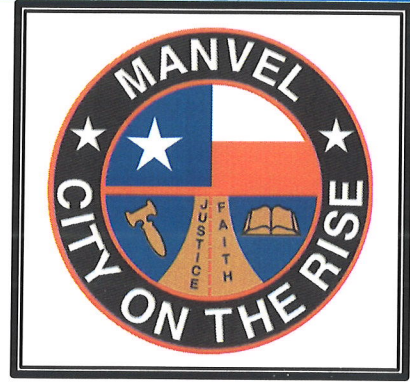


**THE STATE OF TEXAS §**  
**COUNTY OF BRAZORIA §**  
**CITY OF MANVEL §**



KEITH BONNER, COUNCIL PLACE 1  
DAVID LANDS, COUNCIL PLACE 2  
HARRY OPLIGER, COUNCIL PLACE 3  
CARMYN ROBIEY-ROBINSON, COUNCIL PLACE 4  
CRYSTAL SARMIENTO, COUNCIL PLACE 5  
GARRETT ROSSI KNOX, COUNCIL PLACE 6

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

**MISSION STATEMENT:**

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

## MINUTES 10/6/2025

### Workshop Session

Mayor Pro Tem David Lands called the workshop of the Manvel City Council to order at 5:00 p.m. Those in attendance were:

**Present:** Mayor Dan Davis (Arrived at 5:09 p.m.)  
City Councilmember Place 1 Keith Bonner  
City Councilmember Place 2 David Lands  
City Councilmember Place 3 Harry Opliger  
City Councilmember Place 4 Carmyn Robey-Robinson (Arrived at 5:29 p.m.)  
City Councilmember Place 5 Crystal Sarmiento  
City Councilmember Place 6 Garrett Knox

**Absent:** None

**Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Keith Traylor, Director of Public Safety  
Alyssa Deaton, Assistant City Secretary  
Jose Abraham, Director of Development Services  
Rosa Donaire, Director of Finance  
Robbie Hall, Director of Public Works  
Chad Dumont, Director of Personnel

Presentation on Comprehensive Plan and Major Thoroughfare Plan update by Kendig Keast Collaborative.

Discussion on any topic as listed on the current agenda.

Jennifer Mak and Gary Mitchell presented.

The presentation focused on the Future Land Use and Thoroughfare maps, and emphasized maintaining SH 288 and SH 6 as primary corridors, refining classifications of local roadways, and aligning new routes with existing property lines while removing or realigning segments that conflicted with floodplains or existing development. The plans aim to preserve rural and estate character in the northeast and southeast while concentrating higher-density development and mobility improvements near SH 288 and SH 6. Council expressed strong direction to keep Patterson Road a local street to preserve its historic trees and neighborhood character, preferring to rely on nearby higher-capacity routes such as Lira for future traffic needs. Members also supported aligning roadways to property lines to reduce impacts on existing homes. Staff will review a potential Charlotte Drive westward connection and verify that the southeast collector alignment matches the County's plans. Kendig Keast noted several key draft revisions, including changes to Kirby Drive, Rodeo Palms Parkway, and Cemetery Road alignments, with all materials remaining in draft form. The next steps include a final workshop covering environment, growth capacity, economic development, and recreation, followed by public release of the draft, community input opportunities, and formal public hearings before adoption.

**Regular Session**

**Call To Order**

Mayor Davis called the meeting of the Manvel City Council to order at 6:09 p.m.

Those in attendance were:

**Present:** Mayor Dan Davis  
City Councilmember Place 1 Keith Bonner  
City Councilmember Place 2 David Lands  
City Councilmember Place 3 Harry Opliger  
City Councilmember Place 4 Carmyn Robey-Robinson  
City Councilmember Place 5 Crystal Sarmiento  
City Councilmember Place 6 Garrett Knox

**Absent:** None

**Also Present:** Dan Johnson, City Manager  
Robert Gervais, City Attorney  
Keith Traylor, Director of Public Safety  
Alyssa Deaton, Assistant City Secretary  
Jose Abraham, Director of Development Services  
Rosa Donaire, Director of Finance  
Robbie Hall, Director of Public Works  
Chad Dumont, Director of Personnel

**Invocation**

**Inspirational Reading - Mayor Davis**

**Pledge**

**Presentations**

Staff Recognition

Patrick Hernandez - Certified Public Infrastructure Inspector (CPII) Certification

Proclamations

Fire Prevention Week - October 5-11, 2025

Breast Cancer Awareness Month - October 2025

National Community Planning Month - October 2025

Abriella Soliel - Youth Impact Recognition

**Facility Naming Recognitions**

Keith Traylor Criminal Justice Center,  
Booth Water Tower,  
Lenarduzzi Dog Park,  
Ruth Dietz Pavilion, and  
Judge Michael Culling Municipal Court

**Recognition**

Joe Buentello Family for donating towards the reconstruction of the Croix Park Gazebo in honor of Phyllis Manson.

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

Jose Abraham provided the presentation.

**Public Hearing**

1. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT; 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.

Mayor Davis opened the Public Hearing at 6:50 p.m.

1st call for comments - Stewart Martin, 7516 Palmetto - does not want to see the zoning change.

2nd call for comments - Mrs. Martin - also would like it to stay light commercial

3rd call for comments - Muhammed Alam, 57 Atascadero - spoke in favor of the rezone

Mayor Davis closed the Public Hearing at 7:00 p.m.

2. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T.&B.R.R COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP), 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.

Elaheh Roohbakhsh provided the staff presentation.

Mayor Davis opened the Public Hearing at 7:02 p.m.

1st call for comments - None, 2nd call for comments - None, 3rd call for comments - None

Mayor Davis closed the Public Hearing at 7:03 p.m.

3. TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT/ STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES"; 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.

Elaheh Roohbakhsh provided the staff presentation.

Mayor Davis opened the Public Hearing at 7:08 p.m.

1st call for comments - Drew - Claymore Engineering, on behalf of applicant. In favor of zoning change/SUP.

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the Public Hearing at 7:09 p.m.

### **Public Comments: "Comment Card" Required**

### **City Manager Update**

Development Services Staff Update

Dan Johnson - Fall Fest 10/18, Trunk-or-Treat the following Friday

City Hall expansion in the works - hope to have bids to council by Dec 1

Public Works construction back on track.

Sprint Sand and Clay mobilized on Akery Lake project.

Almost Heaven walking trail scheduled to begin October 8th.

Jose Abraham provided the update.

### **Consent Agenda**

1. Acceptance of the meeting minutes to date.
2. Final acceptance of infrastructure improvements for "Lake E and Lake F" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas, and release the associated maintenance bond.
3. Acceptance of infrastructure improvements for Water Distribution, Wastewater Collection, Storm Water Facilities and Paving to serve Meridiana Section 82 for Brazoria County Municipal Utility District 57 and City of Manvel, Texas, to begin the Two-Year Maintenance Period.

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Councilmember Opliger made the motion to approve the Consent Agenda. Councilmember Rossi Knox seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

**Items Removed from Consent Agenda**

**Regular Agenda**

1. Consideration and possible action to accept the FY 2023-2024 Audit.

Presented by Crowe LLP, with auditors Stephanie Harris and Ben Cohen reporting an unmodified (clean) opinion, the highest assurance level under GAP. No disagreements, difficulties, or uncorrected adjustments were identified. The General Fund's unassigned balance was 53% of annual expenditures, exceeding the 25% benchmark.

Council discussed debt sustainability, liquidity, and maintaining unrestricted funds, with staff noting ongoing coordination with financial advisor Joe Morrow and positive growth trends. Council also requested a citizen-friendly summary report to improve transparency. Auditors commended Finance Director Rosie and staff for their work during the transition to a new audit platform.

Councilmember Bonner made the motion to approve. Councilmember Rossi Knox seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

2. Discussion on Comprehensive Plan and Major Thoroughfare Plan update.

Gary Mitchell continued his workshop presentation on the draft transportation and land use sections of the Comprehensive Plan, outlining key goals, implementation items, and the importance of annual monitoring. He emphasized that the plan and maps are living documents that will evolve with the city's growth.

Transportation priorities include improving connectivity around SH 288, adding east-west links and parallel north-south routes, smoothing out turns along Croix Road, continuing street maintenance and traffic signal improvements, and updating roadway cross-section standards.

