

WELCOME TO THE CITY OF  
**MANVEL**  
— CITY ON THE RISE —

**Strategic Plan**  
**Comprehensive Plan Update**  
**Thoroughfare Plan Update**

**PUBLIC FORUM ON**  
**MANVEL'S FUTURE**

**April 11, 2024**



**GARY MITCHELL**  
**President and**  
**Project Manager**



**JENNIFER MAK**  
**Architect and**  
**Senior Urban Designer**



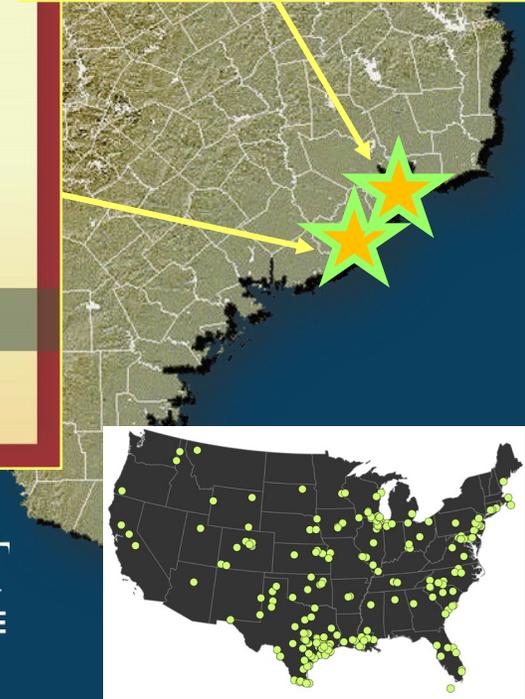
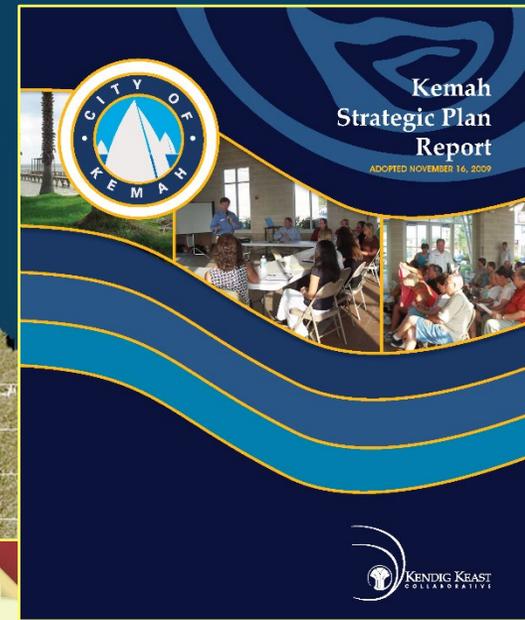
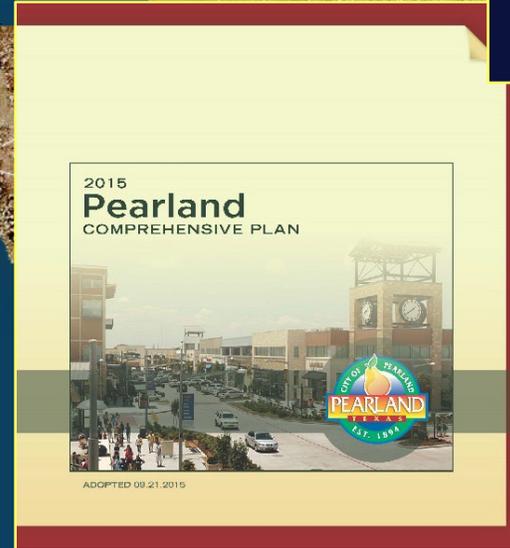
**JANIS BURALL**  
**Senior Associate**



