitted uses, shall include the following conditions:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
- c. ~~All doors shall remained unlocked and accessible during normal business hours.~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

(11 13) *Place of worship, private school, or governmental agency with an oversized sign.* The conditions include:

- a. A minimum of 2,000 feet when the main structure is located 200-feet from the State Highway 288 right-of-way;
 - b. An approved site plan; and
 - c. Approved sign permit application.
- (h) *Time limit.* A specific use permit issued under this section shall expire one year after its date of issuance if construction or use authorized there under is not substantially under way prior to the expiration of said one-year period. If prior to the expiration of such one-year period, the owner of property to which a specific use permit applies in writing, for an extension. The council after recommendation from the planning commission may grant such extension for one additional year.
- (i) *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- (1) The specific use permit was obtained or extended by misrepresentation, fraud or deception; or
 - (2) That one of more of the conditions imposed by the permit has not been met or has been violated.
- (j) *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application provided however, that the city manager may approve minor variations from the original permit which do not increase density, change in traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.
- (k) *Application fee.* An application fee is required for the processing of each specific use permit request.
- (l) *Religious institutions, private school, or governmental agency signs.* Consistent with section 53- 17, where the main structure of a property of a religious institution, private school or governmental agency lies within 2,000 feet of the S.H. 288 right-of-way, a sign that exceeds the height and/or area requirements of the sign ordinance may be permitted by the council by approval of a specific use permit incorporating an approved site plan and sign drawings. The procedure and criteria for approval of this section shall apply to an application for this type of specific use permit.

(Ord. No. 2020-O-15, § 3, 10-19-2020; Ord. No. 2023-O-40, § 3, 12-4-2023; Ord. No. 2025-O-15, § 2, 5-15-2025)

ORDINANCE NO. 2026-O-36

AN ORDINANCE AMENDING CHAPTER 77 “ZONING” OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, SAME BEING THE ZONING ORDINANCE OF THE CITY, BY AMENDING ARTICLE II. “DISTRICT REGULATIONS,” SECTION 77-26(f) *PERMITTED USES*, BY REVISING THE NORTH AMERICAN INDUSTRY CLASSIFICATION SYSTEM (NAICS) CODES PERTAINING TO CERTAIN NON-RESIDENTIAL PERMITTED USES; AMENDING ARTICLE II. “DISTRICT REGULATIONS,” SECTION 77-50 “*USES REQUIRING SPECIFIC USE PERMIT (SUP)*” TO AMEND AND ADD CONDITIONS REQUIRED FOR CERTAIN SPECIFIC USE PERMITS; 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.

WHEREAS, the City Council of the City of Manvel, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City to amend the Zoning Ordinance to amend the *North American Industry Classification System (NAICS) Codes* for certain non-residential permitted uses; and

WHEREAS, the City Council of the City of Manvel, Texas, determines it in the best interest of the health, safety, and welfare of the citizens of the City of Manvel to amend the Section 77-50 of the Zoning Ordinance to amend and add conditions required for certain specific use permits; and

WHEREAS, the Planning Commission (PD&Z) has issued its report regarding the proposed amendment(s) to the Zoning Ordinance herein; and

WHEREAS, the Planning Commission (PD&Z) and City Council have conducted, in the time and manner required by law and the Zoning Ordinance of the City, a public hearing on such amendment to the zoning ordinance and both entities find that the adoption of this ordinance is in the best interest of the citizens of Manvel; now, therefore,

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANVEL,
TEXAS:**

Section 1. The facts and matters set forth in the preamble of this Ordinance are hereby found to be true and correct.

Section 2. Chapter 77 of the Code of Ordinances of the City of Manvel, and same also being the Zoning Ordinance of the City, is hereby amended by amending Article II. “District Regulations,” Section 77-26(f) *Permitted uses* to read and provide as follows:

“Chapter 77 - ZONING

...

ARTICLE II. DISTRICT REGULATIONS

...

Sec. 77-26. Permitted uses.

....

(f) *Permitted Use Table.*
Legend:

OSFR	Open-Single-Family Residential
SFR	Single-Family Residential
MF	Multi-family
LC	Light Commercial
HC	Heavy Commercial
HCMH	HUD-Code Manufactured Homes
HMU	Highway Mixed Use
P	Permitted use

S	Specific use permit required
O	Office function only

USE	OSFR	SFR	LC	HC	MF	HCMH	HMU
Adult entertainment business ¹				S			
Game room ¹				S			
111 Crop production	P						P
112 Animal production	P						P
115 Support activities for agriculture and forestry			O	P	O		O
21 Mining, quarrying and oil and gas extraction	S	S	S	S	S	S	S
22 Utilities			O	S	O		O
236 Construction of buildings			O	P	O		O
237 Heavy and civil engineering construction			O	P	O		S
237130 Power and communication line and related structures construction	S	S	S	S	S	S	S

238 Specialty trade contractors			O	P	S		O
311 Food manufacturing			O	P	O		O
311811 Retail bakeries			P	P	P		P
3121 Beverage manufacturing			S	P	S		S
313 Textile mills			O	P	O		O
314 Textile product mills			O	P	O		O
315 Apparel manufacturing			S	P	S		S
316 Leather and allied product manufacturing			S	P	S		S
321 Wood products manufacturing			O	P	O		O
321999 All other misc. wood			S	P	S		S
322 Paper manufacturing			O	P	O		O
323 Printing and related support activities			P	P	P		P
324 Petroleum and coal products manufacturing			O	S	O		O
325 Chemical manufacturing			O	S	O		O

326 Plastics and rubber products manufacturing			O	S	O		O
327 Nonmetallic mineral products manufacturing			O	S	O		O
331 Primary metal manufacturing			O	S	O		O
332 Fabricated metal product manufacturing			O	S	O		O
333 Machinery manufacturing			O	S	O		O
334 Computer and electronic product manufacturing			O	P	O		O
335 Electrical equipment, appliance and component manufacturing			O	P	O		O
336 Transportation equipment manufacturing			O	S	O		O
337 Furniture and related product manufacturing			O	P	O		O
339 Miscellaneous manufacturing			O	P	O		O
42 Wholesale			O	P	O		O
441 Motor vehicle			S	S	S		S

and parts							
4491 Furniture and home furnishing retailers			P	P	P		P
4492 Electronics and appliance retailers			P	P	P		P
444 Building material, garden equipment and supplies dealers			P	P	P		P
445 Food and beverage retailers			P	P	P		P
445131 Convenience retailers ¹			S	S	S		S
445132 Vending Machine Operators			S	P	S		S
455219 All other general merchandise retailers ¹			S	S	S		S
455 General merchandise retailers			P	P	P		P
456 Health and personal care retailers			P	P	P		P
457 Gasoline stations and fuel dealers ¹			S	S	S		S

458 Clothing, clothing accessories, shoe, and jewelry retailers			P	P	P		P
459 Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers			P	P	P		P
459930 Manufactured (mobile) home dealers			S	S	S		S
459991 Tobacco, Electronic Cigarette, and Other Smoking Supplies Retailers			S	S	S		S
48—49 Transportation and warehousing			O	P	O		O
491 Postal Service			P	P	P		P
492 Couriers and messengers			S	P	S		S
493 Warehouse and Storage			S	P	S		S
51 Information			S	[P] <u>S</u>	S		S
52 Finance and insurance			P	P	P		P
522291 Consumer				P			

