

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
 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
 April 6, 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

Presentation by National Sign Plazas on Kiosk Sign Programs.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Rossi-Knox

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

Breah Knape - Update on ACTIONS, INC., Brazoria County, and opportunities for the City and ACTIONS, INC. to continue to work together.

Staff Recognition:

Ernie Means - TCEQ Class A Water License

Proclamations:

Fair Housing Month - April 2026

Staff Presentation on Public Hearing Item(s)

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING THE PROPOSED MANVEL COMPREHENSIVE PLAN, INCLUDING A PROPOSED UPDATED MAJOR THOROUGHFARE PLAN MAP.

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. Final Acceptance of Public Infrastructure Improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Valencia Section 1 for Brazoria County Municipal Utility District 83, Brazoria County, Texas" and release the associated maintenance bond.
3. Final Acceptance of Public Infrastructure Improvements for "Valencia Lake "C" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas" and release the associated maintenance bond.
4. Final Acceptance of Public Infrastructure Improvements for "Valencia Lake "D" to serve Valencia for Brazoria County Municipal Utility District 83, Brazoria County, Texas" and release the associated maintenance bond.

5. Final Acceptance of Public Infrastructure Improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pomona Section 27 for Brazoria County Municipal Utility District 40, Brazoria County, Texas" and release the associated maintenance bond.
6. Acceptance of Public Infrastructure Improvements for "Water, Sanitary Sewer and Drainage Facilities and Paving and Appurtenances to serve Pollard Blvd Segment D for Brazoria County Municipal Utility District 83, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
7. Acceptance of Public Infrastructure Improvements for "Water Distribution, Wastewater Collection, and Storm Water Facilities to serve Avellino Section One for Brazoria County Municipal Utility District 47, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
8. Acceptance of Public Infrastructure Improvements for "Excavation, Paving, and Grading to serve Avellino Section One for Brazoria County Municipal Utility District 47, Brazoria County, Texas" to begin the Two-Year Maintenance Period.
9. Approve Resolution 2026-R-23:
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, ACKNOWLEDGING RECEIPT AND REVIEW OF THE DRAFT PRELIMINARY OFFICIAL STATEMENT AND NOTICE OF SALE PERTAINING TO THE ISSUANCE OF BONDS BY BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 29; ACKNOWLEDGING COMPLIANCE WITH ALL CONDITIONS OF THE CONSENT TO CREATION RESOLUTION AND GRANTING CONSENT TO THE SALE AND ISSUANCE OF THE BONDS.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to direct staff on participation in the AISD AIMS Awards Sponsorship Packages.
2. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-10:
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS ADOPTING THE 2026 COMPREHENSIVE PLAN FOR THE CITY OF MANVEL, INCLUDING THE ADOPTION OF ALL MAPS CONTAINED THEREIN; AMENDING SECTION 50-51 OF THE CODE OF ORDINANCES OF THE CITY OF MANVEL TO REFLECT SAME; MAKING CERTAIN FINDINGS RELATED THERETO; CONTAINING OTHER MATTERS ON THE SUBJECT; REPEALING ALL ORDINANCES OR PARTS OF ORDINANCES INCONSISTENT OR IN CONFLICT HEREWITH; AND PROVIDING FOR SEVERABILITY.
3. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-11:
AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, AMENDING CHAPTER 50, PLANNING AND DEVELOPMENT, ARTICLE III. COMPREHENSIVE PLAN, BY AMENDING SECTION 50-51. THOROUGHFARE PLAN; APPROVING THE CITY'S 2026 MASTER THOROUGHFARE PLAN; PROVIDING FOR CONFORMITY OF ALL SUBDIVISION AND STREET REGULATIONS TO THE MASTER THOROUGHFARE PLAN; 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; AND PROVIDING A SEVERANCE CLAUSE AND EFFECTIVE DATE.

4. Consideration and possible action to approve a variance to the Subdivision Ordinance and authorize the Mayor 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 FOR A PROPOSED COMMERCIAL DEVELOPMENT (WELBY FINANCIAL INSTITUTION) ON AN APPROXIMATE 1.101-ACRE TRACT OF LAND (PID: 678969), LOCATED ALONG SOUTH SIDE OF STATE HIGHWAY 6, CONVEYED TO JSC FEDERAL CREDIT UNION, AS RECORDED IN BRAZORIA COUNTY CLERK'S FILE NO. 2018009781 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS, SITUATED IN THE H.T. & B.R.R. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, IN THE CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.
(Favorable recommendation by PD&Z 3/23/2026 with a 6/0 Vote)
5. Consideration and possible action to approve a variance to the Subdivision Ordinance and authorize the Mayor to execute the Development Agreement;
A SUBDIVISION VARIANCE REQUEST SEEKING TO VARY THE REQUIREMENTS OF CHAPTER 62, SECTIONS 62-108 (A)(10), SIDE LOT LINES SHALL BE AT SUBSTANTIALLY RIGHT ANGLES OR RADIAL TO STREET LINES, AND (11) FLAG OR KEY-SHAPED LOTS ARE NOT ALLOWED, FOR AN APPROXIMATE 2.27-ACRE, (CALLED 2025 ACRE), TRACT OF LAND LOCATED AT 8134 BELCHER ROAD (PID 170635), OUT OF TRACT 20-A OF THE THOMAS SPRAGGINS SURVEY, ABSTRACT 366, BRAZORIA COUNTY, TEXAS AND BEING ALL OF THE SAME CALLED 2.25 CONVEYED TO JOHNNY C. SHIRLEY RECORDED IN COUNTY CLERK'S FILE NO. 1996-009689 OF THE OFFICIAL RECORDS OF BRAZORIA COUNTY, TEXAS AND BEING PREVIOUSLY RECORDED IN VOLUME 126, PAGE 320 OF THE DEED RECORDS OF BRAZORIA COUNTY, TEXAS. (Favorable recommendation by PD&Z 3/23/2026 with a 6/0 Vote)
6. Consideration and possible action to approve Resolution 2026-R-24;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CALLING A PUBLIC HEARING TO BE HELD JOINTLY BY THE CITY COUNCIL AND THE PLANNING, DEVELOPMENT AND ZONING COMMISSION IN REGARD TO THE CHANGES TO THE ZONING ORDINANCE; PRESCRIBING THE TYPE OF NOTICE TO BE GIVEN; OF THE TIME AND PLACE OF THE JOINT PUBLIC HEARING; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
7. Consideration and possible action to approve Resolution 2026-R-25;
A RESOLUTION OF THE CITY OF MANVEL, TEXAS, CALLING A PUBLIC HEARING TO BE HELD JOINTLY BY THE CITY COUNCIL AND THE PLANNING, DEVELOPMENT AND ZONING COMMISSION IN REGARD TO AMENDING ORDINANCE NO. 2024-O-13 WHICH PERTAINS TO MERIDIANA PLANNED UNIT DEVELOPMENT (PUD); PRESCRIBING THE TYPE OF NOTICE TO BE GIVEN; OF THE TIME AND PLACE OF THE JOINT PUBLIC HEARING; AND PROVIDING THAT THIS RESOLUTION SHALL BECOME EFFECTIVE FROM AND AFTER ITS PASSAGE AND ADOPTION.
8. Consideration and possible action to approve a service agreement between the City of Manvel and the Department of Information Resources Communications Technology Services Division (DIR-CTS-CSA) and authorize the City Manager to execute the agreement.

9. Consideration and possible action to decline the default increase in rates for the 2026 CPI Adjustment to Municipal Telecommunications Right-Of-Way Access Line Rates.
10. Consideration and possible action to direct staff on the process for the appointments to the Home Rule Charter Review Board.
11. Consideration and possible action to direct staff on the Notice and Opportunity to Comment SH 288 From CR 58 (Croix Road) to CR 56 (Meridiana Parkway) Control Section Job (CSJ) 0598-02-093 Brazoria County, Texas.

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 have 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 03/30/2026 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.

Alyssa Deaton
ALYSSA DEATON, ASSISTANT CITY SECRETARY
CITY OF MANVEL, TEXAS

