

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

MISSION STATEMENT:

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

MINUTES 4/27/2026

JOINT MEETING

Call To Order - City Council & PD&Z

Roll Call - City Council

Mayor Dan Davis - PRESENT
Councilmember Keith Bonner - PRESENT
Mayor Pro Tem David Lands - PRESENT
Councilmember Harry Opliger - PRESENT
Councilmember Carmyn Robey-Robinson - PRESENT
Councilmember Crystal Sarmiento - PRESENT
Councilmember Garrett Rossi Knox - PRESENT

Roll Call - Planning Development and Zoning Commission

Ryan Miller - PRESENT
Kyle Marasckin - PRESENT
Mary Ann Atkinson - PRESENT
Kenneth Haynes - ABSENT
Christy Kennard - PRESENT
Delores Martin - PRESENT
Benterah Morton - PRESENT

Pledge

Staff Presentation on Public Hearing Item

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE (2026-O-14) OF THE CITY OF MANVEL, TEXAS, 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.

Mayor Davis opened the public hearing at 6:02 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:03 p.m.

Staff Presentation on Public Hearing Item

Jose Abraham provided the presentation.

Public Hearing

TO HEAR INPUT FROM THE PUBLIC REGARDING AN ORDINANCE (2026-O-13) OF THE CITY OF MANVEL, TEXAS, 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 ALLOWING 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; 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 6:04 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:04 p.m.

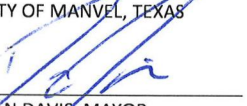
Adjourn

Councilmember Bonner made the motion to adjourn the meeting at 6:04 p.m. Councilmember Rossi Knox seconded the motion.

The motion carried with all present members of City Council and PD&Z voting YES.

CERTIFICATION


TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS


DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS