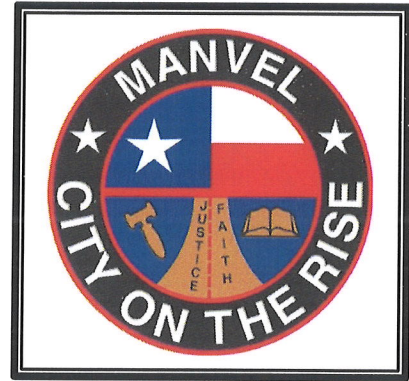


**THE STATE OF TEXAS §**  
**COUNTY OF BRAZORIA §**  
**CITY OF MANVEL §**



KEITH BONNER, COUNCIL PLACE 1  
DAVID LANDS, COUNCIL PLACE 2  
HARRY OPLIGER, COUNCIL PLACE 3  
CARMYN ROBEY-ROBINSON, COUNCIL PLACE 4  
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  
May 19, 2025**

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

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

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

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

**CITY OF MANVEL MISSION STATEMENT**

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

**Workshop Session**

**Executive Session**

City Council will convene into Executive Session pursuant to Texas Government Code, Section 551.071: Consultation with Attorney, and Texas Government Code, Section 551.072: "Deliberation Regarding Real Property" to discuss the following:

*Russell Street ROW Abandonment (Big Horn Cantina)*

City Council will convene into Executive Session pursuant to Texas Government Code, Section. 551.087 "deliberation regarding economic development negotiation" and Texas Government Code, Section 551.071: "Consultation with Attorney" to discuss the following:

*Memorandum of Understanding with MUD 83 and Hillwood Enterprises, L.P.*

**Workshop Session Continued**

Discussion on any topic as listed on the current agenda.

**Regular Session**

**Call To Order**

**Invocation**

**Inspirational Reading - Councilmember Lands**

**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**

Ceremonial Oath of Office - Carmyn Robey-Robinson, Council Member Place #4.

Recognition - Mayor's Youth Advisory Committee Members.

**Staff Presentation on Public Hearing Item(s)**

**Public Hearing**

TO HEAR INPUT FROM THE PUBLIC REGARDING AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 62 "SUBDIVISIONS", ARTICLE IV. – MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RESUBDIVISION; AMENDING SEVERAL PROVISIONS PERTAINING TO ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS IN THE ORIGINAL MANVEL TOWNSITE (OMT) (INCLUDING OMT BOUNDARY), STREET AND SIDEWALK CONSTRUCTION, LOT SIZE, LOT SETBACK, AND EXCEPTIONS FOR CERTAIN MANVEL RESIDENTS; AMENDING CHAPTER 62 "SUBDIVISIONS," ARTICLE II- SUBDIVISION AND DEVELOPMENT PROCESS; TO AMEND PROVISIONS AND REQUIREMENTS RELATED TO DEVELOPMENT PLATS; AND FURTHER AMENDING CHAPTER 62 "SUBDIVISIONS" FOR POSSIBLE CORRECTION OF EXISTING TYPOGRAPHICAL ERRORS.

**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. Acceptance of the meeting minutes to date.
2. Acceptance of Water Meter Easement from SW Manvel, LLC; BEING 0.0011-ACRE TRACT OF LAND SITUATED IN THE MARY V. O'DONNELL SURVEY, ABSTRACT NO.483, IN BRAZORIA COUNTY, TEXAS, BEING A PORTION OF LOT 1 BLOCK 1 OF MINOR PLAT OF RSC SUBDIVISION, RECORDED IN DOCUMENT NO 2008018780.
3. Final acceptance of infrastructure improvements for "Lake "I" to serve Pomona for Brazoria County MUD No. 40, Brazoria County, Texas" and release the associated maintenance bond.

4. Final acceptance of infrastructure improvements for “Pomona Parkway Pedestrian Crosswalks to serve Brazoria County MUD No. 39, Brazoria County, Texas” and release the associated maintenance bond.
5. Final acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 20 and 21 for Brazoria County Municipal Utility District 39, Brazoria County, Texas” and release the associated maintenance bond.
6. Final acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 22 for Brazoria County Municipal Utility District 39, Brazoria County, Texas” and release the associated maintenance bond.
7. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection and Paving to serve Meridiana Section Thirty One-B for Brazoria County Municipal Utility District 56 and City of Manvel, Texas, to begin the Two-Year Maintenance Period.

**Items Removed from Consent Agenda**

**Regular Agenda**

1. Consideration and possible action to direct staff on a Memorandum of Understanding between the City of Manvel, Brazoria County MUD 83, and Hillwood Enterprises, L.P.
2. Consideration and possible action to approve a Subdivision variance request for Avellino (an approximate 49.58-acre tract of land including land dedicated for right-of-way) located along the southern side of Rodeo Palms Parkway abutting Foxtail Palms Subdivision to the east (PID: 692051), seeking to vary the requirements of Chapter 62, Section 108 (b)(4), Lot dimensions shall be not less than 60 feet in width at the right-of- way line and of a depth so as to provide an area of not less than 6,300 SF and authorize the Mayor to execute the Development Agreement. (Approved by PD&Z on 5-12-2025)
3. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-20; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS BY AMENDING CHAPTER 62 “SUBDIVISIONS,” ARTICLE II. SUBDIVISION AND DEVELOPMENT PROCESS, FOR PROVISIONS PERTAINING TO MASTER PLANS, FINAL PLATS AND DEVELOPMENT PLATS; AMENDING CHAPTER 62 “SUBDIVISIONS,” ARTICLE IV. *MINIMUM REQUIREMENTS FOR SUBDIVISION AND/OR RE-SUBDIVISION*, FOR PROVISIONS PERTAINING TO LOTS AND LOT DIMENSIONS, PERIMETER STREETS, SIDEWALKS, AND REQUIREMENTS FOR SUBDIVISIONS IN THE OLD MANVEL TOWNSITE AREA; PROVIDING A PENALTY OF AN AMOUNT NOT TO EXCEED \$2,000 FOR EACH VIOLATION OF ANY PROVISION HEREOF, WITH EACH DAY OF VIOLATION CONSTITUTING A SEPARATE OFFENSE; AND PROVIDING FOR SEVERABILITY. (Forwarded with favorable recommendation by PD&Z on 5/12/2025).

4. Consideration and possible action to direct staff on the Manvel Fall Festival, and authorize the City Manager to execute the Hotel Motel Tax Grant Agreement and Agreement for Services between the City of Manvel and Your Neighborhood Farmers Market Association (YNFMA).
5. Discussion/staff update on the following;
  - o City Center Project – 160 Acres
  - o City Facilities
  - o Chocolate Bayou Drainage Improvements
  - o Budget Timeline

**Mayor and Council Comments**

Update on current events and city issues.

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

Items of community interest include:

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

**Adjourn**

**CERTIFICATION**

I, Tammy Bell, City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Manvel City Council is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public May 16, 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.

TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS

