

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
 JASON ALBERT, 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 18, 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/Update by Chief Keith Traylor on the Manvel Police Department Staffing and Crime Report for 2025.

FY 2026-2027 Budget Presentation - Public Safety.

Discussion on any topic as listed on the current agenda.

Regular Session

Call To Order

Invocation

Inspirational Reading - Councilmember Opliger

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

Recognize Crystal Sarmiento - Councilmember from 2023-2026

Ceremonial Oath of Office:

Mayor Dan Davis

Councilmember Place #3 Harry Opliger

Councilmember Place #5 Jason Albert

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 infrastructure for the Bridge, Paving, and Appurtenances to Serve Orchard Park Lane Phase 1 for Brazoria County MUD No. 39 and release of the associated maintenance bond.
3. Approve the second and final reading 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)
4. Approve the second and final reading 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).

5. Approve the second and final reading 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).
6. Approve Resolution 2026-R-29;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, GRANTING CONSENT TO THE PETITION FOR THE ADDITION OF THREE TRACTS (1.5 ACRES, 12.45 ACRES, AND 0.74 ACRES) INTO THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 47 (MUD 47).
7. Approve Resolution 2026-R-30;
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANVEL, TEXAS, GRANTING CONSENT TO THE PETITION FOR THE ADDITION OF 9.287 ACRES OF LAND (IN TWO PARTS) INTO THE BOUNDARIES OF BRAZORIA COUNTY MUNICIPAL UTILITY DISTRICT NO. 30 (MUD 30).
8. Approve the First Amendment to Development Agreement (for variance);
Being an agreement by and between Brazoria County Municipal Utility District No. 43, and City of Manvel, Texas, to allow the MUD, in lieu of purchasing and replacing the two (2) Ebara pumps after five (5) years, to pay the City the cost of such purchase and replacement (“Payment”).

Items Removed from Consent Agenda

Regular Agenda

1. Consideration and possible action to re-appoint Catherine Samaan as Presiding Judge of the Municipal Court for a term of 3 years.
2. Consideration and possible action to re-appoint Pat Monks, Charles French, and Patton Ritter as Associate Judges of the Municipal Court for a term of 3 years.
3. Update by Waste Connections on the CPI Rate Adjustment. (Authorized under the Franchise Agreement)
4. Consideration and possible action to approve;
REQUEST TO ALLOW AN OPEN DITCH DRAINAGE SYSTEM, PURSUANT TO SECTION 62-146.- EXCEPTION TO STORM DRAINAGE REQUIREMENTS, FOR MASSEY RANCH HORIZONS, BEING A PROPOSED SUBDIVISION LOCATED WITHIN THE E. LITTLE SURVEY, ABSTRACT NO. 320, BRAZORIA COUNTY, TEXAS, BEING ALL OF A CALLED 10.00 ACRE TRACT, AS RECORDED IN BRAZORIA COUNTY CLERKS FILE NO 2024032207 OF THE OFFICIAL PUBLIC RECORDS OF BRAZORIA COUNTY, TEXAS.
5. Consideration and possible action to appoint Crystal Sarmiento to fill the vacancy on the Capital Improvement Advisory Commission (CIAC) Board.

6. Discussion/update on the appointments to the Home Rule Charter Review Board.
7. Consideration and possible action on the appointment of the Mayor Pro-Tem to serve for one year.

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:

- *BCS Capital Group (Manvel Crossing) ROW Abandonment*
- *Redeemer Church, Sonmar of Albuquerque, LLC., Meldi Hospitality, L.P., and Milestone South Six Development, Ltd. ROW Abandonment*

Regular Agenda

8. Consideration and possible action to approve the second and final reading of Ordinance 2026-O-09;

AN ORDINANCE OF THE CITY OF MANVEL, TEXAS, FINDING AND DETERMINING THAT PUBLIC CONVENIENCE AND NECESSITY NO LONGER REQUIRE THE CONTINUED EXISTENCE OF CITY RIGHT-OF-WAY CONSISTING OF: A TRACT OR PARCEL CONTAINING 0.8440 ACRES OR 36,765 SQUARE FEET OF LAND, BEING A PORTION OF A CALLED 40' WIDE UNNAMED ROAD AS SHOWN ON EMIGRATION LAND COMPANY SUBDIVISION SECTION 71, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED UNDER VOL 2, PG. 81-82, BRAZORIA COUNTY PLAT RECORDS (B.C.P.R.), SITUATED IN THE H. T. AND B. RR. CO. SURVEY, SECTION 71, ABSTRACT NO. 291, BRAZORIA COUNTY, TEXAS. VACATING, ABANDONING, AND CLOSING SAID PUBLIC RIGHT-OF-WAY; AUTHORIZING THE MAYOR TO EXECUTE AND THE CITY SECRETARY TO ATTEST, RESPECTIVELY, QUITCLAIM DEEDS CONVEYING RESPECTIVE INTERESTS IN SAID ABANDONED RIGHT-OF-WAY TO THE ABUTTING PROPERTY OWNER(S); PROVIDING FOR SEVERABILITY; AND CONTAINING OTHER PROVISIONS RELATING TO THE SUBJECT.

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 salutary 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 salutary 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 on May 12, 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.

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS