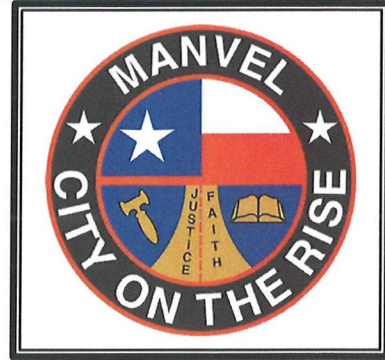


May 4, 2026 MANVEL CITY COUNCIL MEETING MINUTES

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."

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

MINUTES 5/4/2026

Workshop Session

Mayor Davis called the workshop of the Manvel City Council to order at 5:10 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 5 Crystal Sarmiento (Arrived Late)
City Councilmember Place 6 Garrett Knox

Absent: City Councilmember Place 3 Harry Opliger
City Councilmember Place 4 Carmyn Robey-Robinson

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
Jose Abraham, Director of Development Services
Rosa Donaire, Director of Finance
Robbie Hall, Director of Public Works
Chad Dumont, Director of Personnel

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Mid-Year Budget Review for FY 2025-2026.

Finance Director Rosa Donaire presented the Fiscal Year 2025-2026 midyear budget review, including updates on revenues, expenditures, utility funds, and reserve balances through March 31, 2026. Staff reported that revenues and expenditures were generally trending within budget expectations, with the City maintaining a healthy fund balance reserve. Council discussed revenue trends, departmental spending, potential midyear budget adjustments, and emergency management expenditures related to the recent freeze event.

Fiscal Year 2026-2027 Budget Planning Schedule Update.

Finance Director Rosa Donaire presented the proposed Fiscal Year 2026-2027 budget planning schedule and provided an overview of the upcoming budget development process, including department presentations, preliminary revenue projections, appraisal district timelines, and anticipated audit completion. Council discussed the importance of providing department heads with preliminary budget guidance to assist with prioritizing requests, as well as ongoing uncertainty related to recent state legislation affecting municipal audit requirements and budget adoption timelines. Staff also noted that the Police Department budget presentation would include the annual public safety update and efficiency audit review.

Discussion on any topic as listed on the current agenda.

Mayor Davis adjourned the workshop at 5:33 p.m.

Regular Session

Call To Order

Mayor Davis called the meeting of the Manvel City Council to order at 6:00 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 4 Carmyn Robey-Robinson
City Councilmember Place 5 Crystal Sarmiento
City Councilmember Place 6 Garrett Knox

Absent: City Councilmember Place 3 Harry Opliger

Also Present: Dan Johnson, City Manager
Robert Gervais, City Attorney
Tammy Bell, City Secretary
Keith Traylor, Chief of Police
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 - Councilmember Lands

Pledge

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)

Staff presented a rezoning request for approximately 20 acres located at 3404 County Road 58 (Croix Road) from Single Family Residential (SFR) to Light Commercial (LC). Staff noted the property is located along a major thoroughfare near existing commercial uses and adjacent to residential development, and explained that a previous rezoning request for the property had been withdrawn. Staff stated the proposed zoning would allow commercial uses and reported that the Planning and Zoning Commission recommended approval of the request.

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 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; 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 6:41 p.m.

1st call for comments - None

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:41 p.m.

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).

Staff presented a public hearing item regarding the expiration and revocation of a Special Use Permit (SUP) associated with the former Haltermann Carless chemical plant property on Highway 6, which was recently sold to Maverick Energy. Staff explained that the previous SUP had been amended multiple times for the prior operator and included conditions and obligations that were never completed. Staff stated that Maverick Energy intends to utilize the property for rail and storage-related operations and supports revocation of the SUP, allowing the property to revert to the underlying zoning district regulations.

Mayor Davis opened the public hearing at 6:43 p.m.

1st call for comments - Heidi Zeimer shared concerns with chemicals at this site

2nd call for comments - None

3rd call for comments - None

Mayor Davis closed the public hearing at 6:44 p.m.

Public Comments: "Comment Card" Required

Dania Moreno, Marketing Director for Keating Toyota invited the council and public to their event Community and Caffeine

Julia Herzog - Spoke in support of the comp plan on behalf of client

Development Services Staff Update

Jose Abraham provided the update.

City Manager Update

City Manager Dan Johnson provided updates on ongoing infrastructure and capital improvement projects funded through the City's certificate of obligation program. Staff reported completion of the asphalt road improvement projects identified in phases one and two, progress on sidewalk design, and upcoming bid solicitations for phase three improvements, completion of the Newport Lake Estates left-turn lane project, and anticipated solicitation of bids for the Croix Road and Rodeo Drive traffic signal project. Staff also noted that equipment purchases associated with phase four had been completed. Additional updates included the upcoming Public Works employee picnic and cookoff participation, as well as a planned ribbon-cutting ceremony for the new Public Works building scheduled for June 17, 2026.

Consent Agenda

1. Acceptance of the meeting minutes to date.
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.

Mayor Davis made the motion to approve the Consent Agenda, including the condition for Consent Agenda Item #4. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

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).

Staff explained that the previous SUP had been established for the former chemical plant operations and included conditions and uses no longer applicable to the new owner's intended rail

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transloading and storage operations, which are permitted under the property's existing heavy commercial zoning. Council discussion included the purpose of the SUP revocation, the proposed operational use of the site, traffic considerations, removal of existing structures, and environmental review activities completed at the property.

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

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

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.

Staff reviewed revisions made following prior council direction and public input, including updates to the Markham Lane alignment, Del Bello Boulevard connection, and additional revisions to the Comprehensive Plan document. Staff also discussed implementation of the plan moving forward, including future updates to the zoning ordinance and other related planning efforts to align with the adopted Comprehensive Plan and Major Thoroughfare Plan.

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

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

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.

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

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

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).

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

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

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)

Council discussed the property's location along a major thoroughfare, potential future commercial development, utility and access limitations, and compatibility with surrounding development. Discussion also included the City's current commercial zoning classifications, future consideration of additional commercial subcategories as part of zoning ordinance updates tied to the Comprehensive Plan, and concerns regarding attracting desired commercial uses while maintaining the community character expressed by residents. Staff confirmed no written opposition had been received regarding the rezoning request.

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

The motion carried with a vote: 6/0

Yes: Mayor Dan Davis, City Councilmember Place 1 Keith Bonner, City Councilmember Place 2 David Lands, City Councilmember Place 4 Carmyn

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Robey-Robinson, City Councilmember Place 5 Crystal Sarmiento, City Councilmember Place 6 Garrett Knox

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

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).

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

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

Mayor and Council Comments

Adjourn

Councilmember Sarmiento made the motion to adjourn the meeting at 7:21 p.m. Councilmember Robey-Robinson seconded the motion.

The motion carried with a vote: 6/0

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

No: None

Absent: City Councilmember Place 3 Harry Opliger

Abstained: None

CERTIFICATION

TAMMY BELL, CITY SECRETARY
CITY OF MANVEL, TEXAS

DAN DAVIS, MAYOR
CITY OF MANVEL, TEXAS