# COMMUNITY PLANNING CONSULTANTS FOR 40+ YEARS

- Alvin
- Amarillo
- Angleton
- Bastrop \*
- Bay City
- Baytown
- Beeville
- Bellaire
- Borger \*
- Brenham \*
- Brownsville
- Bryan \*
- Cedar Park
- College Station
- Copperas Cove
- Corpus Christi
- Cuero
- Dayton \*
- Del Rio
- Dickinson
- Eagle Pass
- Early
- Edinburg \*
- El Campo
- El Lago \*
- Freeport
- Fulshear \*
- Galveston
- Georgetown
- Granbury
- Grand Prairie
- Harlingen \*
- Hitchcock
- Houston
- Humble
- Huntsville
- Ingleside
- Jasper
- Jersey Village
- Katy
- Kemah
- Kerrville \*
- Killeen
- Kingsville
- La Porte
- Lake Jackson
- League City
- Lewisville
- Liberty
- Lockhart \*
- Los Fresnos
- Lubbock
- Magnolia
- Manor
- **MANVEL**
- McAllen \*
- Meadows Place
- Missouri City
- Mont Belvieu \*
- Nacogdoches \*
- Nassau Bay
- Pearland \*
- Pflugerville
- Plainview
- Pleasanton
- Port Lavaca
- Richmond \*
- Rosenberg \*
- San Angelo
- San Benito
- Seabrook
- Sealy
- Shenandoah
- Sherman
- South Padre Island
- Stafford \*
- Sugar Land \*
- Temple \*
- Victoria
- Vinton
- Waller \*
- Webster
- W. University Place
- Wharton

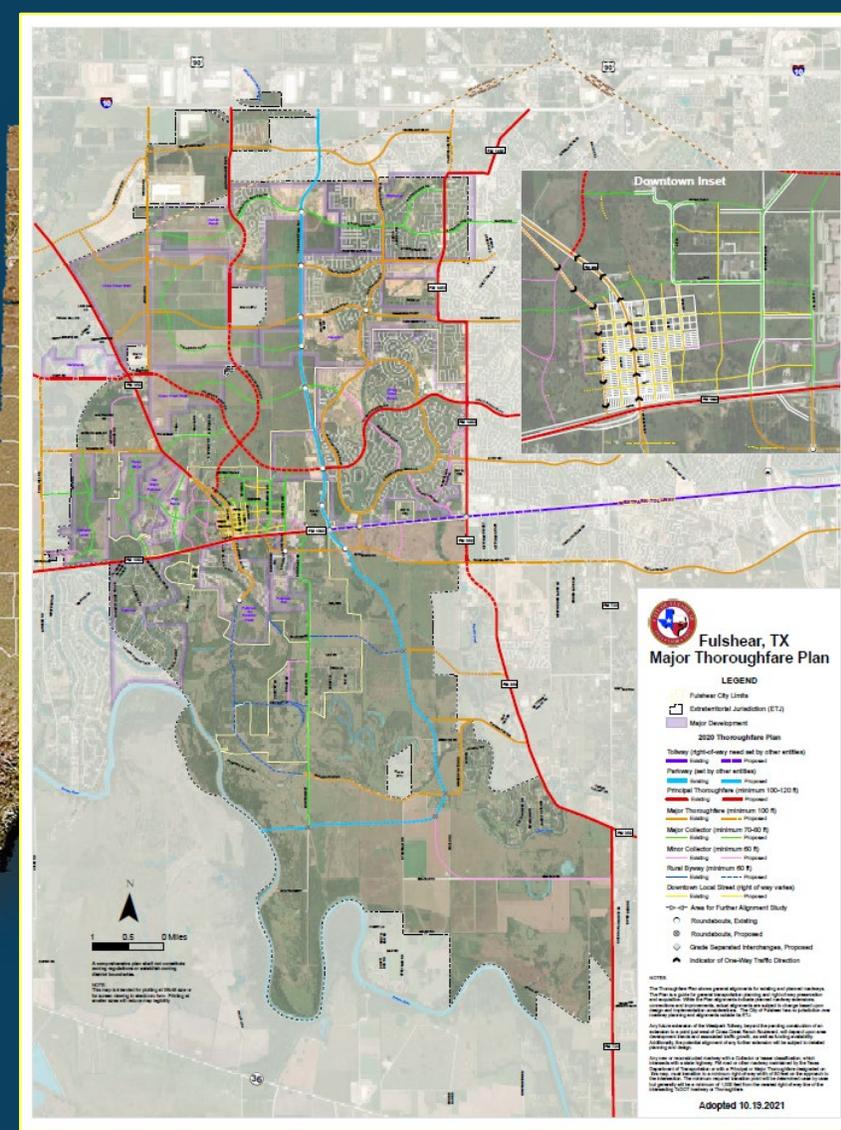
\* Award-winning plans and development codes