Land use themes center on rural preservation, raising design standards citywide beyond the Highway 6 overlay, and refining zoning regulations—such as adding maximum site coverage limits, separating commercial districts, and eventually consolidating regulations into a Unified Development Ordinance (UDO). Discussion also included potential housing diversity, such as townhomes or duplexes through Special Use Permits (SUPs); however, Council reached a clear

**October 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

consensus opposing apartments, including those within master-planned communities. Council members discussed the relationship between the map and supporting tables, expressed support for removing Patterson Road as a proposed thoroughfare, and raised concerns about Cemetery Road and Markham Lane alignments south of Highway 6 impacting smaller tracts. Staff—specifically Jose and Dan—were asked to provide additional information on the thoroughfare modification process, including steps, costs, and justification for the proposed connections. Council also noted long-term constraints related to railroad crossings. The remaining plan sections are scheduled for presentation in November 2025, with a public open house planned for January or February 2026 prior to final adoption.

No action taken.

3. Presentation/update on proposed BCS Development.

Alia Vinson — ABHR; and Ryan Sweeney, Jack Burgher, and James Todd — BCS Capital Group presented.

BCS Capital presented a concept plan for approximately 47 acres located west of Kirby and north of Highway 6, within the City's ETJ. The proposal includes voluntary annexation, a concurrent Planned Unit Development (PUD) zoning request, and a performance-based Chapter 380 economic development agreement. No upfront City funding is proposed.

Council expressed general support for the project moving forward, with details to be refined through upcoming discussions. Members indicated a preference for a 15- to 20-year Chapter 380 term, structured with a step-down in the early years from any initial 100% sales-tax rebate. There was also consensus to avoid property-tax sharing and to include clear performance benchmarks and timeline milestones.

In discussing the proposed land uses, Council emphasized a desire to attract destination, entertainment, and other sales-tax-producing uses, while avoiding over-concentration of auto-related or non-sales-tax-generating businesses. The development site includes a significant detention area and a bisecting right-of-way; staff and the developer will explore potential right-of-way abandonment or detention reconfiguration options to improve site efficiency.

The annexation, PUD, and Chapter 380 processes will proceed in parallel. If approved by year-end, the developer anticipates closing in late 2025 or early 2026, with potential openings beginning in 2027.

Staff Direction:

Schedule an executive session at the next meeting to discuss Chapter 380 terms.

Circulate a draft 380 agreement reflecting Council's policy direction (term length, step-down structure, no property-tax sharing, and performance caps/milestones).

Provide a draft PUD framework outlining land uses, quality standards, and signage provisions.

Initiate the annexation process (including notices and public hearing).

Coordinate with Brazoria County Commissioner Linder regarding possible participation.

Evaluate right-of-way and detention area options with BDD4 and TxDOT.

No action taken.

4. Consideration and possible action to approve a variance to the subdivision ordinance and authorize the City Manager to execute the Development Agreement;  
BEING A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-42 (B) (4) - MINOR PLAT TO WAIVE PERIMETER ROAD RIGHT-OF-WAY DEDICATION REQUIREMENT AND TO ALLOW ESCROWING OF FUNDS FOR PERIMETER ROAD AND SIDEWALK CONSTRUCTION FOR A PROPOSED COMMERCIAL DEVELOPMENT ON AN APPROXIMATE 3.661-ACRE TRACT OF LAND (PID: 167704), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT 291, BRAZORIA COUNTY, TEXAS BEING OUT OF TRACT 37, SECTION 71,

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EMIGRATION LAND COMPANY'S SUBDIVISION, RECORDED IN PLAT BOOK NO. 2, PAGE 81, BRAZORIA COUNTY PLAT RECORDS. (Tabled at the 9/8/2025 City Council Meeting) (Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 6/1)

Jose Abraham provided the overview. Richard Rainer provided a presentation.

The variance is for a ±3.66-acre commercial project to (1) waive dedication of additional right-of-way along the south perimeter and (2) allow escrow of funds in lieu of constructing the required half-street and sidewalk along perimeter roadway segments. The request stems from a long-standing drainage easement and maintenance berm within the area that would otherwise be dedicated; staff and the applicant noted BDD4 requirements make dedication/relocation impracticable. TxDOT is requiring a deceleration lane at the Highway 6 driveway; sidewalks fronting Hwy 6 will be installed by the developer.

Council discussed traffic and single-access constraints, long-term sidewalk costs when using escrow, and general tenant mix; no additional use restrictions were imposed.

Staff is not recommending approval of the request to waive dedication of right-of-way requirement.

Staff recommends approval of the request to escrow funds for construction of street and sidewalk with the following conditions:

1. Fund shall be escrowed for construction of street and sidewalk for an amount approved by the City Engineer. The fund shall be escrowed prior to plat approval;
2. The plat for the proposed development shall include a plat note specifying ROW dedication and escrow arrangement;
3. A plat shall establish a minimum building setback of 40 feet measured from the center line of the gravel ROW along the southern side of the subject site;
4. The variance shall expire and escrowed funds shall be refunded to the applicant if the construction of the proposed development does not start within 2 years from the date of approval.

Councilmember Robey-Robinson made the motion to approve with conditions and authorize the City Manager to execute the Development Agreement. Councilmember Sarmiento seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

5. Consideration and possible action to approve a variance to the subdivision ordinance and authorize the City Manager to execute the Development Agreement;  
BEING A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTION 111 (A) & (C) - ADDITIONAL STREET REQUIREMENTS, SECTION 62-113 - SIDEWALKS, AND SECTION 62-41 (B) (28) - FINAL PLAT, TO ALLOW MILLING AND OVERLAYING OF ASPHALT FOR APPLICABLE PORTION OF EXISTING JORDAN ROAD IN LIEU OF CONSTRUCTING ONE-HALF OF THE SAID ROAD TO CURRENT STANDARDS WITH SIDEWALK FOR AN APPROXIMATE 7.687-ACRE TRACT OF LAND ZONED PLANNED UNIT DEVELOPMENT (MERIDIANA PUD), LOCATED AT THE SOUTHWEST CORNER OF MERIDIANA PKWY AND JORDAN ROAD (PID 228416), IN THE H. T. & B. R.R. CO. SURVEY, SECTION 62, ABSTRACT 484, BRAZORIA COUNTY, TEXAS, BEING OUT OF OUTLOT 135 OF THE DR. A.A. LUTHER LANDS IN THE TOWN OF MANVEL (A.A.

**October 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

LUTHER SUBDIVISION) AS PER PLAT RECORDED IN VOLUME 1, PAGE 71-72 OF THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), AND BEING A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GR-M1, LTD. CALLED 33.631 ACRES RECORDED UNDER BRAZORIA COUNTY CLERKS FILE NUMBER (B.C.C.F. NO.) 2006032287. (Tabled at 9/8/2025 City Council Meeting) (Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 6/1)

Brad Sweitzer presented the variance request from Rise Communities related to a new commercial plat at Jordan Street and Meridiana Parkway.

The applicant will dedicate full right-of-way but requested to:

- Mill and overlay the full width of Jordan Street instead of constructing only their half in concrete with curb and gutter.
- Omit the sidewalk along Jordan Street, citing grading, floodplain, and safety challenges, while still building sidewalks along Meridiana Parkway.

Staff and PD&Z (5-2) supported the request after additional justification.

Council supported the full-width asphalt overlay but requested further review of extending it to the GCWA bridge and ensuring fuel delivery trucks enter/exit via Meridiana Parkway only.

Council suggests postponing for staff and developer to return with options addressing roadway extension and truck routing.

Mayor Davis made the motion to postpone. Councilmember Robey-Robinson seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

6. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-25;

AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 2.066 ACRES LOCATED AT 7123 GILBOUGH AVE (PID 228041), BEING LOT 1-12, BLOCK 24 OF DR. A. A. LUTHER SUBDIVISION OF MANVEL, IN BRAZORIA COUNTY, TEXAS, VOL. 1, PG. 71, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS; FROM LIGHT COMMERCIAL (LC) DISTRICT TO HIGHWAY MIX USE (HMU) DISTRICT. (Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 6/1)

Council considered a request to rezone a light commercial parcel containing an existing home, which had lost its legal nonconforming residential status after being vacant for more than six months, to Highway Mixed Use to allow both residential occupancy and indoor crop production for a small tissue-culture nursery operation. Staff explained that a variance could not be used to change land use, and that rezoning was the only available mechanism. While noting that the Highway Mixed Use district was intended for properties along major corridors, staff acknowledged it was the only way to permit both the residential and agricultural components. Council discussed the history of the property, the applicant's intent to have an employee reside on-site for 24-hour oversight, and confirmed that conditions such as automatic reversion could not be attached to a rezoning.

