

# Manvel Community Survey Report

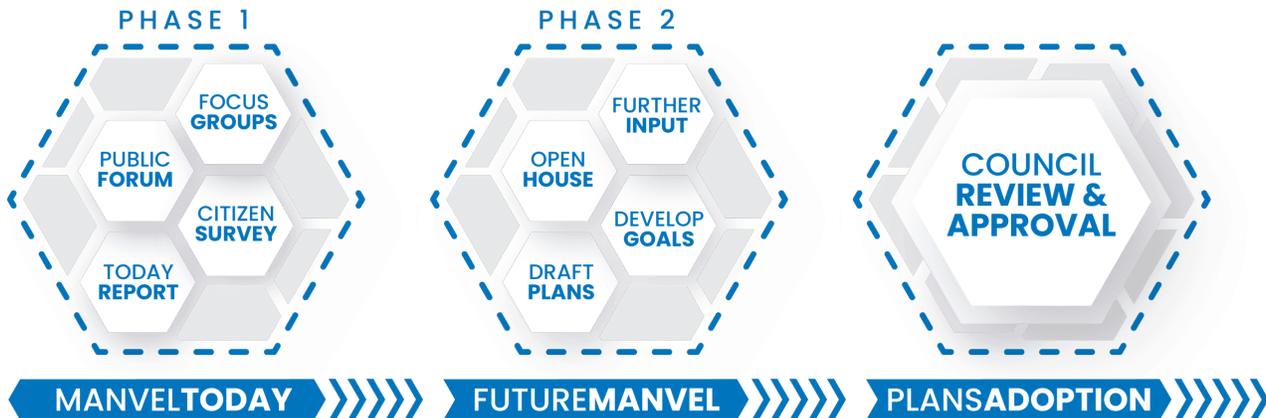
## Input to City Strategic Plan and Comprehensive/Thoroughfare Plan Updates

As another way to obtain input to the City’s strategic and long-range planning efforts from Manvel residents, business community and others, a survey was made available online. The City promoted the survey first at the Forum on Manvel’s Future on April 11, 2024, then by disseminating it via usual public notification means, including on the City website and social media, through postcards and newsletters, and at City facilities. The survey opened on May 1 and closed on May 31, **receiving 676 total responses**.