# COMMUNITY PLANNING CONSULTANTS FOR 40+ YEARS

- Alvin
- Amarillo
- Angleton
- Bastrop \*
- Bay City
- Baytown
- Beeville
- Bellaire
- Borger \*
- Brenham \*
- Brownsville
- Bryan \*
- Cedar Park
- College Station
- Copperas Cove
- Corpus Christi
- Cuero
- Dayton \*
- Del Rio
- Dickinson
- Eagle Pass
- Early
- Edinburg \*
- El Campo
- El Lago \*
- Freeport
- Fulshear \*
- Galveston
- Georgetown
- Granbury
- Grand Prairie
- Harlingen \*
- Hitchcock
- Houston
- Humble
- Huntsville
- Ingleside
- Jasper
- Jersey Village
- Katy
- Kemah
- Kerrville \*
- Killeen
- Kingsville
- La Porte
- Lake Jackson
- League City
- Lewisville
- Liberty
- Lockhart \*
- Los Fresnos
- Lubbock
- Magnolia
- Manor
- **MANVEL**
- McAllen \*
- Meadows Place
- Missouri City
- Mont Belvieu \*
- Nacogdoches \*
- Nassau Bay
- Pearland \*
- Pflugerville
- Plainview
- Pleasanton
- Port Lavaca
- Richmond \*
- Rosenberg \*
- San Angelo
- San Benito
- Seabrook
- Sealy
- Shenandoah
- Sherman
- South Padre Island
- Stafford \*
- Sugar Land \*
- Temple \*
- Victoria
- Vinton
- Waller \*
- Webster
- W. University Place
- Wharton

\* Award-winning plans and development codes



**KENDIG KEAST**  
COLLABORATIVE



KENDIG KEAST  
COLLABORATIVE



# COMMUNITY CHARACTER

PRINCIPLES for DESIGN  
and PLANNING

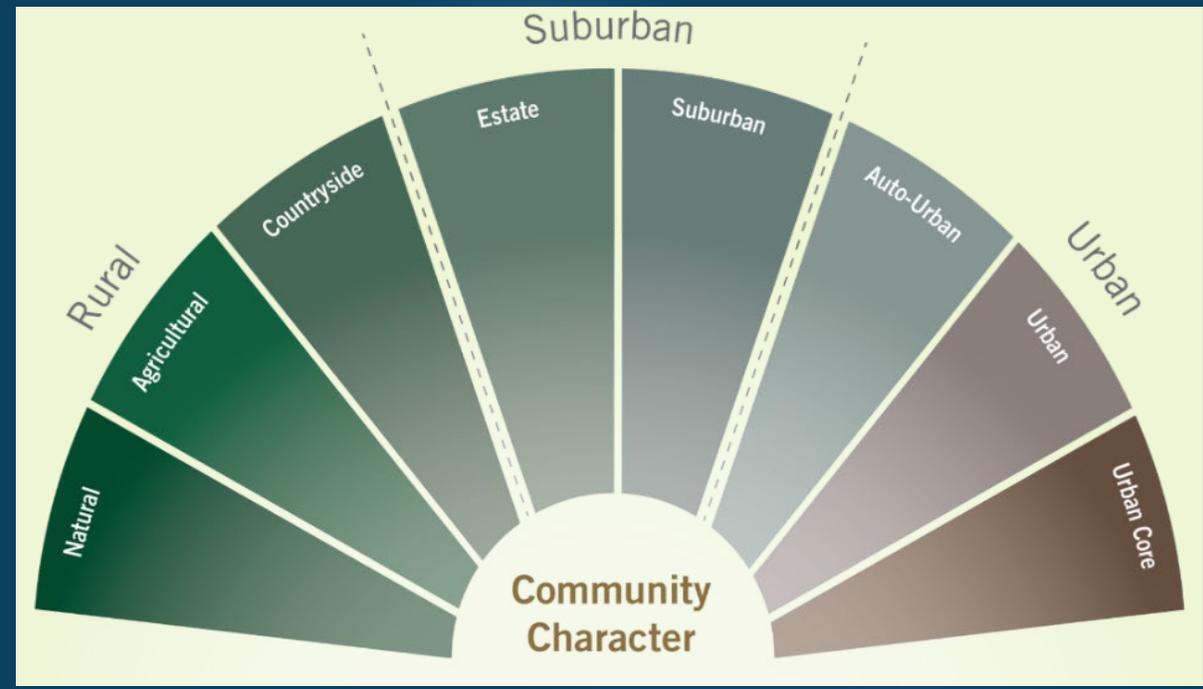
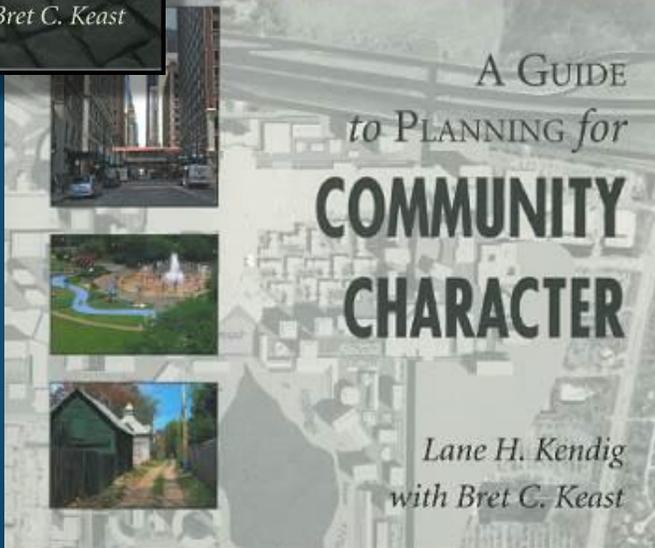