lending							
522299 International, Secondary Market, and All Other Nondepository Credit Intermediation				S			
531 Real estate			P	P	P		P
[53112] <u>531120</u> Lessors of nonresidential buildings (except mini warehouses) (Note: excluding <u>Places of assembly such as banquet hall, convention center etc.</u>)			P	P	P		P
<u>531120 Lessors of nonresidential buildings (except mini warehouses) (Note: Only Places of assembly such as banquet hall, convention center etc.)</u> ¹	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>
[53113] <u>531130</u> Lessors of mini warehouses and self-storage units			S	P	S		S
5321 Automotive equipment rental			S	P	S		S

and leasing							
5322 Consumer good rental			P	P	P		P
532284 Recreational Goods Rental			S	P	S		S
5323 General rental centers			S	P	S		S
5324 Commercial and industrial machinery and equipment rental and leasing			O	P	O		O
54 Professional, scientific, and technical services			P	P	P		P
5412 Accounting, tax preparation, bookkeeping and payroll services			P	P	P		P
54194 Veterinary services			P	P	P		P
55 Management of companies and enterprises			P	P	P		P
561 Administrative and support services			P	P	P		P
562 Waste management and remediation services			O	P	O		O

6111 Elementary and secondary schools	S	S	S	S	S	S	S
6112 Junior colleges	S	S	S	S	S	S	S
6113 Colleges, universities, and professional schools	S	S	S	S	S	S	S
6114 Business schools and computer and management training			S	S			S
6115 Technical and trade schools			S	S			S
6116 Other schools and instruction			S	S	S		S
6117 Educational support services			P	P	P		P
621 Ambulatory health care services ¹			S	S	S		S
622 Hospitals ¹			S	S	S		S
623 Nursing and residential care facilities ¹			S	S	S		S
623990 Other residential care facilities	S	S	S	S	S	S	S
624 Social assistance			P	P	P		S

6244 Child day care services			P	P	S		S
71 Arts, entertainment, and recreation			P	S	P		P
713 Amusement, gambling, recreation industries			S	S	S		S
713940 Fitness and Sports Centers			P	P	P		P
713990 All other amusement and recreational industries	S	S	S	S	S	S	S
721 Accommodations			S	S	S		S
7212 RV parks and recreational camps			S	S	S		S
721191 bed and breakfast	S	S	S	S	S	S	S
722 Food services and drinking places			P	P	P		P
<u>722320 – Caterers</u> (Note: Only for <u>Caterers that are Places of assembly such as banquet hall, convention center etc.)</u> ¹)	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>	<u>S</u>		<u>S</u>
72233 Mobile food			S	S	S		S

services							
7224 Drinking places (alcoholic beverages)			S	P	S		S
8111 Automotive repairs and maintenance			S	P	S		S
811122 Automotive glass replacement shop			P	P	P		P
8112 Electronic and precision equipment repair and maintenance			P	P	P		P
8113 Commercial and industrial machinery and equipment (except automotive and electronic repair) repair and maintenance				P			
8114 Personal and household goods repair and maintenance			S	P	S		S
812 Personal and laundry services			P	P	P		P
812113 Nail salons			S	S	S		S
81219 Other personal care services			S	S	S		S

812210 Funeral homes and funeral services			S	P	S		S
812220 Cemeteries and crematories	S	S	S	S	S		S
813110 Religious organizations	S	S	S	S	S	S	S
813410 Civil and social organizations	S	S	S	P	S		S
814 Private households	P	P			P* See § 77- 30	P* See § 77-34	P
92 Public administration	P	P	P	P	P	P	P
¹ See Section 77-50—Uses Requiring Specific Use Permit (SUP).							

...

Section 3. Chapter 77 of the Code of Ordinances of the City of Manvel, and same also being the Zoning Ordinance of the City, is hereby amended by amending Article II, Section 77-50(g) to read and provide as follows:

“Chapter 77 - ZONING

...

ARTICLE II. DISTRICT REGULATIONS

...

Sec. 77-50. - Uses requiring specific use permit (SUP).

...

(g) In addition to other conditions the council may impose, the following conditions shall apply to the land uses specified below:

- (1) *Accommodations.* The conditions for hotel (except casino hotels) and motels and all other traveler accommodation shall include:
- a. Hotels (except casino hotels) and motels as defined by NAICS No. 721110 in section 77-26, permitted uses, shall include the following conditions:
 - 1. All guest rooms are accessed via interior hallway;
 - 2. All interior hallways accessed from a central lobby;
 - 3. A minimum 1,000 square feet dedicated to meeting and event space;
 - 4. The use of a kitchenette is not permitted;
 - 5. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 - 6. Install and maintain security cameras in each interior hallway, lobby, parking lots, and exterior door;
 - 7. Require all guests to enter through a central lobby after 11:00 p.m.; and
 - 8. A hotel owner, operator, or manager must be present and accessible in person on a 24- hour basis.
 - b. All other traveler accommodation as defined by NAICS No. 721199 in section 77-26, permitted uses, shall include the following conditions:
 - 1. Maintain a copy of guest registration information for a minimum 30 days which includes guest photographic identification, guest vehicle license plate number, guest permanent address, guest bill including method of payment, guest check-in and check-out dates and times, and number of persons staying in the room(s);
 - 2. Install and maintain security cameras in the central lobby, parking lots, and exterior doors;
 - 3. A facility operator, owner, or manager must be present and accessible in person on a 24- hour basis; and
 - 4. Require all guests to enter through a central area after 11:00 p.m.
- (2) *Adult entertainment business.* The conditions for an adult entertainment business shall include:
- a. A business license; and
 - b. A minimum of 500 feet from any school, day care, place of worship, or residential neighborhood or other district.
- (3) *All other general merchandise stores.* All other general merchandise store as defined by NAICS No. 452990, Permitted Uses, shall include the following conditions:

- a. There shall be a minimum separation distance between "dollar/general store" uses of two miles. The distance shall be measured from the nearest dollar/general store property line to the nearest dollar/general store property line; and
 - b. A minimum 10 percent gross floor area shall be dedicated to fresh produce, meat, and dairy products.
- (4) *Ambulatory health care services.* Ambulatory health care services as defined by NAICS No. 621, Permitted Uses, shall include the following conditions:
- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
 - b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
 - c. ~~[All doors shall remain unlocked and accessible during normal business hours.]~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.
- (5) *Caterers.* Caterers as defined by NAICS No. 722320 which serves as a place of assembly such as banquet halls, convention centers, etc.
- a. The parcel proposed for development shall be a minimum of 3 acres.
 - b. The parcel proposed for development shall be located along a major thoroughfare.
 - c. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
 - d. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

~~[(5)]~~ (6) *Convenience stores.* Convenience stores as defined by NAICS No. 445120, Permitted Uses, shall include the following condition:

- a. A convenience store shall not be located within two miles of an existing convenience store and gasoline station. The distance shall be measured from property line to property line.

~~[(6)]~~ (7) *Game room.* The conditions for a game room shall include:

- a. A business license;
- b. A minimum of 300 feet from any place of worship, daycare, school, or hospital; and
- c. All doors shall remain unlocked and accessible during normal business hours.

~~[(7)]~~ (8) *Gasoline stations.* Gasoline stations as defined by NAICS No. 447, Permitted Uses, shall include the following condition:

- a. A gasoline station shall not be located within two miles of an existing gasoline station and convenience store. The distance shall be measured from property line to property line.

~~[(8)]~~ (9) *Hospitals.* Hospitals as defined by NAICS No. 622 in section 77-26, permitted uses, shall include the following conditions:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. ~~[All doors shall remained unlocked and accessible during normal business hours.]~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

~~(10)~~ *Lessors of nonresidential buildings (except mini warehouses).* Lessors of nonresidential buildings as defined by NAICS No 531120 which serves as a place of assembly such as banquet hall, convention center etc.

- a. The parcel proposed for development shall be a minimum of 3 acres.
- b. The parcel proposed for development shall be located along a major thoroughfare.
- c. Minimum required parking shall be provided on-site without requiring on-street parking or parking on contiguous or non-contiguous parcels.
- d. The use shall be established in a stand-alone building and not within a multi-tenant building, unless functioning as a secondary use to a permitted primary use.

~~[(9)]~~ (11) *Nursing and residential care facilities.* Nursing and residential care facilities as defined by NAICS No. 623 in section 77-26, permitted uses, shall include the following conditions:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day;
- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside;
- c. ~~[All doors shall remained unlocked and accessible during normal business hours.]~~ Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.

~~[(10)]~~ (12) *Other personal care services.* Other personal care services as defined by NACIS No. 81219 in section 77-26, permitted uses, shall include the following conditions:

- a. Unless otherwise required by state law or regulation, the facility is only permitted to operate during the hours of 7:00 a.m. to 10:00 p.m. each day.

- b. All waiting and/or lobby areas shall maintain an unobstructed view from the outside; and
 - c. ~~[All doors shall remained unlocked and accessible during normal business hours.]~~
Main entry doors providing access to the building and its front lobby area and other doors to common spaces accessed by customers shall remain unlocked and accessible during normal business hours.
- ~~[(11)]~~ (13) *Place of worship, private school, or governmental agency with an oversized sign.*
The conditions include:
- a. A minimum of 2,000 feet when the main structure is located 200-feet from the State Highway 288 right-of-way;
 - b. An approved site plan; and
 - c. Approved sign permit application.
- (h) *Time limit.* A specific use permit issued under this section shall expire one year after its date of issuance if construction or use authorized there under is not substantially under way prior to the expiration of said one-year period. If prior to the expiration of such one-year period, the owner of property to which a specific use permit applies in writing, for an extension. The council after recommendation from the planning commission may grant such extension for one additional year.
- (i) *Revocation.* A specific use permit may be revoked or modified, after notice and hearing, for either of the following reasons:
- (1) The specific use permit was obtained or extended by misrepresentation, fraud or deception; or
 - (2) That one of more of the conditions imposed by the permit has not been met or has been violated.
- (j) *Amendments.* The procedure for amendment of a specific use permit shall be the same as for a new application provided however, that the city manager may approve minor variations from the original permit which do not increase density, change in traffic patterns, or result in any increase in external impact on adjacent properties or neighborhoods.
- (k) *Application fee.* An application fee is required for the processing of each specific use permit request.
- (l) *Religious institutions, private school, or governmental agency signs.* Consistent with section 53- 17, where the main structure of a property of a religious institution, private school or governmental agency lies within 2,000 feet of the S.H. 288 right-of-way, a sign that exceeds the height and/or area requirements of the sign ordinance may be permitted by the council by approval of a specific use permit incorporating an approved site plan and sign drawings. The procedure and criteria for approval of this section shall apply to an application for this type of specific use permit."

Section 4. This Ordinance shall in no manner amend, change, supplement, or revise any provision of any ordinance of the City of Manvel, save and except the change described above.

Section 5. In the event any section, paragraph, subdivision, clause, phrase, provision, sentence, or part of this Ordinance or the application of the same to any person or circumstance shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional; and the City Council of the City of Manvel, Texas, declares that it would have passed each and every part of the same notwithstanding the omission of any and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, or whether there be one or more parts.

Section 6. Any person who shall intentionally, knowingly, recklessly, or with criminal negligence violate any provision of this Ordinance shall be deemed guilty of a misdemeanor and upon conviction, shall be fined in an amount not to exceed \$2,000.00. Each day of violation shall constitute a separate offense.

PASSED AND APPROVED on first reading this _____ day of _____, 2026.

PASSED, APPROVED, AND ADOPTED on second and final reading this _____ day of _____, 2026.

Dan Davis, Mayor

Attest:

Tammy Bell, City Secretary

APPROVED AS TO FORM:

Robert Gervais, City Attorney