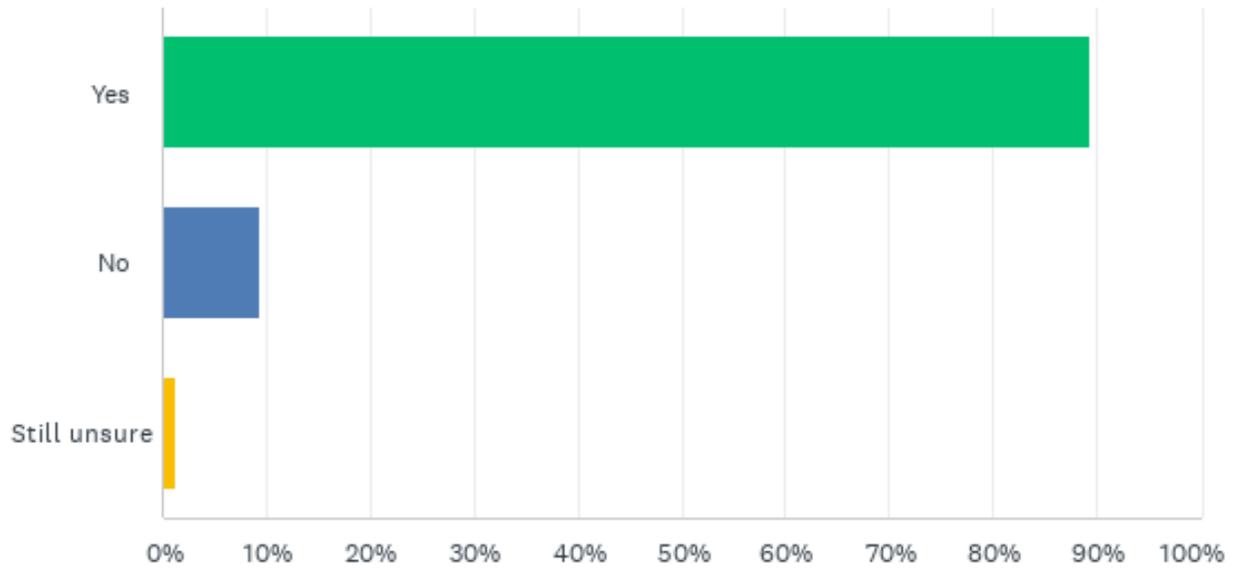


As it was an open online survey, respondents were able to answer all questions regardless of whether they live within Manvel or elsewhere. Question 1 asked respondents to confirm if they live in Manvel, with nearly all responding and 89.3% saying Yes. Also, the results from Question 2 regarding respondent location show that – of the 71% who provided a location – those locations are mostly just outside both the Manvel city limits and extraterritorial jurisdiction (ETJ, as shown on page 3).

The survey had 26 questions, providing a mix of multiple-choice and open-ended question types. Respondents were not required to answer every question to proceed through the survey. The response rate for each question is provided in this summary report.



**QUESTION 1: Do you live in Manvel?**

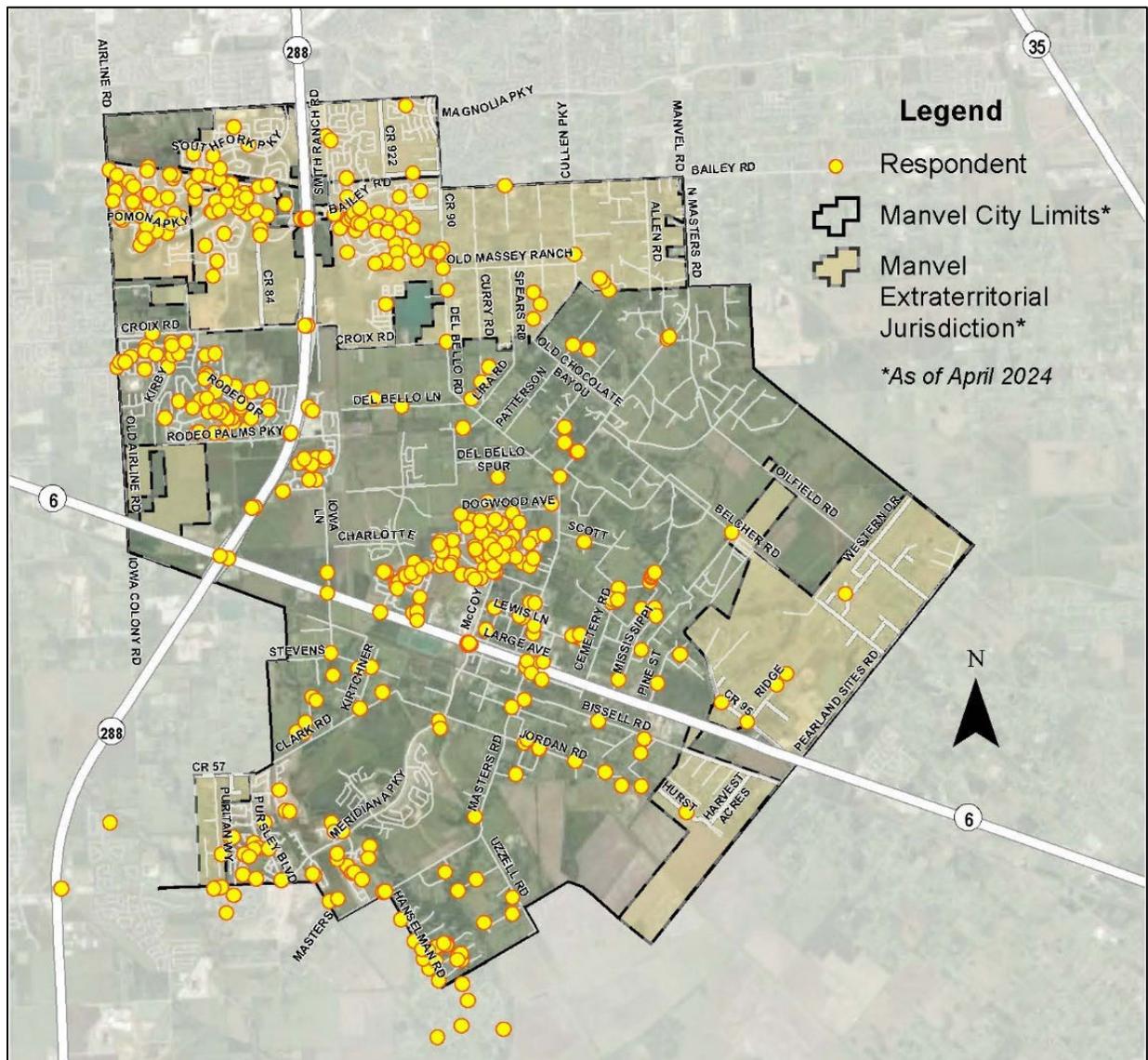


- 675 of the 676 survey participants answered this question – only 1 did not.
- 89.3% answered Yes, 9.5% answered No, and 1.2% were unsure.

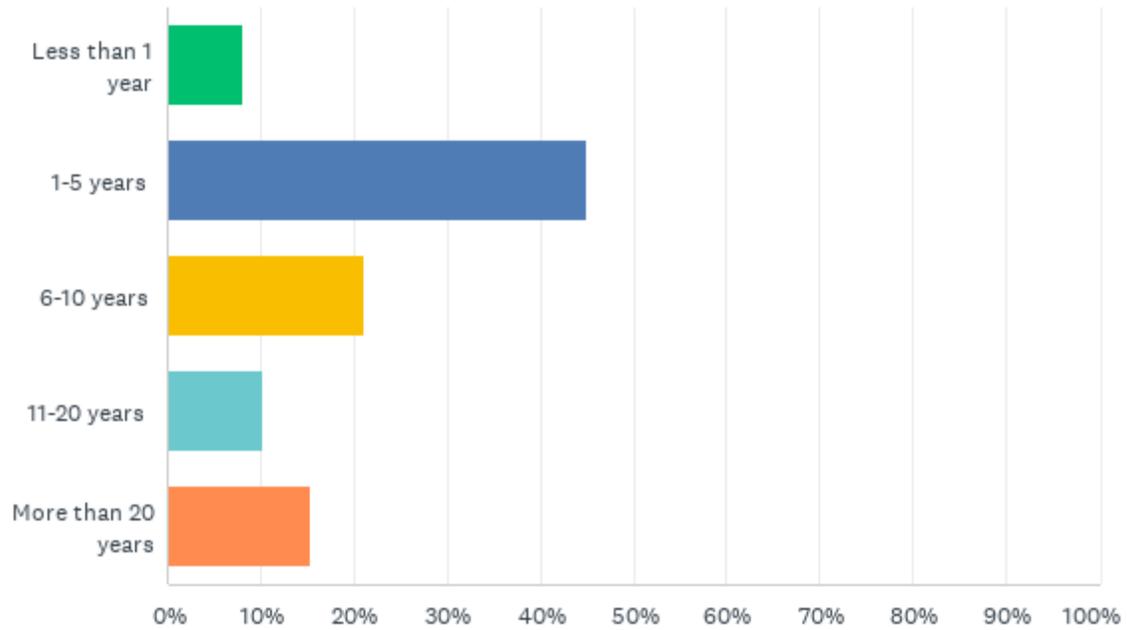
**QUESTION 2: Physical Address or Nearest Intersection**

This question asked participants to provide their address – or nearest intersection – so the general geographic coverage of the survey response could be made visual on a map. The number of respondents who provided an answer was 481 (71.1%). Approximately 99% of these responses involved specific addresses or other relatively accurate locations (e.g., intersections) that could be readily mapped. In many of the other cases, just a street and/or subdivision name was provided, so a point was placed on the map at the midpoint of the named street within the Manvel area unless a specific subdivision was also called out.

The mapping results are shown below. While the map reflects only those who provided a location response, it does indicate coverage of most residential areas in Manvel, additional responses from Manvel ETJ locations, as well as participation from others in surrounding areas who associate with Manvel for various reasons as covered in Question 7 below.

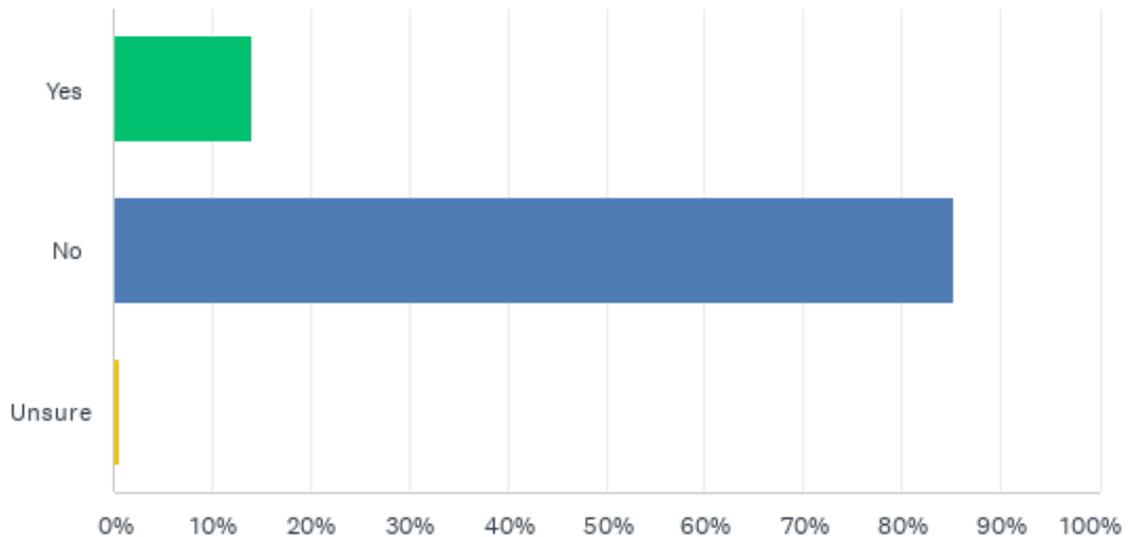


**QUESTION 3: How long have you lived in the city?**



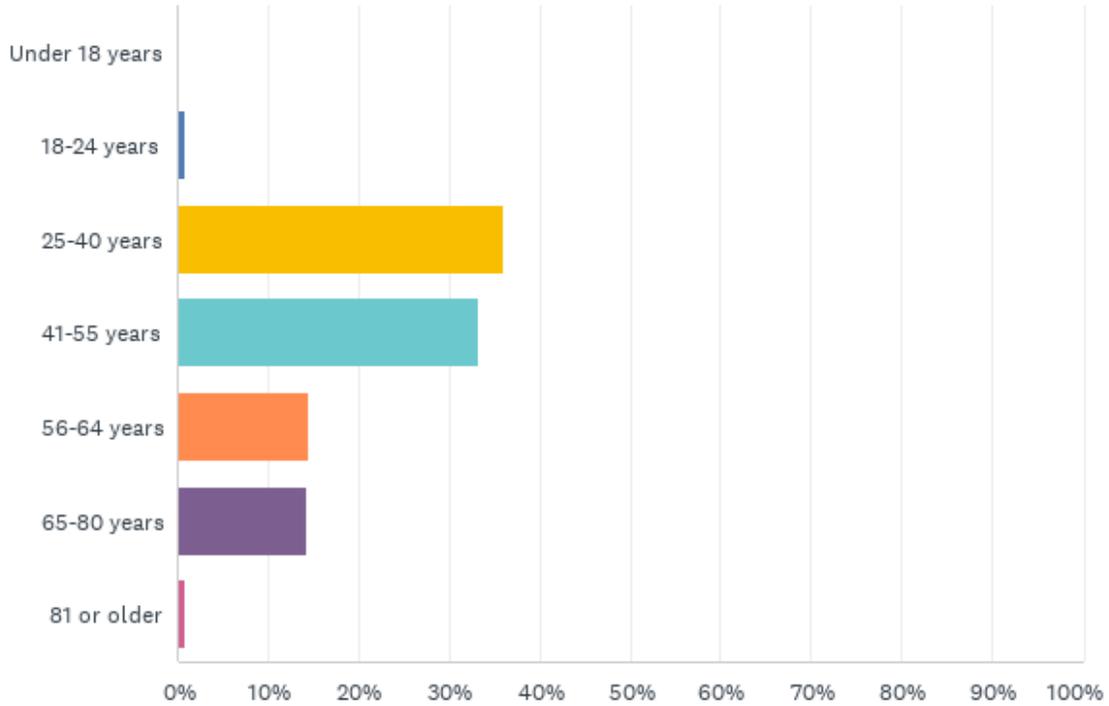
- 538 (79.6%) of the 676 respondents answered this question.
