

2014 Comprehensive Plan Update Overview:

The City of Manvel adopted its first Comprehensive Plan in February of 2008, and revised the document in September of 2009.

- The Charter requires the City to update its Comprehensive Plan every five years
- The Comprehensive Plan should be reviewed annually and must be updated every five years or sooner if necessary. The City's elected and appointed officials serving on the Planning, Development and Zoning Commission (PD&Z), the Manvel Economic Development Council (MEDC) and the City Council should be tasked with completing the annual review as part of their mandate.

Previous Comprehensive Plan -

Each chapter in this Comprehensive Plan will address the changes to relevant conditions and present the revised goals for Manvel's present and projected future.

Public Participation

This Comprehensive Plan is the end result of a community driven planning process. The Mayor and City Council initiated the public participation process by creating the Comprehensive Plan Steering Committee. Steering committee members consisted of representatives from the Planning, Development, and Zoning Commission (PD&Z), members of the citizenry at large and key ex officio appointments. The Mayor, City Administrator, City Staff, City Council and the Manvel Economic Development Corporation (MEDC) also provided important insights and input into the development of the Plan. The Committee served as the primary public interface with the Consultant Team, and provided input in the visioning process, selected growth scenarios, and first draft of the Plan.

The public was notified and invited to participate in a variety of ways. Information about the comprehensive plan and the public participation process was advertised in newspaper articles and announcements, distributed via flyers, the City's notification system, and posted on the City's web site. A series of steering committee and public meetings were held over a six-month period. The public participation process was initiated with a series of Steering Committee Meetings to review the 2008/2009 Comprehensive Plan.

The first steering committee meeting was held on June 3, 2013. The committee held nine meetings consistently over a period of six months to review the Comprehensive Plan. The existing Comprehensive Plan was adopted in 2008 and last updated in 2009. Through these

workshops, the Committee identified which goals established in the 2009 Comprehensive Plan had been met, which were still appropriate for the City given the changing context of growth and development, and to establish new goals for the next five years. During these workshops, the Steering Committee discussed each of the topics presented in this Comprehensive Plan, bringing in other City committees and employees as appropriate to contribute area-specific insight and background.

The steering committee meetings were as follows:

1. June 3, 2013 – First meeting with Steering Committee to discuss process moving forward; Visioning
2. June 17, 2013 - Land Use
3. July 1, 2013 – Land Use continued
4. July 15, 2013 – Economic Development
5. August 5, 2013 - Utilities and Drainage
6. August 19, 2013 – Livable Centers and Downtown; Transportation
7. September 3, 2013 – Transportation
8. October 8, 2013 – Review goals; establish public meeting schedule
9. November 4, 2013 – Equestrian Trails, Parks and Trails; and review Draft Goals to date
10. February 17, 2014 – Review comments from public meetings; approve and prioritize goals; outline implementation steps

Public Meetings

Public Participation included a Steering Committee that consisted of the City’s Planning, Development and Zoning Commission as well as members of the community and input from the Mayor, City Council, MEDC and staff.

Two public meetings were held to receive public comments on the draft goals developed by the Steering Committee: Thursday, November 7, 2013 and Saturday, November 23, 2013. Both public meetings were organized in an “open house” style in order to allow for more interaction and conversation of participants and city representatives. The meetings were publicized on the City’s website, fliers around town and through a Connect CTY blast, the City’s notification system. The Manvel Reporter also published a guest column by consultant, Kim Mickelson (November 6, 2013) and a large advertisement (November 20, 2013).

According to the sign in sheets, the total attendance between the two meetings was at least 54 (42 and 12). However, many people did not sign in. Committee members noted that it was a great turn out and that there were “a lot of new faces”. There were attendees who had lived in Manvel all their lives and from families who had been there for generations, as well as new residents living in subdivisions and a few from the ETJ and outside the City limits. The attendance was smaller at this second public meeting, possibly due to the unseasonably cold weather and shopping before Thanksgiving. However, those who did attend seemed to be more engaged and had more in-depth conversations with the committee and consultants.

Attendees were supplied with a list of the draft goals and possible actions, as well as invited to write comments on post-it notes in order to document their responses. The notes and conversations were consistent with the conversations of the Steering Committee focusing on the desire for Manvel to maintain its rural character and to improve and maintain public services such as water, sewer, and drainage.

Vision Statement:

The following vision statement was approved at the conclusion of the 2007 Comprehensive Plan public participation process, and was approved once again by the 2013 Steering Committee:

Vision Statement (2007/9):

Manvel is “A City on the Rise” located at the strategic crossroads of Brazoria County. Manvel seeks to maintain its rural character and small town values while managing its growth by:

- Benefiting from our strategic location by encouraging well-planned quality retail, commercial and residential development that reflects and enhances our small town quality of life;
- Preserving our rural character by providing open space, recreation and protecting our natural environment;
- Promoting a strong and diverse economic base that supports efficient high quality public infrastructure, municipal services, education, and collaborative governance;
- Offering a variety of housing choices that reinforce our small town values;
- Preserving and protecting links to our past; and
- Establishing our reputation as the “home” of country living in Brazoria County.

Context

Background and History

The City of Manvel is located in northern Brazoria County at the intersection of State Highway 288 and State Highway 6, just 18 miles south of downtown Houston. Manvel is rapidly changing from a rural community to a suburban city, and is one of the largest cities in land size in the Houston area with more than 40 square miles inside the city limits and extraterritorial jurisdiction (ETJ). Subdivisions are developing and expanding among the horse and cattle ranches. The City of Manvel is proud of its hometown appeal, yet it is located only a short drive from the Texas Medical Center, Rice University, the University of Houston, and Houston's Hobby Airport. Strategically located at the intersection of State Highway 288, State Highway 6 and Farm to Market Road 1128 in northern Brazoria County, Manvel offers access to all the amenities of a major metropolitan area but is far enough away to offer the relaxed lifestyle that is in keeping with a family-oriented community.¹

The City of Manvel was originally called Pomona. The name was later changed to Manvel after a man who became president of the Atchison, Topeka and Santa Fe Railway. The original town site was formed in 1890 at the railroad crossing of the Gulf, Colorado and Santa Fe Railway. In 1931, the Texas Oil Company struck oil on property in Manvel, and it became a rich oil-producing community. In 1936 local rice production began.

In 1975, Manvel had twelve businesses and 110 inhabitants. It had fifty-seven businesses and a population of 3,549 in 1985; in 1988, it reported a population of 4,441 and sixty-eight businesses. In 1990, its population was 3,733. The population dropped to 3,046 by 2000 and rose again to 5,179 according to the 2010 U.S. Census. The population in 2013 was estimated at around 8,000 and the City anticipates over 10,000 homes to be built in the next 15-20 years bringing the population up to 130,000². It now has ___ businesses³, the majority of which are located along SH6 and SH288. The town does not have a "town-center" and the land uses in Manvel remain predominantly residential; 61% report living in a "rural" area in 2012⁴. The City's charter was adopted by the Charter Commission on February 1, 2011, and passed by the voters at an election held on May 14, 2011. Manvel is now a home-rule City with a council-manager

¹ Manvel Community Profile, < <http://www.cityofmanvel.com/Uploads/Development/EDT%20revised%20community%20profile%202-11%20July%202013.pdf>>

² KTRK online: Population growth behind massive developments planned in Manvel" accessed February 28, 2014, <<http://abclocal.go.com/ktrk/story?section=news/local&id=9393167>>

³ Confirm with city

⁴ Manvel, Texas, City-Data.com < <http://www.city-data.com/city/Manvel-Texas.html>>

form of government. The City is part of the Alvin School District with Manvel High School, Manvel Jr. High, and ____ primary schools⁵.

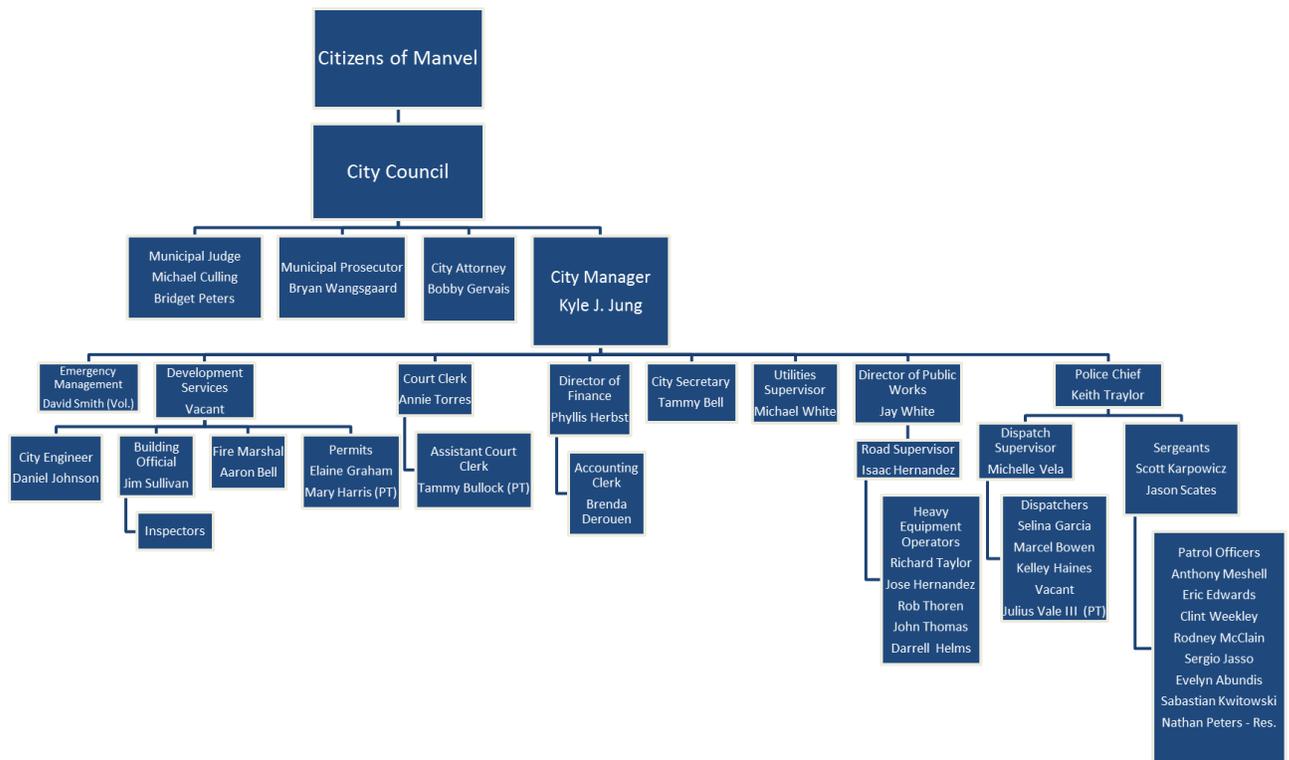
Infrastructure, drainage, and utility provision continue to be major concerns for the City. Many residents still lack connection to the public water and waste services and continue to rely on private wells for their water supply. While Manvel continues to remain a primarily tranquil and rural city, several large subdivisions are under construction and, as such, the City anticipates a large population increases upon completion. Further, the Brazoria County and regional developments anticipate intense and heavy development in the area over the next five years, of which Manvel will be an integral part.

⁵ Need to confirm number of primary schools, existing and anticipated.

Government

The City of Manvel’s government structure has grown significantly since 2008/2009. After adopting the City Charter, the City hired its first City Manager, Kyle Jung in _____. The City now employees over 40 personnel.

City of Manvel Organizational Chart:



Source: City of Manvel, November 4, 2014

City Action/Goals:

“Goal Statement #1 – Hold an election on the issue of Home Rule and the creation of a City Charter within three years of the adoption of the Comprehensive Plan” – Accomplished 2011.

The City’s charter was adopted by the Charter Commission on February 1, 2011, and passed by the voters at an election held on May 14, 2011. Manvel is now a home-rule City with a council-manager form of government

“Goal Statement #2 – Adopt Policies and Plans to Promote Predictable and Continuous Service”
– Continuous?

“Goal Statement #3 – Develop a Capital Improvement Plan and update it annually” –
Accomplished 2013.

The City Council adopted the Capital Improvement Plan (CIP) in 2013 with plans to update it annually.

2014 Goals and Implementation:

As the City continues to grow, so will the demands on the structure of the government and its capacity to serve its citizens in an efficient way. As such, the City will have to continue reviewing its administrative capacities and needs, most likely as part of the budgetary process.

Goal Statement # 1: Annual Meeting and Review.			
<i>Examples:</i> Establish an annual meeting for elected and appointed City representatives to review responsibilities and comprehensive plan for any updates.			
ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
For MEDC, PD&Z and Council provide training for new members and refresh remaining members on each committee’s procedures, authorities and duties			
Hold joint annual meeting to discuss upcoming priorities and issues for the year			
Review Comprehensive Plan for relevance, goals, updates and changes			
Create action plan for the year on how to achieve goals; align with annual budget			

Goal Statement # 2: Identify City administration and facility needs.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Create a Personnel Plan for anticipated new City personnel based on population increase and tax income			
Identify facilities needs and capacity development			
Include in annual budget review process			

Recommendations:

In addition to goals and actions, the consultants make the following recommendations regarding Government and Administration:

- Each year, the PD&Z and the MEDC shall review the Comprehensive Plan for relevance and updating. As part of this workshop, the City shall provide training to appointed board members on the duties and authorities of their committee, as well as provide staff update on use and relevance of comprehensive plan, identifying any areas that need to updating or changing. These updates and changes shall be presented to the City Council for review and vote for adoption/amendment to the existing comprehensive plan.
- PD&Z expressed interest in Staff Reports as part of their review process. Begin to issue Staff Reports to PD&Z outlining the issues, relevant ordinances, and consistency with Comprehensive Plan, on which to base their recommendation and review.

Land Use

The history of the development in Manvel has created a rural character populated by residents who treasure their small town values, but recognize the impending growth and development that will happen in their City in the near future. The Vision Statement reflects that the citizens of Manvel want to preserve the rural character without deterring growth and development. Future growth management is directly related to the question “How do we balance rural character and small town values while managing future growth?” Each chapter of this plan seeks to address this question. Land use is no exception. Throughout the public process, the willingness to change existing land use has been based on the effect that change would have upon areas where most citizens wanted to maintain the “open” feeling of low intensity development, as well as individual land rights.

In addition to concerns about maintaining the rural character of the City, citizens also discussed the need to provide for a variety of lot size options. By providing for lot sizes that range from estates to patio homes, the City believes that it will be able to provide for future and current residents with different needs and in different life stages. Older residents who would like to down-size and new families who need more space should be able to make the City of Manvel their home.

The decision to provide for a variety of lot and house sizes within the City limits was integral to the topic of future development. Several planned residential developments have started the process of construction. These developments include: Sedona Lakes, ___ etc. ⁶ These developments will have between XX and XX dwellings on lots sized between ___ and ___ square feet.⁷ The City estimates an additional 10,000 homes in the next 15 to 20 years, causing a population boom from 8,000 to an estimated 130,000 residents⁸. The Steering Committee in particular discussed the need for more consistent subdivision regulation and the desire to adopt design standards consistent with the current rural character of the City. Members of the development committee also expressed the importance of clarity and consistency in order to facilitate development in Manvel.

The Steering Committee also agreed to minimize cul-de-sac and dead-end streets moving forward, opting for a grid pattern of transportation and development to increase circulation and connectivity. As part of this, the citizens discussed and agreed that there is a need to

⁶ Need exact numbers from City; will insert map of future developments presented at Steering Committee and Public Meetings

⁷ Is this information possible to get?

⁸ <http://abclocal.go.com/ktrk/story?section=news/local&id=9393167>

require more open space as part of these developments. The strategy to maintain the City's rural character and community is to ensure that a wider variety of park and recreational amenity uses within the land use categories regulated by the City. Subdivision ordinances should include for park dedication requirements in order to dedicate park space within the City limits for all citizens. A review of this existing ordinance may accomplish this. The discussions also focused on acquiring and developing a town hall or resource center, as well as other land use amenities that are further explored in the Open Space and Parks section. Future land use regulation and planning will need to account for these uses.

Many citizens acknowledged the desire for a local grocery store and other local shopping and restaurants. Increasing water and sewage lines will allow for greater business development, however they varied in the type of industry that the City would like to have. The 2009 Comprehensive Plan established that residents were willing for more intense development along SH 288 and SH 6. The review and update of the previous Plan showed that, while residents still desire these two areas to be designated business districts, they prefer that they differ in the scale of development. As a result, the Steering Committee identified at least two separate business districts to allow for the type of businesses that the City can anticipate over the near future. The Steering Committee prefers that SH 6 allow for smaller-scale urban development, while larger box store retail are encouraged to develop along SH 288.

Flooding and the 100-year floodplain remain important considerations in deciding which areas that should remain undeveloped. Most citizens consider flooding an issue of concern in Manvel. The existing flooding issues reinforce the general concern that more development will worsen the flood conditions. The natural response is that new development should be placed outside existing floodplains and address resulting drainage on site, when possible. While the City of Manvel is beginning to address regional storm water detention facilities (see the Drainage Element), drainage is likely to remain a major issue that will need to be addressed on a continuous basis. This issue will most likely become more important once the new FEMA flood plain maps are released and adopted.

The 2009 Comprehensive Plan called for the City to implement form based codes and intensity of development zoning. The Steering Committee, in particular the Planning and Zoning commission addressed the practicality of implementing this type of zoning. Further, the City had not implemented form based codes since the adoption of the previous Plan. The consensus was to continue to adopt and enforce Euclidian (traditional) zoning, while integrating design elements of the ID zones and form based codes. A hybrid type of ordinance will achieve the goals of the form based goals but with a traditional use-based zoning ordinance, allowing for

the City committee members and citizens clear understanding and enforcement of the rules and expectations of future land use development.

City Action/Goals:

“Goal Statement #1 – Evaluate and revise development ordinances to implement the Comprehensive Plan” – Not completed, in part.

With the City continues to review its ordinances and zoning / subdivision requirements, the 2008/2009 Comprehensive Plan called for the City to adopt a form based code based on the intensity development zones in the City. While this may be an option that the City would entertain in the future, this type of zoning regulation is not possible at current administrative capacity. As such, the intention of this goal was not accomplished. However, moving forward, the City should continually review and update development ordinances in order to implement the goals set forth in the Comprehensive Plan of that time and may return to form based codes in the future.

“Goal Statement #2 – Institute new reporting system for Planning, Development and Zoning Commission” – Not completed.

The Steering Committee, which consisted of the PD&Z members, agreed that they would like more information on making decisions and reporting their decisions to the Council. They stated that they often felt that they were not clear on which were the relevant issues regarding the cases they were hearing. Instituting a staff report, could assist both with educating the PD&Z on their role and authority, as well as ensuring the relevance of the Comprehensive Plan

2014 Goals and Implementation:

With the growth pressures of the region, the City will have to be proactive if they want to maintain any rural character and not be like neighboring cities. This was the majority of the feedback from both Steering Committee members and comments during the public participation process. In order to address growth management, the City should revise its zoning ordinance and subdivision ordinance to reflect the rural character that its citizens want to maintain. Many residents cite this character as the reason for moving to Manvel or its ETJ. There are concerns that the pending new development will directly impact their homes and land, in particular with increased water runoff and traffic.

The previous comprehensive plan called for the city to adopt a form based/ID zone system in order to allow for greater mixed use and to focus on the character of the area being zoned

rather than the uses. However, the city has yet to adopt or make any movement forward to adopting that type of regulation system. The City administrative capacity is still rather limited as to take on this type of development regulation. A revision of the zoning and subdivision ordinances can achieve the same design standards and goals of a form-based code system while allowing the city to transition into a more modern land management.

Further, the City needs to revise the zoning and subdivision ordinances so that they achieve what the City wants from these new developments. Clarity and consistency are required for developers to design new developments to the standards acceptable by the City. This also requires that the Planning, Development and Zoning committee and City Council are both versed in the Comprehensive Plan, zoning and subdivision ordinances, and authorities granted to these bodies. The committees must train each new member, as well as review the comprehensive plan annually in order to achieve the goals set forth by the city's constituents.

The Steering Committee expressed strong interest in ensuring that there is a variety of living options and opportunities in the City of Manvel, including looking to expand zoning to include mixed use development. There was considerable debate as to what the appropriate lot sizes will be in the City of Manvel. This discussion should continue as part of the implementation stage, as the City reviews each zone uniquely as to its traditional uses and character, and potential for concentration of development. It is of paramount importance to the Steering Committee to have a large range of options for citizens who are in varying stages of life.

While the City of Manvel does not have a traditional downtown, the Committee identified the intersection of 6 and 1128 as an ideal spot for focusing development and small business storefront. The Steering Committee was most interested in the development of 288 and 6. While the City traditionally consists of mostly residential land use, there is a strong desire to bring in a grocery store as well as develop a town center with smaller business fronts. The City will benefit from a new focus on commercial zoning, as to increase the taxation income from non-residential sources. This will also help to alleviate the pressure the City feels to allow subdivision developments in spite of the discomfort that council and committee members feel. Further, a walkable, mixed-use development area in Manvel will be unique to the 288 corridor and will encourage a concentrated density as an answer to the pattern of development seen in neighboring cities.

Goal Statement #1: To have a walkable, mixed-use community that provides multimodal transportation options, improves environmental quality and promotes economic development.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Use land use and design regulations to concentrate development around a town center with appropriate mixed uses			
Apply for the Livable Centers Study, and adopt results as an amendment to the Comprehensive Plan			

Goal Statement #2: Provide a variety of lot size options to offer opportunity for all life styles and life stages, avoid large numbers of small lots, and require more open space to retain the history of the rural character.

Examples: Estate (1-5+ acres); “Standard lot” (10,000+ square feet); Small lots (6300-8000 square feet); Attached townhomes or duplexes; Patio homes

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Increased park/open space dedication for denser development			
Percentage mix/ Caps on number			
Density requirements (max/ mins)			
Incentives for Traditional Neighborhood Development			
Zoning and land use regulations			

Goal Statement #3: Create a balance between maintaining the history of rural character and allowing for future development by requiring space and openness in developments through wider rights-of-way, green areas, and buffers around/between developments that encourage connectivity by all travel means.

Examples: wider sidewalks, w/trail and bike ways; equestrian trails and amenities; add landscaped medians to wide thoroughfares; trails along bayous and in floodplains, coordinate with drainage district's drainage needs

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Incorporate green/tree goals into Parks Plan			
Increase setbacks on major streets to allow for more planting and multi-use right-of-way (ROW)			
For smaller lots, encourage conservation design, require more open space and park dedication			

Goal Statement #4: Require development on a grid street pattern to increase connectivity.

Examples: Limit cul-de-sac/loop street developments; limit length of cul-de-sacs; cul-de-sacs will be allowed where grid is not practicable due to terrain features (floodplain, bayous, existing development)

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Encourage use of Traditional Neighborhood Development			
Ensure goal is contained in Major Thoroughfare Plan and related studies			
Amend Subdivision Ordinance/ Development Standards			
Require more ingress/egress points in each subdivision			

Goal Statement # 5: More and wider variety of park and recreational amenity uses and options.

Examples: Wider ROWs with required plantings; Trees visible on ROW; Increase park dedication requirements; Joint use facilities with drainage district or AISD; More land or facility dedication for denser development; ROW/multi-use; Establish city owned or public-private partnership amenities

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Require more planting and landscaping			
Balance with water issues and availability			
Consider maintenance impact on budget of more green space/parks			
Seek land donations for usable parks			
Get input from local sports organizations			
Require trails and connectivity			

Goal Statement #6: Acquire and develop town center/resource/library/outdoor pavilion to create community “third place.”

Examples: Encourage mixed use around it to have commercial and residential nearby; Link with trail system

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Identify land area needed and logical location			
Work public/private partnerships to develop funding			
Consider Manvel Economic Development Corp. (MEDC) funding options for business component			
Research grant opportunities			
Identify emergency service public facilities needs			

Goal Statement #7: Modify ID zones to reflect more traditional terms and uses

Examples: The discussion so far has been to move away from ID/form based codes and adopt a hybrid type of ordinance to achieve goals but with a traditional zoning ordinance.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Establish clear standards for development			
Provide option for Traditional Neighborhood types of development that encourage connectivity and more green/open space			

Recommendations:

In addition to goals and actions, the consultants make the following recommendations regarding land use:

- There was concern from the Steering Committee that some goals contradicted each other, particularly in regards to “maintaining rural character” – use work session to define what design and development requirements the City believes will achieve this goal and incorporate into zoning/subdivision ordinance review; also relates to parks plan, economic development plan, drainage plan, etc.
- Begin to issue Staff Reports to PD&Z outlining the issues, relevant ordinances, and consistency with Comprehensive Plan, on which to base their recommendation and review

Economic Development

City Action/Goals

According to the Mayor and City Manager, the City has been contacted by new business looking to locate within the City; this includes a grocery store, which is the number one amenity listed by residents and steering committee members to bring to the City. However, while there has been interest from a chain, the results of the conversations continue to be that there is insufficient water and sewer to support that kind of facility. Increasing infrastructure capacity along SH 6 is currently the main focus of economic development. However, the city could use this to its advantage in creating a central downtown, by centralizing a business district in the intersection of SH 6 and FM 1128.

- Expenditure of MEDC funds over last five years ;
- According to MEDC participation in the Comprehensive Plan update, the priority for the Sales Tax expenditure has focused on Water/Sewer in order to attract new business.

“Goal Statement #1 – Draft and adopt an Economic Development Policy coordinated with Use of Special Districts Policy” – Not completed.

“Goal Statement #2 – Coordinate Economic Development Funding and Activities between City Council and MEDC” – Not completed.

2014 Goals and Implementation

While the residential development is the result of the growth pressures of the Houston region, the city will need to encourage economic development in order to maintain a viable and healthy quality of life. A balance of residential and commercial is not only essential to creating a lively and vibrant community, it is also important to create a balance between the two tax incomes for the City coffers. As part of the implementation process, it will be up to the City to identify the type of balance that they want. Further, issuing annual reports and creating an

Economic Development Policy are essential to creating the communication between MEDC and other branches of government will help align the goals and priorities for the City.

Goal Statement #1: To have a community that is a walkable, mixed-use place that provides multimodal transportation options, improves environmental quality and promotes economic development.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Use land use and design regulations to concentrate development around a town center with appropriate mixed uses			
Apply for the Livable Centers Study using Manvel Economic Development Corporation (MEDC) funds, and adopt results as an amendment to Comprehensive Plan			

Goal Statement #2: Use land use and zoning regulations to encourage and attract site-appropriate businesses, as well as create attractive and practical business district environments.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Identify two separate business zones: one for smaller/mid-size, unique, downtown stores along SH6; second for larger big box retail along 288			
Develop and implement lot size and design standards			
Through zoning, encourage businesses to locate in one area to create a business district/center			
Identify area(s) for High Industrial zoning; decide whether or not to expand current allowed uses; look into airport			

expansion/shuttle to IAH			
Regulations to allow clean industry; Using SUP to regulate type and intensity of industrial development			

Goal Statement #3: Continue to develop and improve infrastructure, increasing the city's capacity to draw new business and allow existing businesses to grow consistent with the goals and vision of the City.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Manvel Economic Development Corporation (MEDC) continue to fund water and sewage expansion along SH6			

Goal Statement #4: Create a business friendly environment while balancing city revenue between residential and commercial

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Create a Chamber of Commerce			
For commercial development, consider creative uses of 380 agreements			
Establish a goal percentage of tax revenue between commercial and residential			

Goal Statement #5: Maintain communication and coordination between MEDC, City Council and PD&Z through regular joint planning sessions and other reporting tools

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Develop an Economic Development Policy			
Establish an annual joint meeting with City Council and MEDC and a Semi-Annual joint			

meeting with City Council, MEDC and PD&Z			
Copies on communications for future land use and developments			
Develop a process and system for reporting and communication			

Goal Statement #6: Increase the visibility and attractiveness of the City to new businesses through public relations and community image.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Public Relations Campaign			
Gateway and monument signs; uniformed street signs			
Website Design and Development			
Establish and develop an electronic presence			

Recommendations:

In addition to goals and actions, the consultants make the following recommendations regarding economic development:

- Future economic development plans should be inclusive. It is well recognized that social elements are essential to a long-term “sustainable” economic growth; this includes factors such as fair/affordable housing, quality education, and quality employment.
- In looking to attract and retain businesses, the City should expand its search from attracting service-industry employment, to include creative and working class industry.

Utilities

The 2008/2009 Comprehensive Plan acknowledges the importance of providing quality utility services as a basis for growth and development in the City of Manvel: “In order of the City to attract quality residential development and resultant quality commercial development, it is essential that the City’s public utility infrastructure be well planned, designed, and constructed properly.” As the population continues to rise, the City will require more services; a population of 155,000 requires 19 million gallons water.

However, currently the bigger issue is providing service to commercial, and not residential, properties. The City and Steering Committee recommitted to this idea, acknowledging the need to expand City services in order to bring in the type of businesses that residents want – in particular, grocery stores require a substantial amount of utility service in order to be a viable business. As this continues to be a major priority of the City, MEDC has been focused on utility expansion for use of funds.

As for residential developments, the establishment of Municipal Utility Districts (MUDs) continues to be a solution to the absence of City provided utilities. A Municipal Utility District (MUD) is a political subdivision of the State of Texas authorized by the Texas Commission of Environmental Quality (TCEQ) to provide water, sewage, drainage and other services. However, while MUDs can be a useful development tool in the short-term, they create a long-term concern for staff as the City may annex a MUD when the district no longer has any debt. The incorporation of a MUD into the City system can come with many challenges, including any dissimilarity in the capacities and technical design of the utility systems. Therefore, ensuring interlinking between MUDS (e.g. under AM Canal) is a major concern of city staff.

City Action/Goals

Since 2008/2009, the City has grown the capacity of its utilities systems. The current capacity of water utilities is _____. The current capacity of sanitary sewerage utilities is _____.

The City is actively pursuing the extension of utility hook ups through the purchase of easements, along SH 6 in particular. This will continue to be a priority, specifically if the City moves forward by designating the SH 6 area as the “small commercial” area.

“Goal Statement #1 – Develop a Comprehensive Public Utilities Plan” – Not completed.

The City and Steering Committee both agree that this is a goal that needs to be accomplished. As such, they have made this a priority over the near future to commission and complete using CIP funds (see 2014 Goal Statement #1).

“Goal Statement #2 – Develop an Integrated Water and Sewer System Serving Old Manvel” – Not completed.

This has become a major concern, for City staff in particular. Looking into the near future and the numerous MUDs within the City and its ETJ, the City recognizes that consistency between connections and the ability of the City to take over utility provision to its citizens is an issue that needs to be resolved at the inception. Therefore, the City and the Steering Committee have re-committed to accomplishing this goal, but expanding it from just Old Manvel to all MUDs and potentially incompatible utility systems (see 2014 Goal Statement #2).

“Goal Statement #3 – Expand Water and Sewer System to serve Developments throughout the City” – Not completed.

While the City has been working towards completing this goal, perhaps the time frame of 1-5 years was not sufficient. The City continues to lay the groundwork for utility expansion and the Steering Committee agreed to make this a priority for the City moving forward (see 2014 Goal Statement #3).

2014 Goals and Implementation:

Goal Statement #1: Develop a Comprehensive Public Utilities Plan (continued from previous Comp Plan): Use CIP funds to contract Master Water Plan and a separate Master Sewer Plan

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
City to take advantage of the opportunity to get ahead of development/developers by establishing engineering and design standards, to which new development must comply			
The Master Water Plan will consider carefully			

where to locate the elevated water storage, now that they are required to fulfill the City's utility needs, including emergency service needs			
The Master Sewer Plan will take into consideration the elevation and topography of the City and ETJ, as well as identify appropriate locations to ensure advantageous planning and mitigate potential nuisances to adjacent property owners and land uses			
The Master Water Plan and Master Sewer Plan will be compatible with the Transportation Plan			
The City will adopt the Master Water Plan and Master Sewer Plan to the Comprehensive Plan upon completion in order to supplement the technical details and maps of the Plan and to educate future development on the vision of the City's water, sewer and utility systems			

Goal Statement #2: Develop and Encourage Integrated and Regional Water and Sewer Systems to Expand Utilities to Underserved Areas of Manvel and Incorporate Existing and Future Municipal Utility Districts (MUDs)
(continued from previous Comp Plan)

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Create regulatory policies to encourage and ensure interconnectivity for regional/ City-wide utility system that integrates MUDs into City system			
Establish requirements and design standards for MUDS and new subdivisions to ensure compatibility when City takeover occurs			

Goal Statement #3: Expand Water and Sewer System to serve Developments throughout the City (continued from previous Comp Plan)

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Planning, Development & Zoning Commission (PD&Z) and City Council to continue to partner with Manvel Economic Development Corporation (MEDC) to expand infrastructure to support new and growing business development			
Identify areas of anticipated or desired growth as target/ priority areas for utility expansion			
Encourage larger regional plants from new developments in order to serve currently under-served areas of the City’s utility system A. Consider tradeoffs for new developments to oversize their treatment plants B. Pro-Rata Cost Share C. Build up, since plants in size D. Impact Fees E. Bonds			

Recommendations:

In addition to goals and actions, the consultants make the following recommendations regarding utilities:

- Greater level of detail in plans
- Revise maps to show existing plants
- ID locations to ensure advantage planning
- Treatment plants in floodplain areas; consider tradeoffs for oversizing
- Research funding options and understand sources for Manvel
- Explore options to develop/encourage larger regional plants

- Pro rata cost share
- Build up similar plants in size
- Impact fees
- Bonds

Drainage

During the 2008/2009 Comprehensive Plan process, drainage was the most cited issue by residents. While drainage remains an important issue to the citizens of Manvel, there appears to be a decrease in the sense of urgency. However, residents still voiced concern that the impending developments will have a negative impact on the effectiveness of drainage systems and reiterated the importance of requiring drainage mitigation efforts in new developments.

Further, it is still unknown the extent to which Manvel will be impacted by the impending changes in the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) and the National Flood Insurance Program (NFIP). While the 2008/2009 Comprehensive Plan predicts minimal changes to the flood plain maps, revisions to government policy has shifted the responsibility to owners of homes in areas of flood-prone areas. As many of the proposed developments reside in the 100-year flood plain zone, these changes will have a significant impact on new and existing residents.

Regional Perspective:

Drainage is a regional issue that requires coordination with other governmental entities. Continued collaboration with the three Drainage Districts or Conservation Districts is essential for successful construction and management of local drainage in Manvel. Further, while there have not been updates to the Brazoria County Master Drainage Plan of 2002⁹, the Houston-Galveston Area Council (HGAC) Hazard Mitigation Plan was recently updated in 2011¹⁰. The report makes recommendations for Brazoria County as well as projects specific for the City of Manvel. Suggestions include the following:

- Acquire Repetitive Loss (RL) and Severe Repetitive Loss (SRL) properties in the 100-year floodplain, as identified by FEMA and NFIP.
- Improve GIS to include repetitive loss areas and structures.
- Gates Loop subdivision drainage improvements including deepening and widening ditches around Gates Loop and Sandy Point Rd.

⁹ <http://www.brazoria-county.com/engineer/Brazoria%20County%20Criteria%20Manual%20Scanned.pdf>

¹⁰ http://www.h-gac.com/community/community/hazard/hazard_mitigation_plan.aspx

- Flora Street drainage improvements, including storm sewer rehabilitation and ditch cleaning.
- State Highway 6 drainage improvements, including storm sewer rehabilitation, ditch deepening, and subregional detention ponds.
- Alleluia Trail drainage improvements, including storm sewer rehabilitation and ditch deepening.

City Actions/Goals:

The City has made a concerted effort to address and tackle the remaining drainage issues. One of the most significant recent projects by the City is the acquisition and development of a large sand pit. This will be a significant component to the City’s drainage program, as the City will direct runoff into the pit for storage. The City anticipates completing this project in _____ and it will hold _____ gallons of water.¹¹ Due to state regulations, the City faces certain limitations in the use and distribution of rainfall and runoff (i.e. anything in navigable waterway is state water); however, City staff has been diligent in understanding these limitations and working within them.

The City has also made significant strides in completing the goals established in the 2008/2009 Comprehensive Plan.

“Goal Statement #1 – Develop a Master Drainage Plan for Manvel” – Accomplished 2014.

The 2013 Capital Improvement Plan (CIP) authorized the City to conduct a drainage plan. The City recently completed its first Master Drainage Plan, and will soon to be introduced to the City Council for approval. This is a significant accomplishment for the City as it will be an essential tool for coordination and collaboration both with the new developments as well as the other drainage regulatory bodies. Like the Comprehensive Plan, the Master Drainage Plan must be reviewed every 3 to 5 years; however, a significant boom in population or development can trigger a required review prior to that.

“Goal Statement #2 – Develop Drainage Design Criteria and Standards” – Accomplished 2012; reviewed bi-annually.

In 2008, the City adopted drainage design criteria as section 5 in the “City of Manvel – Design Criteria Manual” as Resolution 2008-R-04. The Design Criteria Manual, which is

¹¹ More information on the sand pit project and its impact on the city’s drainage system(s)?

located online¹², has been revised subsequently in 2008, 2010 and 2011. As recommended in the 2008/2009 Comprehensive Plan, the manual outlines drainage policies and procedures, provides calculations and itemized list for complete drainage plans, identifies right-of-way requirements for drainage facilities, and provides information concerning development in the 100-year floodplain. As the City continues to review and update this manual, it should include as part of that review consistency with other regional criteria manuals, specifically those in use by the three drainage districts, as well as the Master Drainage Plan once adopted. Further, as part of the review, the design criteria should provide for some oversizing as well as include the use of the sand pit. The City should continue to work with Center Point Energy for use of ROWs and Flow thru.

“Goal Statement #3 – Develop Drainage Capital Improvement Plan (CIP)” – Accomplished 2013; to be reviewed annually (?).

The City adopted its first CIP in 2013 with assistance of the City Engineer. As part of the CIP, the City was able to fund the Master Drainage Plan. The master plan will show new projects. The City will also need to review the CIP annually as the City development and City staff evaluates its accuracy and relevance.

“Goal Statement #4 – Enter into Interlocal Agreements with Brazoria County, Drainage Districts, Texas Department of Transportation, Railroads, Gulf Coast Water Authority, and Municipal Utility Districts” – Partially Accomplished; Continuous.

The City has actively worked to develop relationships with the three drainage districts and now has strong agreements and working relationships with Pearland Drainage Districts (DD #4) and the Brazoria County Drainage District (#5), and continues to work with the Conservation and reclamation District #3.

2014 Goals and Implementation:

The following goals and actions were developed by the Steering Committee to address the needs of the City’s drainage in the upcoming years. The Steering Committee agreed to continue with many of the important goals established in the previous comprehensive plan.

¹² <http://www.cityofmanvel.com/uploads/Permits/2012%20COM%20DCM.PDF>

Goal Statement #1: Complete Master Drainage Plan

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
The Master Drainage Study has been commissioned; anticipated adopting in March 2014.			
The Master Drainage study will identify the existing physical barriers and factors to drainage within context of location; it will also identify areas of opportunity for water treatment plants, etc.			
Adopt the Master Water Plan and Master Sewer Plan to the Comprehensive Plan			
Account for City's plans and policies for reclamation and reuse of water			

Goal Statement #2: Continue to update and review drainage design criteria and standards on a semi-annual/annual basis.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Review Design Criteria Manual for consistency with the Master Drainage Plan			
City ordinances will be restructured to full build-out and drainage.			

Goal Statement #3: Implement the newly adopted Drainage Capital Improvement Plan (CIP) and review annually for updates and efficacy.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES

Goal Statement #4: Continue to explore policies and projects in order maintain and control floodplains.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Identify community solutions to mitigate drainage and include drainage in water-management plan in order to efficiently use overflow			
Encourage the repurposing of land and drainage systems to capture overflow and retain for future use			
Anticipate new FEMA Floodplain map and prepare for the potential implications			

Goal Statement #5: Continue to coordinate and maintain interlocal agreements with Brazoria County, Drainage Districts 3, 4 and 5, Texas Department of Transportation, Gulf Coast Water Authority, and Municipal Utility Districts(MUDs).

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Identify potential ways to partner with Drainage District 3			
Work with Center Point and Railroads for use of their right-of-way			
Continue to enter advantageous interlocal agreements with others on a per project basis, and identify other strategic partners.			

Recommendations:

In addition to goals and actions, the consultants make the following recommendations regarding drainage:

- Research and review the relevance of zero-effect drainage and low-impact development (LID) design regulations in order to minimize the impact of new development on drainage; especially for business growth and commercial development along SH 6.
- Identify requirements that trigger review/update to master drainage plan
- Update development map, proposed improvements – move to future land use
- Incorporate canals and railroad into ditches etc
- Incorporate Bridges culverts; identify how many bridges exist within the City and are under the City's authority; add bridges city versus TXDOT
- Acquisition desirable; enlarge re-purposing of sandpits and smaller land

Transportation

The City continues to rely heavily on SH 6 and SH 288 as its major corridors, and FM 1128 increases in use as a connecting corridor to the City of Pearland. However, the intensity of development along these streets has proven difficult to manage while still maintaining the City's aspired "rural character." One of the major developments coming to Manvel is the expansion of SH 288 to include a toll road. The City continues to explore alternative options for the movement of traffic as the population and development rise. It will be difficult to identify areas for this expansion, as most road expansions will be unpopular with existing residents.

City Action/Goals:

The City continues to use the transportation plan laid out in the 2008/2009 Comprehensive Plan when discussing new roads with developers and residents. While there have been certain discrepancies in the accuracy of the map, it continues to be a useful tool. As such, the City has begun to explore options for commissioning a Major Thoroughfare Plan in order to more clearly communicate its vision for transportation to developers and citizens alike. The City must include alternative methods of transportation. Pedestrian and bike traffic will become more important, especially as the City dandifies and can be positive solutions to the pending traffic congestion.

"Goal Statement #1 – Educate City Council, PD &Z and MEDC on the Transportation Corridor Plan and how it should be used" - ???

"Goal Statement #2 – Develop a set of context sensitive right-of-way design standards" –

The City's Design Criteria Manual does include a set of standards for developments in the right-of-way; however, it does not include a typography setting for the design of the streets. This can be included in the Major Thoroughfare plan in order to encourage the implementation of the type of streets that Manvel wants. The City should also keep in mind that "streets" and "transportation" should focus on the "creation of an enhanced roadway system that fosters the inclusion of both vehicular and non-vehicular methods of moving people and goods," as stipulated in the 2008/2009 Comprehensive Plan. This will also be essential for the development of a downtown and the increased walkability that citizens want.

“Goal Statement #3 – Utilize new development proposals to build a transportation corridor system in conjunction with other infrastructure and transportation modes” – Accomplished/Continuous.