Lane H. Kendig with Bret C. Keast

# SYSTEMATIC APPROACH TO CHARACTER



PLANS  
+  
DEVELOPMENT  
CODES



Rural  
Character



Suburban  
Character



Urban  
Character

# WHAT?

- 10-20+ year outlook for community
- Considers physical aspects of city at once
- Sets action priorities
- Basis for more detailed plans



# WHY? Plans Help Establish Priorities for:

- ▶ Annual budgeting
- ▶ Capital improvements and land acquisitions
- ▶ New and amended City ordinances
- ▶ Department work plans and resources to carry them out
- ▶ More specific planning and studies to clarify strategies, costs
- ▶ Pursuit of external grant funding to leverage local dollars
- ▶ Initiatives pursued with other public and private partners



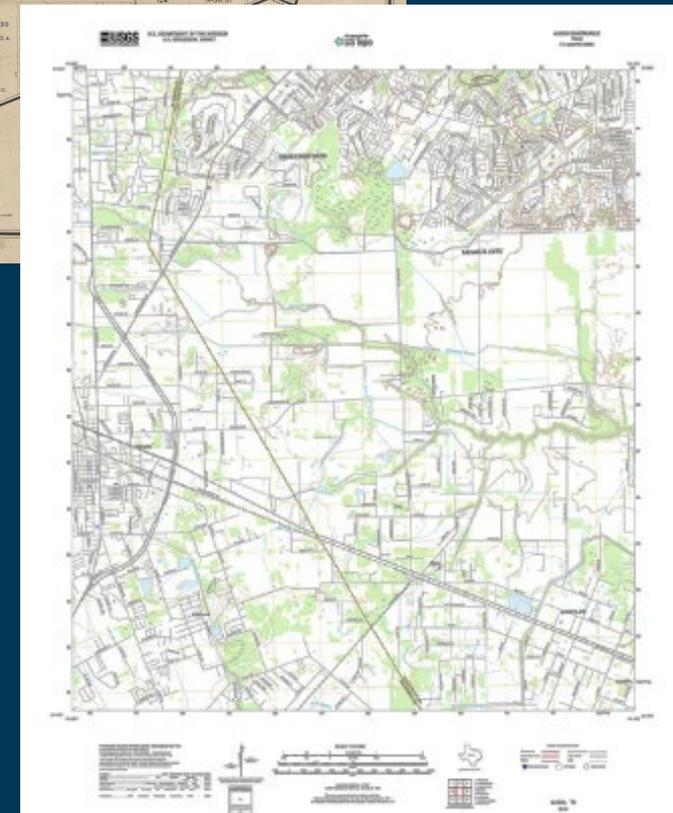
# WHEN?