- 53.2% are fairly new to Manvel, having moved to the city in the last five years.
- 25.7% have lived in Manvel more than 10 years.

**QUESTION 4: Is your place of business or employment also in Manvel?**



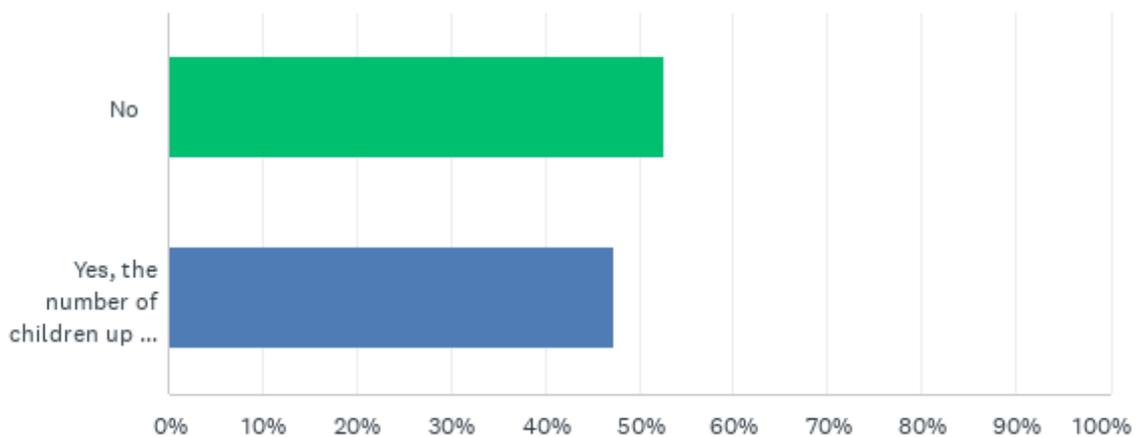
- 531 (78.6%) of the 676 respondents answered this question.
- 14.1% are residents who also have a business or are employed in Manvel.

**QUESTION 5: In which age range are you?**



- 535 (79.1%) of the 676 respondents answered this question.
- The largest share of respondents, 36.1%, are in the 25-40 age range.
- Next was the 41-55 age range, at 33.3%.

**QUESTION 6: If you are an adult, do any children up to age 18 live in your household?**



- 536 (79.3%) of the 676 respondents answered this question.
- 47.4% answered Yes, with anywhere from 1 to 5 children age 18 or younger.

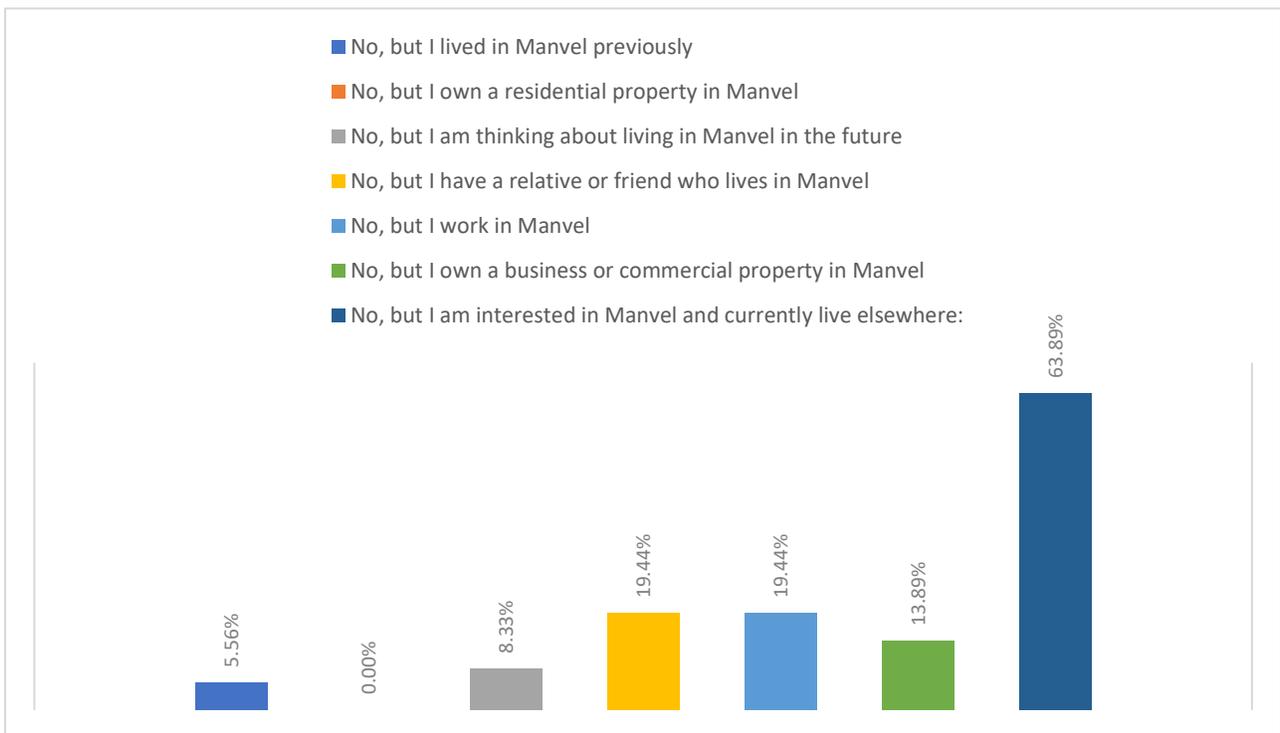
## MANVEL COMMUNITY SURVEY REPORT

### QUESTION 7: Non-Resident Reasons for Manvel Interest

Those who identified as non-residents in Question 1 were asked to check all that apply out of 7 options shown on the chart below. Among the 36 individuals who answered this question, the top 4 responses were:

- No, but I am interested in Manvel and currently live elsewhere. (63.9%)
- No, but I have a relative or friend who lives in Manvel. (19.4%)
- No, but I work in Manvel. (19.4%)
- No, but I own a business or commercial property in Manvel. (13.9%)

Of the 23 respondents who said they live elsewhere and also provided their current location, these included the Manvel ETJ, Alvin, Brazoria County, Dickinson, Iowa Colony and Rosharon.



**QUESTION 8 (and 10): What positives about Manvel today and into the future energize you most?**

For this open-ended question, 388 (64.3%) of the 603 resident respondents answered, as did 34 (53.1%) of the 64 non-resident respondents. A summary of all responses includes:

- **Small-Town Feel:** Many appreciate the small-town, rural atmosphere that Manvel currently offers. This includes a sense of safety, a slower pace of life, and a tight-knit community.
- **Growth and Development:** Ongoing and expected future development in Manvel is generating a significant amount of enthusiasm. This includes excitement about Manvel Town Center and new businesses, infrastructure improvements, and economic growth prospects and opportunities that come with development, such as increased property values and more job opportunities.
- **Accessibility and Convenience:** The opening of new local restaurants and businesses like H-E-B, and proximity to major cities such as Houston and Pearland, are seen as major positives.
- **Community and Family Environment:** People value the strong community spirit, family-oriented events, and the welcoming nature of their neighborhoods.
- **Government and Infrastructure:** Positive feedback was received regarding the City leadership, responsiveness, transparency, and efforts to improve municipal infrastructure and planning – with some specific mentions of looking forward to improved traffic management.
- **Land Availability and Future Use.** The availability of land for development is viewed positively, but getting community feedback on future developments is also considered important.
- **Increased Amenities:** Anticipation of new shopping centers, parks and recreational facilities, a new police department facility, and other community enhancements are expected to enhance quality of life, with appreciation for already having a local library.
- **Balancing Growth with Rural Charm:** Many hope that, as Manvel grows, it will retain its rural charm and small-town feel, which they consider integral to its identity.

**QUESTION 9 (and 11): What concerns you most about Manvel today and into the future?**

For this second open-ended question, 418 (69.3%) of the 603 resident respondents answered, as did 33 (51.6%) of the 64 non-resident respondents. A summary of all responses includes:

- **Rapid Growth and Development:** Many are worried about the fast-paced growth leading to overcrowding, increased traffic, and the potential loss of the small-town or countryside feel that initially attracted them to the area. They are concerned that Manvel might turn into another Pearland or Houston, losing its unique character – and affecting their lifestyle – as urbanization continues.
- **Infrastructure and Services:** The ability of Manvel’s infrastructure to keep pace with this growth is another significant concern. Issues such as insufficient public works staff, increasing road congestion, poor drainage and flooding risk, and the need for better roads and public safety services were frequently mentioned. Respondents also called for more parks, recreational facilities, and community centers to enhance local quality of life.
- **Taxes and Cost of Living:** High property taxes and the rising cost of living are major worries. Some feel they are not receiving adequate benefits or services in return for the high taxes they pay.
- **Housing:** Some also noted a lack of “middle-class” housing options and affordable homes.
- **Public Safety:** Concerns were expressed about increasing crime rates and maintaining public safety, including adequate fire and emergency medical services. People want to see more police presence and better emergency response times to ensure their safety as Manvel grows. Some also cited a lack of disaster preparedness.
- **Preservation of Nature and Farmland:** Respondents indicated a strong desire to preserve the natural environment and agricultural land, which are seen as central to Manvel's identity. Overdevelopment and the loss of green spaces are feared outcomes of uncontrolled growth, as are light pollution and excessive introduction of concrete surfaces. Non-residents are also concerned about potential annexation by the City.
- **Services and Amenities:** While Manvel is gaining some new amenities with growth, some respondents noted a lack of medical facilities, daycares, and recreational centers for kids.
- **Education and Schools:** The quality of local schools is another significant concern, including if what some consider underfunded and underperforming schools impact Manvel’s attractiveness to new families and its overall future prosperity.
- **Commercial Development:** While some welcome new businesses, others are apprehensive about the scale and nature of commercial development (desire for shops and restaurants rather than just gas stations). The influx of “big box” stores and chain restaurants at the expense of local businesses and the community’s character is seen as a negative trend by some. Others noted difficulty accessing businesses due to increasing traffic, while some expressed concern about the expense and barriers to starting small businesses in Manvel.

