

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 ROBNEY-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
 May 4, 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

Mid-Year Budget Review for FY 2025-2026.

Fiscal Year 2026-2027 Budget Planning Schedule Update.

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

Recognition:

Naming of the C.L. McDaniel Building @ 6615 FM 1128

Megan Cavazos, Court Administrator, and the Teen Court Competition Participants - Arhan Ahuja, Michelle Truong, and Dylan Roberson

Proclamations

National Hurricane Preparedness Week - May 3-9, 2026

National Police Week - May 10-16, 2026

Public Works Week - May 17-23, 2026

EMS Week - May 17-23, 2026

Texas Flood Awareness Week - May 18-22, 2026

Mental Health Month - May 2026

Staff Presentation on Public Hearing Item(s)

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 HANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) 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.

Public Hearing regarding the expiration and revocation of the Specific Use Permit granted in Ordinance 2026-O-26, for the property located at 22102 Hwy 6, Manvel, TX 77578, at the request of the new owner Maverick Energy Park, LLC (MEP).

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.

Development Services Staff Update

City Manager Update

Update on current events and city issues.

Consent Agenda

1. Acceptance of the meeting minutes to date.

May 4, 2026 CITY COUNCIL MEETING AGENDA

2. Final acceptance of infrastructure improvements for “Phase 3 Detention and Drainage Facilities to Serve Del Bello Lakes for Brazoria County Municipal Utility District No. 43, Brazoria County, Texas”, and release the associated maintenance bond.
3. Final acceptance of infrastructure improvements for “Water, Sanitary Sewer and Drainage Facilities and Paving & Appurtenances to Serve Del Bello Lakes Section 8 for Brazoria County Municipal Utility District No. 43, Brazoria County, Texas”, and release the associated maintenance bond.
4. Initial acceptance of Public Improvements for Culbertson Contractors, LLC (Rich's Car Wash) to begin the two-year maintenance period.

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to approve a declaration that the Specific Use Permit granted in Ordinance 2026-O-26, for the property located at 22102 Hwy 6, Manvel, TX 77578, is expired and revoked, at the request of the new owner Maverick Energy Park, LLC (MEP).
2. Consideration and possible action to approve the second and final reading 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 second and final reading 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 the first of two readings of Ordinance 2026-O-14 ;
AMENDING THE CODE OF ORDINANCES OF THE CITY OF MANVEL, TEXAS, BY AMENDING CHAPTER 77 “ZONING”, TO INCLUDE REQUIREMENTS AND PROVISIONS OF HOUSE BILL 24 (2025) REGARDING NOTICE, HEARING, AND PROTEST REQUIREMENTS FOR ANY PROPOSED CHANGE TO A ZONING REGULATION OR BOUNDARY AND POSSIBLE CORRECTION OF EXISTING TYPOGRAPHIC ERRORS. (Joint public hearing held on 4/27/2026). (Favorable recommendation by PD&Z 4/27/2026 with a 6/0 Vote)

May 4, 2026 CITY COUNCIL MEETING AGENDA

5. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-12;
AMENDING THE ZONING ORDINANCE OF THE CITY, BY CHANGING THE ZONING CLASSIFICATION OF A CERTAIN TRACT OF LAND BEING 19.99 ACRES LOCATED AT 3404 COUNTY ROAD 58 (PID 168084); BEING TRACTS 16F AND 16G OF SECTION 75 OF THE H. AND T.C. RAILROAD COMPANY SURVEY, ABSTRACT 299, BRAZORIA COUNTY, TEXAS; FROM SINGLE FAMILY RESIDENTIAL (SFR) DISTRICT TO LIGHT COMMERCIAL (LC) DISTRICT. (Favorable recommendation by PD&Z 4/27/2026 with a 6/0 Vote)

6. Consideration and possible action to approve the first of two readings of Ordinance 2026-O-13;
AMENDING ORDINANCE NO. 2024-O-13, PERTAINING TO ZONING AND DEVELOPMENT-RELATED PROVISIONS AND REQUIREMENTS FOR THE MERIDIANA PLANNED UNIT DEVELOPMENT (PUD), AN APPROXIMATE 1,735 ACRES OF LAND GENERALLY LOCATED EAST OF STATE HIGHWAY 288 AND SOUTH OF HIGHWAY 6, AND GENERALLY WITHIN THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICTS NO. 56 AND 57, BY AMENDING CERTAIN PROVISIONS TO ALLOW DETACHED SINGLE-FAMILY HOMES ON LOTS WITHIN THE REMAINING, UNDEVELOPED TOWNHOME LAND USE AREAS, AND TO ALLOW TWO-STORY STRUCTURES ON ALL PATIO HOME LOTS. (Joint public hearing held on 4/27/2026) (Favorable recommendation by PD&Z 4/27/2026 with a 6/0 Vote).

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.

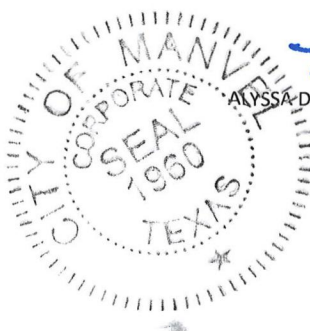
Items of community interest include:

- 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 04/28/2026 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.



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