

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



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

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

**NOTICE OF A CITY COUNCIL MEETING
OF THE CITY OF MANVEL
January 21, 2025**

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

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Manvel City Council will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

NOTE: The City Council of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. The City Council may discuss the items on this agenda in any order.

This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 x6 for further information.

CITY OF MANVEL MISSION STATEMENT

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

Workshop Session

Discussion/update on Wolfe Airpark.

Presentation on the Strategic Plan.

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.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONING CLASSIFICATION SET FORTH IN ORDINANCE NO. 2017-0-33; AMENDING THE PUD DOCUMENT PROVISIONS RELATING TO MINIMUM PARKING REQUIREMENTS, LIGHTING, ALLOWANCE FOR OPEN STORAGE, SIGNAGE, AND PERMITTED USES; AFFECTING APPROXIMATELY 248.53 ACRES LOCATED IN THE GENERAL AREA OF THE NORTHWEST CORNER OF THE INTERSECTION OF HIGHWAY 288 AND S.H.6 AND GENERALLY LOCATED IN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, SUCH TRACTS BEING SITUATED IN SECTION 72 OF THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, SECTION 66, ABSTRACT 560, AND SECTION 72, ABSTRACT 460, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS, AND ALSO THREE ADDITIONAL TRACTS TOTALING APPROXIMATELY 20.90 ACRES ALSO SITUATED WITHIN BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT 42, PROVIDING FOR AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Staff Presentation on Public Hearing Item

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 "ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES"; PROVIDING FOR THE AMENDMENT OF THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR SEVERABILITY; AND PROVIDING A PENALTY IN AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH DAY OF VIOLATION OF ANY PROVISION HEREOF.

Public 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.

Consent Agenda

1. Consideration and possible action to approve the second and final reading of Ordinance 2025-O-03;
AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANVEL ALTERING OR SETTING THE PRIMA FACIE SPEED LIMITS ESTABLISHED FOR VEHICLES UNDER THE PROVISIONS OF § 545.356, TEXAS TRANSPORTATION CODE, UPON THE BASIS OF AN ENGINEERING AND TRAFFIC INVESTIGATION, UPON CERTAIN STREETS AND HIGHWAYS, OF PARTS THEREOF, TO WIT: SH 288 FRONTAGE ROAD, MANVEL, BRAZORIA COUNTY, [CONTROL SECTION 598-02], WITHIN THE CORPORATE LIMITS OF THE CITY OF MANVEL, AS SET OUT IN THIS ORDINANCE; AND PROVIDING A PENALTY OF A FINE NOT TO EXCEED \$200 FOR THE VIOLATION OF THIS ORDINANCE.
2. Acceptance of infrastructure improvements for Lake “E” Phase 2 and Lake “H” to Serve Pomona for Brazoria County Municipal Utility District No. 40, Brazoria County, Texas to begin the Two-Year Maintenance Period.
3. Acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving & Appurtenances to Serve Pomona Section 29 for Brazoria County Municipal Utility District No. 39, Brazoria County, Texas” to begin the Two-Year Maintenance Period.
4. Final acceptance of infrastructure improvements for Pomona “Lake D Phase 3 & Lake E Phase 1” and release the associated maintenance bond.
5. Acceptance of the meeting minutes to date.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-02;
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS AMENDING THE ZONING ORDINANCE OF THE CITY, BY AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATELY 0.18 ACRE TRACT OF LAND GENERALLY LOCATED EAST OF UZZELL ROAD (A PORTION OF PID: 171882), WITH ACCESS TO PROPERTY FROM 9431 UZZELL ROAD FROM OPEN-SINGLE-FAMILY RESIDENTIAL DISTRICT TO OPEN-SINGLE-FAMILY RESIDENTIAL FAMILY RESIDENTIAL DISTRICT WITH SPECIFIC USE PERMIT (OSFR-SUP); PROVIDING FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 7133990 “ALL OTHER AMUSEMENT AND RECREATION INDUSTRIES”; 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.

2. Consideration and possible action to approve Resolution 2025-R-02;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
APPROVING AND ADOPTING THE CITY'S VEHICLE REPLACEMENT POLICY;
AND PROVIDING AN EFFECTIVE DATE.
3. Consideration and possible action to approve Resolution 2025-R-04;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS,
ADOPTING THE "MANVEL 2045 STRATEGIC PLAN."
4. Acceptance of the Capital Improvements Advisory Committee (CIAC) Report.
(Forwarded with favorable recommendation by the Capital Improvements Advisory
Committee on January 16, 2025, Vote 5/0)

Mayor and Council Comments

Update on current events and city issues.

Additionally, pursuant to Texas Government Code § 551.0415, City Council Members and city staff may make a report about items of community interest during a meeting of the governing body without having given notice of the report.

Items of community interest include:

- Expressions of thanks, congratulations, or condolence;
- Information regarding holiday schedules;
- An honorary or salutory recognition of a public official, public employee, or other citizen, except that a discussion regarding a change in the status of a person's public office or public employment is not an honorary or salutory recognition for purposes of this subdivision;
- A reminder about an upcoming event organized or sponsored by the governing body;
- Information regarding a social, ceremonial, or community event organized or sponsored by an entity other than the governing body that was attended or is scheduled to be attended by a member of the governing body or an official or employee of the municipality; and
- Announcements involving an imminent threat to the public health and safety of people in the municipality that has arisen after the posting of the agenda.

Adjourn

CERTIFICATION

I, Alyssa Deaton, Assistant 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 01/17/2025 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 72 hours preceding the scheduled time of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