- 5-10 year updates
- Changes in context, data, population, leadership
- Snapshot of city at a point in time

## MANVEL 2015 COMPREHENSIVE PLAN



CITY OF MANVEL



IMAGES: houstonchronicle.com, U.S. Geological Survey

**2024**

**PROJECT STARTUP**

*City Council Workshop 1*  
Outreach Plan + Schedule

**Feb-Mar**

**2024**

**MANVEL TODAY PHASE**

**Initial Engagement Round**  
**Community Survey**  
Manvel Today Report

**Mar-May**

**2024**

**PLAN DIRECTION PHASE**

*City Council Workshop 2*  
**Proposed Strategic Plan**  
Plan Direction / Outline

**May-Jun**

**2024**

**FUTURE MANVEL PHASE**

Comp + Thoroughfares Focus  
**Further Engagement Activities**

**Jun-Oct**

**2024-25**

**IMPLEMENT / ADOPT PHASES**

*City Council Workshop 3*  
**Open House on Draft Plans**  
**Hearing Drafts of Plans**

**Oct-Jan**

# PLAN CONTEXT



**Growth outlook  
and management**



**Rural character  
preservation**



**Flood risk  
mitigation**



**Economic  
drivers**



**Quality of place**

**Mobility options**





# Then and ... **NOW**

# 220.3

**Population Density**  
(persons per square mile)  
in Census 2010



# 364.0

**Population Density**  
(persons per square mile)  
in Census 2020

Iowa Colony = 864

Alvin = 1,115

Friendswood = 1,985

Pearland = 2,585

SOURCE: [census.gov/quickfacts](https://www.census.gov/quickfacts)



# Then and ... **NOW**

# 38.4

**Median Age**  
in Census 2000



# 35.7

**Median Age**  
in 2022

**Iowa Colony = 33.1**

**Alvin = 33.7**

**Pearland = 37.0**

**Friendswood = 38.7**

SOURCE: U.S. Census Bureau, American Community Survey Table DP05, Census 2000 Table P013



# Then and ... **NOW**

# 50.3%

**Housing Units  
20+ Years Old  
in Census 2000**



# 27.9%

**Housing Units  
20+ Years Old  
in 2022**

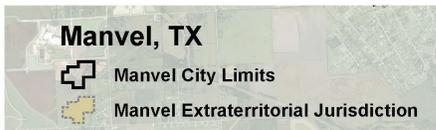
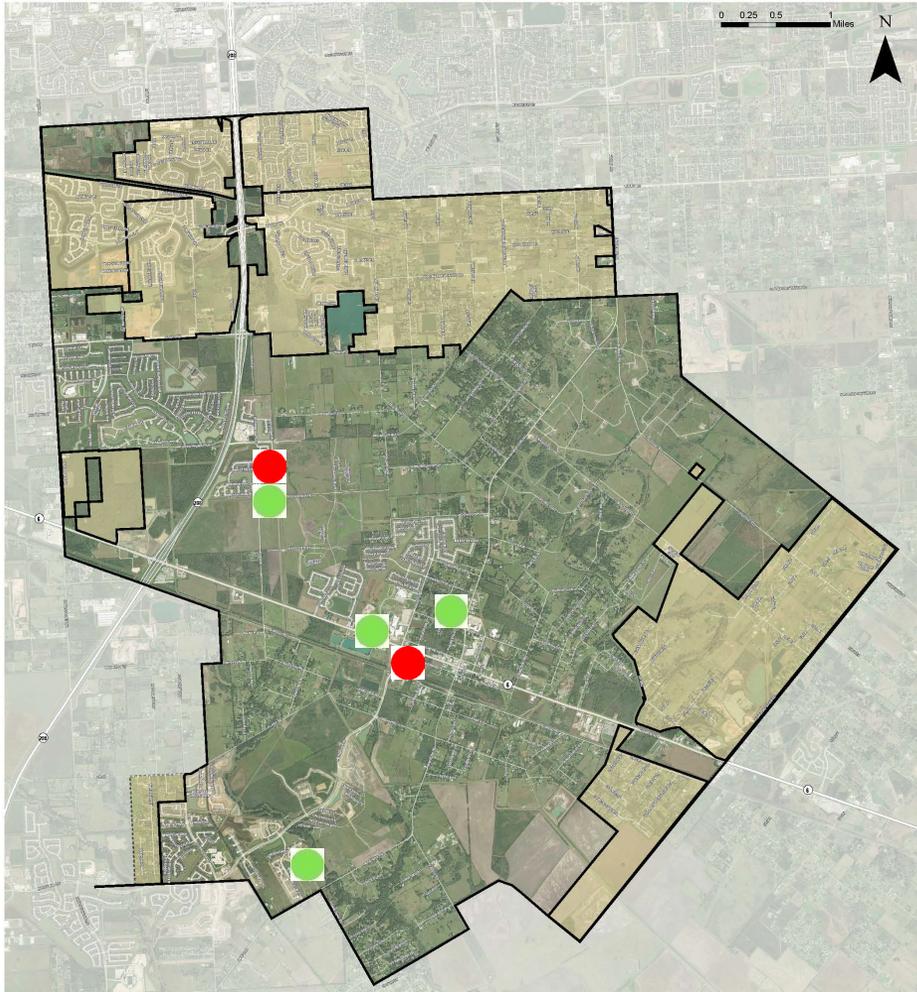
**Iowa Colony = 10.2%   Pearland = 37.1%   Friendswood = 70.4%   Alvin = 73.7%**

SOURCE: U.S. Census Bureau, American Community Survey Table S2504

# INPUT ACTIVITIES TONIGHT



# Where Do You Live/Work



# Where Do You Live/Work Map



Please place a dot on the map ...

**where you live** ●

and another dot ...

**where you work or have a business,** ●

*if in Manvel or the City's Extraterritorial Jurisdiction (ETJ).*

If the location is off the map,  
place the dot at the edge of the map and specify  
on the adjacent comment sheet.

# I ❤️ Manvel Because...

Reasons Why Manvel is a Great Place to Live...

*Rural / Small Town*

*Community feel*

*Location*





# Issues / Concerns Heard So Far

(Board 1 of 2)



## Issues / Concerns Heard So Far

These two posters have a list of major issues already heard since project work started in February.

Please do the following:

1. Review the issues noted on the **2 posters**.
2. Identify your top 5 issues among those listed by placing a sticker dot next to each of those 5 (**up to 5 sticker dots total**).
3. On the comment pages, write any associated comments or **additional community issues** that should be considered during this community planning process.

*Library Facility is Outgrown*

*Loss of Pastures / Fields*

*Too Many Smoke Shops, Donut Shops, Fast Food and Gas Stations*

*Inadequate Infrastructure (Water, Sewer, Roads, Sidewalks, etc.)*

*Difficulty for Small Businesses (Permitting, Available Space, etc.)*

*Increased Traffic (Railroad, Safety, Speeding, etc.)*

*Lack of Family Owned Businesses (Local, Not Chains)*

*Lack of Parks and Walking Trails*

*Increased Drainage and Flooding Risk*

*Losing Small Town/Rural Charm Amid Growth*

*Lack of Variety of Business Types (Sit Down Restaurants, Retail, Entertainment, etc.)*

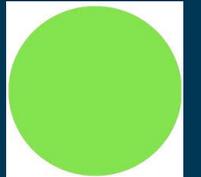
*Lack of Community/ Recreation Center (i.e. YMCA)*

*Lack of Connectivity (Car, Bicycle, Pedestrian, etc.)*

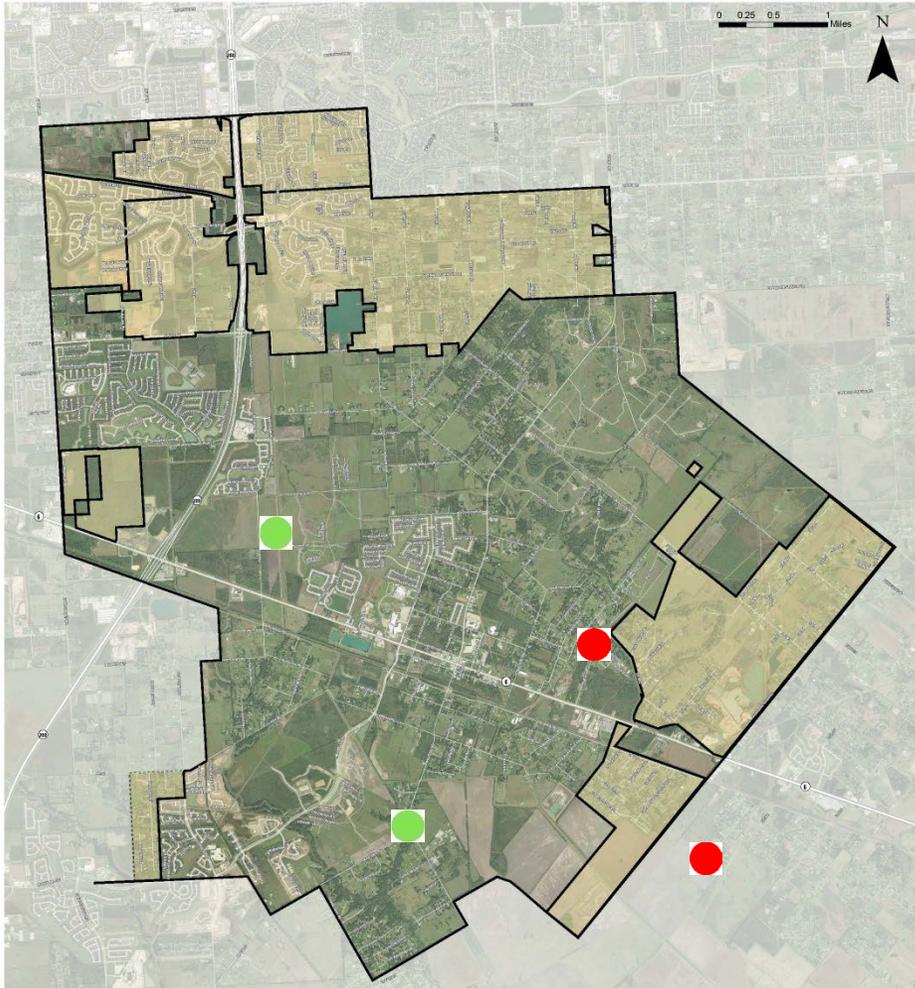
*Lack of a City Center/Plaza / Gathering Space*

*Lack of Identity (Signage and Branding)*

# TOP 5 ISSUES UP TO 5 DOTS TOTAL



# Where to Grow - or Not?



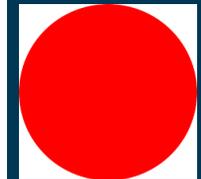
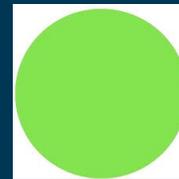
# Where to Grow - or Not?



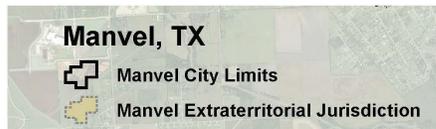
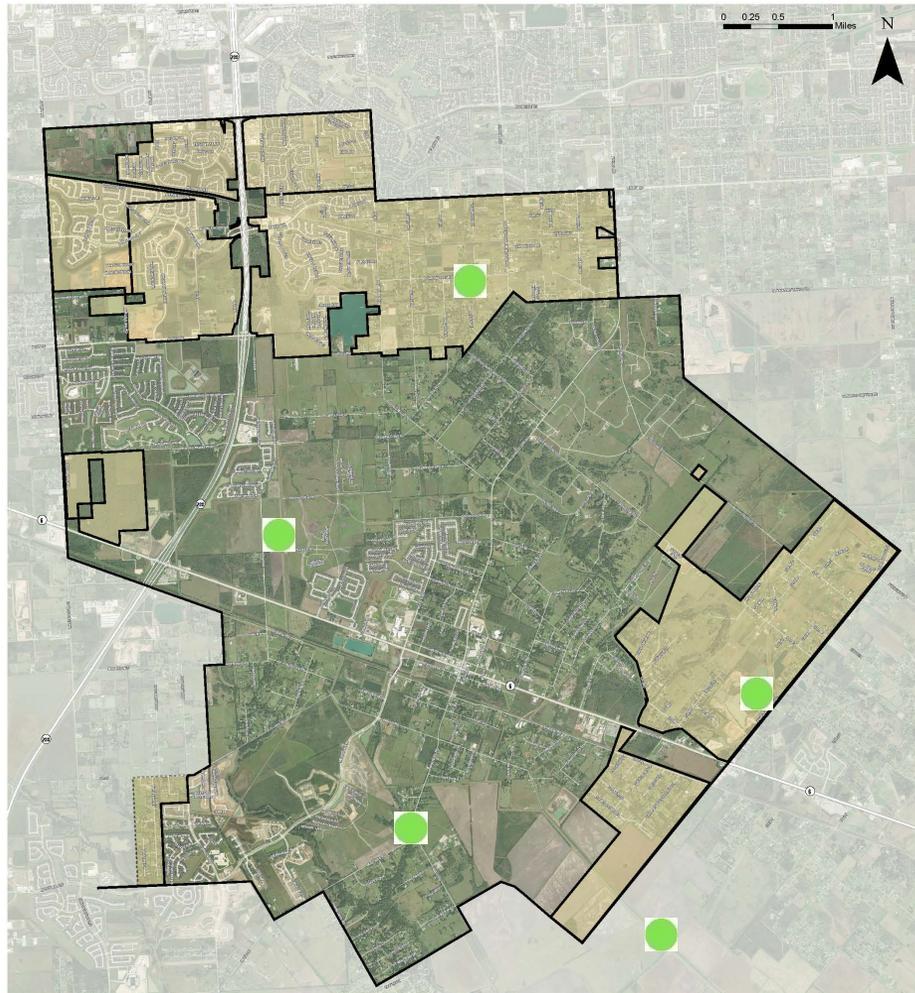
Efforts to spur more growth and economic investment in Manvel are a focus of this community planning process, along with growth management.

## Please do the following:

1. On the map of the city, place a **green sticker dot** at locations where you can see future growth.
2. Place a **red sticker dot** in areas where you prefer that growth not be encouraged, such as to protect agriculture, preserve environmental resources and open space, keep incompatible development away from residential areas, or for other reasons.
3. On the comment pages, reference that particular location and write any associated comments.



# Where Should Manvel Planners Focus Their Attention?



## Where Should Manvel Planners Focus Their Attention?



What other future opportunities or challenges for Manvel should the City's plans address, in areas such as:

- Land use and development
- Housing and neighborhoods
- Transportation
- Public infrastructure, facilities and services
- Parks and other community amenities
- Economic investment
- Community appearance
- Natural resources

### Please do the following:

1. Place a **sticker dot** on the Manvel map in any location where you wish to point out a future opportunity or challenge for the area.
2. On the comment pages, reference that particular location and write your comment.
3. You can also write general comments on this topic, without a specific location.



KENDIG KEAST  
COLLABORATIVE

ARKK ENGINEERS

consor

# What Does Rural or Small Town “Feel” Mean to You?

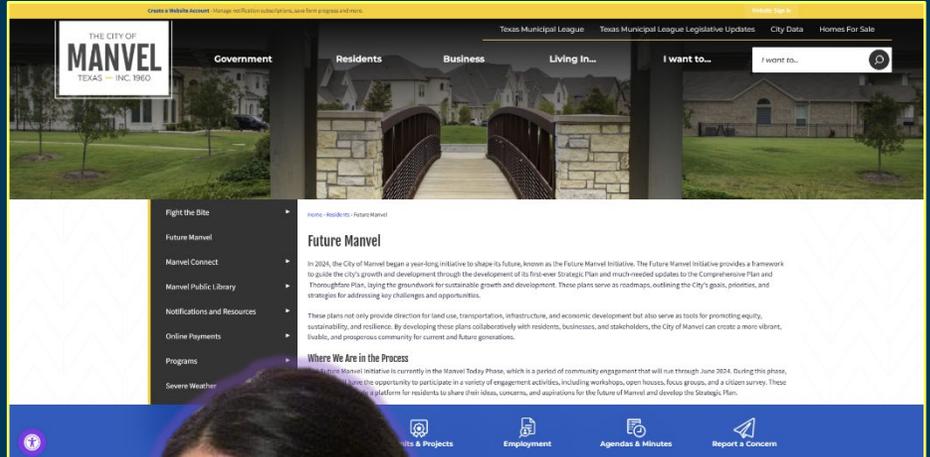
*Large Lots*

*Tree Preservation*

*Local Restaurants and Shops*



# HOW? Input Beyond Tonight



## City Website

## Online Survey



## Survey on Manvel's Future

### Welcome!

The City of Manvel is currently updating its Comprehensive Master Plan and Thoroughfare Plan, and developing its first-ever Strategic Plan. The last Comprehensive Plan was adopted in 2015, and can be found online at: <http://www.cityofmanvel.org/DocumentCenter/View/231/2015-Adopted-Manvel-Comp-Plan?bidId=>

This long-range planning process helps the City - and others - consider the community's future outlook as they make shorter-term decisions on public and private investments and other actions that will shape that future. Such plans especially involve the physical aspects of a community such as land use, new development and redevelopment, housing and neighborhoods, economic development, public infrastructure and facilities, transportation, parks and amenities, aesthetics and community appearance, and planning for unique or special

## Social Media



## Around Town



**CITY OF MANVEL**  
**FUTURE MANVEL**  
**YOUR VOICE, OUR FUTURE**

Manvel is beginning a year-long project to shape the future of the City with the launch of the Future Manvel Initiative— and **we will need your participation!**

[cityofmanvel.com/futuremanvel](http://cityofmanvel.com/futuremanvel)

# It's ultimately about ...