The City has had a degree of success in creating new infrastructure by utilizing new developments to support the growth of the City. This continues to be a goal and tool that the City will use moving forward.

2014 Goals and Implementation:

Goal Statement #1: Collect data to develop and improve geographic information systems (GIS) and Earth mapping resources for real strategic planning through a right-of-way inventory assessment and maintenance responses.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Contract surveyor to do data collection on existing ROWs			
Create official street map			
Use data and analysis to inform Major Thoroughfare Plan			

Goal Statement #2: Identify and implement strategic funding opportunities and put on CIP to coordinate infrastructure and road expansion with development improvements.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Explore funding options for park and ride or other public transportation opportunities			
Incorporate future toll road expansion into Thoroughfare Plan in order to identify impacts and opportunities			

Goal Statement #3: Create livable centers and develop connectivity and transportation options to address emergencies and congestion mitigation, through alternate routes to SH 6 and connections to SH 288, as well as coordinate with alternative forms of travel, such as hike and bike trails.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Apply for the Livable Centers Study using Manvel Economic Development Corporation (MEDC funds), and adopt results as an amendment to Comp Plan			
Minimize cul-de-sacs and prioritize grid pattern development			

Goal Statement #4: Contract a Major Thoroughfare Plan to define future needs and current capacities of the City’s roads, as well as a tool to maintain the rural character of the City and identify goal of roads and locations.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Coordinate final plans with water, sewer and drainage plans; no more open ditches.			
Develop cross sections that reflect the desired rural character and are sufficient for expected roadway capacity and drainage requirements, as well as pedestrian and bicycle traffic			
Minimize cul-de-sacs and prioritize grid pattern development			

Recommendations

In addition to goals and actions, the consultants make the following recommendations regarding transportation:

- Incorporate/ explore “Complete Streets” design requirements into thoroughfare plan
- Ensure alignment with Master Drainage Plan and Open Space, Parks and Trails Plan

Parks and Open Space

The Steering Committee was particularly interested in ensuring that the City of Manvel developed and maintained parks and open space. As part of the discussion, they acknowledged and explored various ways to keep costs down, including identifying trail maintenance groups and working with developers and HOAs in the management of open space. The Steering Committee was especially interested in building upon and preserving the remaining open space and agricultural tradition for horse trails, as well as exploring community sponsored agriculture (CSA), farmers markets and community gardens.

The development of the Trail and Master Parks plan can be incorporated into and coordinated with the Master Drainage Plan and Major Thoroughfare plans in order to capitalize on the use of ROWs. This means there is greater demand for the identification and indexing of the existing right-of-ways in the City. The City should also consider capitalizing on the existing bike pathways that riders are using, and formalize those in the plan with programmed stops and destinations to promote tourism in the City.

City Action/Goals:

Though the City had been offered a parcel of land to use as open space from the Lyons Club, it concluded that the stipulations on the property were too stringent to make the maintenance of the space feasible. The City has also been discussing the development of a new City Hall on donated property closer to SH 288. The size of this land would allow for a programmed park in collaboration with private investment in restaurants and other entertainment services.

“Goal Statement #1 – Develop a Public Facilities and Open Space Master Plan” – Not completed.

The Steering Committee has recommitted to the completion of this goal, with the intention to coordinate it with the Master Thoroughfare Plan and Master Drainage Plans.

2014 Goals and Implementation:

Goal Statement #1: Develop Open Space, Parks and Trails Plan.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Coordinate Open Space, Parks and Trails Plan with Thoroughfare Plan, as well as Drainage Plan to identify opportunities for programming and land			
Establish innovative parks and recreation plan and uses that are self-supporting			
Ensure consistency with and add as an amendment to the Comprehensive Plan			

Goal Statement #2: Promote trails and open space in the planning phase of new developments.

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Review and update the parks dedication ordinance and other relevant ordinances that require dedication of open space as part of new developments			
Rely upon Open Space, Parks and Trails Plan as guiding document for private investment in public spaces			

Goal Statement #3: Develop regulations to allow, promote and encourage sustainable events

ACTION	TIME FRAME	RESOURCES	RESPONSIBLE PARTIES
Reserve space in parks to encourage community and urban gardening			

Promote local and organic agriculture through community events such as a farmers' market			
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Recommendations:

In addition to goals and actions, the consultants make the following recommendations regarding Parks, Trails and Open Space:

- Essential to any successful open space is the idea of “programming” in order to ensure the space is used, as well as maintained and safe. Important to think about how much space is actually needed and how it will be used with enough frequency to keep the City invested in its maintenance, as well as bring people there.
- Create a Steering Committee of the Open Space, Parks and Trails Plan with the anticipation that they will continue service to the city
- Also coordinate the open space plan with the development of the new City Hall building
 - o Explore funding options for local food growth: CSAs, farmer’s market, community gardens and urban chickens/farming

OTHER

Community Image

“Goal Statement #1 – Ensure Zoning, Subdivision, Sign Ordinances and Permit Process Provide Ease and Consistency of Administration” – Continual.

The City continues to review and update its ordinances. Further, the comprehensive plan revision process established a need to revisit the City’s zoning and subdivision ordinances. The City is looking specifically to rewrite its sign ordinances, and the proposed zoning and subdivision ordinance rewrite can also clarify and provide consistency in the administrative process for development.

“Goal Statement #2 – Establish Design Standards for Commercial Areas” – Not complete.

This goal ties into the original concept that the City would create and adopt a form based code based on intensity development zones. While creating design standards for commercial areas may not remain a relevant goal to the Comprehensive Plan revisions, the review and update to the Parks Plan and Open Space requirements in the subdivision and possibly zoning ordinance would effectively achieve establishing a requirement of open space and prevent the type of developments the residents do not want.

However, the City did designate an overlay district in which new façade requirements have been established. This is one way that the City can address the aesthetic goal originally laid out in adopting form based codes, while continuing to use the traditional Euclidean form of land use regulation.

“Goal Statement #3 – Establish a ‘Keep Manvel Beautiful Committee’” – Not complete.

While this goal has not been completed or incorporated into the 2014 goals, the City may reconsider the establishment of this committee as the review/steering committee for the Trail Master Plan with the idea of continuing their involvement on a regular basis. This may help to support the development and programming of the open spaces, in anticipation of the expansion of City staff, and the establishment of specific departments, such as Parks and Recreation.