**October 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

Councilmember Robey-Robinson made the motion to approve. Mayor Davis seconded the motion.

**The motion carried with a vote: 5 Yes/1 No/1 Abstain**

Yes: Mayor Dan Davis, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

No: City Councilmember Place 1 Keith Bonner

Absent: None

Abstained: City Councilmember Place 6 Garrett Rossi Knox

7. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-26;

AMENDING THE SPECIFIC USE PERMIT ESTABLISHED BY ORDINANCE NO. 2022-O-14 ALLOWING NAICS USE NO. 811111 "GENERAL AUTOMOTIVE REPAIR" AND NAICS USE NO. 811121 "AUTOMOTIVE BODY, PAINT AND INTERIOR REPAIR AND MAINTENANCE" WITH CONDITIONS, TO INCLUDE ALLOWANCE FOR NAICS USE 441340 "TIRE DEALERS" WITH CONDITIONS FOR AN APPROXIMATE 1.24-ACRE TRACT LOCATED AT 22303 HIGHWAY 6, MANVEL, TEXAS (PID 165646), BEING LAND SITUATED IN THE H.T. & B.R.R. COMPANY SURVEY, ABSTRACT 231, BRAZORIA COUNTY, TEXAS; ZONED LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP).  
*(Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 7/0)*

\*Moved up to before Regular Agenda Item #4

Councilmember Robey-Robinson made the motion to approve. Councilmember Sarmiento seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

8. Consideration and possible action to approve the first of two readings of Ordinance No. 2025-O-27;

AMENDING THE ZONING CLASSIFICATION OF AN APPROXIMATE 0.8275-ACRE TRACT OF LAND OUT OF AND A PART OF A CALLED 3.661 ACRE TRACT OF RECORD IN THE NAME OF HJR HWY 6, LLC IN BRAZORIA COUNTY CLERK'S FILE (B.C.C.F.) NUMBER 2025010977 (PID: 167704); SAID 0.8275 ACRE TRACT BEING OUT OF A PART OF TRACT 37, SECTION 71 IN EMIGRATION LAND COMPANY'S SUBDIVISION IN BOOK NUMBER 2, PAGE 81, IN THE BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), GENERALLY LOCATED ALONG THE SOUTHERN SIDE OF STATE HIGHWAY 6, THE SECOND PARCEL OF LAND TO THE WEST OF THE CHEVRON GAS STATION LOCATED AT 17230 HIGHWAY 6, MANVEL, TX, ACROSS FROM THE MANVEL TOWN CENTER (H-E-B); FROM LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT TO LIGHT COMMERCIAL DISTRICT / STATE HIGHWAY 6 OVERLAY DISTRICT WITH SPECIFIC USE PERMIT (LC/SH6-SUP) FOR THE GRANTING OF A SPECIFIC USE PERMIT WITH CONDITIONS TO AUTHORIZE THE USE OF PROPERTY FOR NAICS USE 811192 "CAR WASHES".  
*(Forwarded with favorable recommendation by PD&Z 9/22/2025 - Vote 7/0)*

Steve Matthis, CEO of WhiteWater Express, presented plans for a new car wash location in Manvel, describing the company's eco-friendly operations, community involvement, and water-efficient systems. Discussion focused on water/wastewater capacity, with clarification that the facility would use a 2-inch meter and recycle water, significantly reducing demand. Additionally, the business would hire 12 permanent positions to operate the facility.

Councilmembers expressed general support for the project but requested architectural revisions to better reflect the design of the Pearland location, which they preferred over the proposed concept.

Councilmember Bonner made the motion to approve. Councilmember Rossi Knox seconded the motion.

**The motion carried with a vote: 6/1**

Yes: City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: Mayor Dan Davis

Absent: None

Abstained: None

9. Consideration and possible action to approve the first of two readings of Ordinance 2025-O-31; AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 59 *STREETS, SIDEWALKS AND OTHER PUBLIC PLACES*, ARTICLE IV "RESIDENTIAL PARKING," BY AMENDING SECTION 59-85 TO PROHIBIT THE PARKING OF TRACTOR TRAILERS, BUSES, AND OTHER COMMERCIAL VEHICLES ALONG ACCESS ROADS OR OFF RAMPS TO MAJOR HIGHWAYS OR ROADWAYS WHERE SPECIFICALLY POSTED BY SIGNS INDICATING THAT PARKING IS PROHIBITED; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR CONFLICT HERewith; PROVIDING A PENALTY OF AN AMOUNT OF NOT LESS THAN ONE DOLLAR (\$1) OR MORE THAN TWO HUNDRED DOLLARS (\$200) FOR VIOLATION OF ANY PROVISION HEREOF; AND PROVIDING FOR SEVERABILITY.

Chief Traylor shared this will alleviate commercial vehicle parking on feeder and access roads.

Mayor Davis made the motion to approve. Councilmember Bonner seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

10. Consideration and possible action to approve Resolution 2025-R-38; A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CONSENTING TO THE ADDITION OF LAND TO BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 56.

Councilmember Rossi Knox made the motion to approve. Councilmember Bonner seconded the motion.

**The motion carried with a vote: 7/0**

**October 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

11. Consideration and possible action on the Texas Municipal League (TML) Region 14 Director Election Ballot.

Mayor Davis spoke in favor of Sally Branson from Friendswood.

Sarmiento spoke in favor of Emanuel Guerrero from Pasadena.

Councilmember Sarmiento made the motion to nominate Emanuel Guerrero. Councilmember Robey-Robinson seconded the motion.

**The motion FAILED with a vote: 2/5**

Yes: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

No: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 6 Garrett Rossi Knox

Absent: None

Abstained: None

Mayor Davis made the motion to nominate Sally Branson. Councilmember Rossi Knox seconded the motion.

**The motion carried with a vote: 5/2**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 6 Garrett Knox

No: City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento

Absent: None

Abstained: None

12. Consideration and possible action to approve the City Manager's designation of a 12-month rotational schedule designating an acting city manager to perform the duties in case of his absence or disability, as required by Section 5.02 (f) of the City Charter.

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

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

**October 6, 2025 MANVEL CITY COUNCIL MEETING MINUTES**

13. Consideration and possible action to direct staff on a request to waive the permitting fees for Building Homes for Heroes/Pomona by Hillwood home at 4808 Mulberry Shrubs Lane.

Councilmember Sarmiento made the motion to approve. Councilmember Bonner seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

14. Consideration and possible action to direct staff on a contribution request to Keep Pearland Beautiful.

\*Moved to the top of the agenda.

Adrian Hernandez (Stella Roberts Recycling Center) outlined services used by Manvel residents and rising volumes (projected ~14k lbs HHW in 2025), noting current HHW processing at ~\$1.68/lb and an estimated ~\$26.4k cost—slightly above Manvel’s \$25k annual contribution. He discussed battery/paint/e-waste handling, potential caps, and offered grant support and future local collection events.

The City received an invoice for \$25,000 but the monies were not part of the budget discussions.

Councilmember Bonner made the motion to direct staff to move forward with paying \$25,000 invoice. Councilmember Opliger seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

15. Consideration and possible action to direct staff on establishing a Volunteer Chaplain Program.

Mayor Davis made the motion to postpone. Councilmember Lands seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox

No: None

Absent: None

Abstained: None

16. Consideration and possible action to direct staff on a request to extend the hours of operation for Croix Park for the Spartans Youth Rugby Club.

Councilmember Sarmiento made the motion to approve. Councilmember Bonner seconded the motion.

**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox  
No: None  
Absent: None  
Abstained: None

**Mayor and Council Comments**

Councilmember Bonner discussed having the Council as a group sponsoring a family's Christmas.

**Adjourn**

Councilmember Bonner made the motion to adjourn the meeting at 11:45 p.m. Councilmember Robey-Robinson seconded the motion.

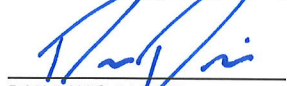
**The motion carried with a vote: 7/0**

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 3 Harry Opliger, City Councilmember Place 4 Carmyn Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Rossi Knox  
No: None  
Absent: None  
Abstained: None

**CERTIFICATION**



TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS



DAN DAVIS, MAYOR  
CITY OF MANVEL, TEXAS