**QUESTION 12:  
Top 5 priorities from a list of 22 items frequently  
mentioned in early input to Manvel's planning efforts.**

For this ranking question, 442 (65.4%) of the 676 respondents answered. The following items were ranked among the top 5 most often, in this order:

- Storm water management, mitigation of flooding risks, and readiness to deal with and recover from natural hazards. (51.8%)
- Safe community and City public safety services (police, fire). (46.4%)
- Parks/recreation amenities and programming. (38.7%)
- Commercial development that appeals to and serves Manvel residents (e.g., sit-down restaurants, non-"chain" shops). (37.8%)
- Infrastructure condition and capacity (streets, water, sanitary sewer). (36.9%)

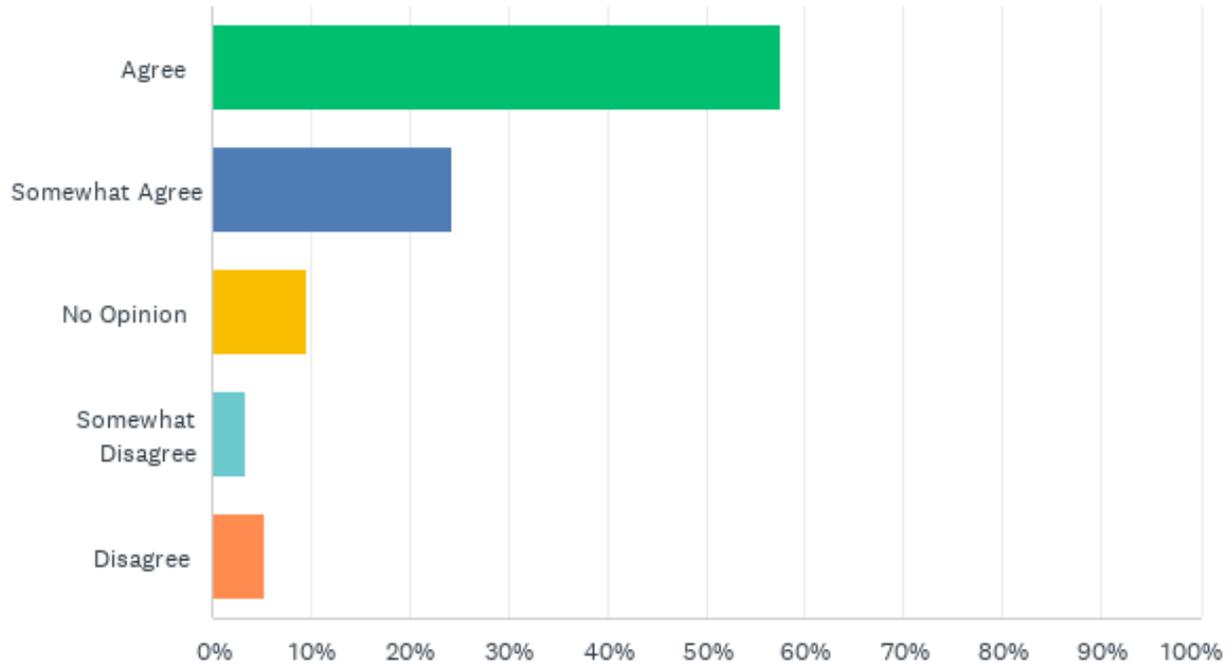
The 6<sup>th</sup>-highest priority was only slightly outside the top 5 at 36% (retention of some semi-rural and less densely developed areas as Manvel grows, including to keep the area accommodating to wildlife).

Of the 676 respondents, 13.8% took the opportunity to type in other items they consider top priorities for the City's planning efforts, including:

- Establish a middle school in Pomona or revert Pomona to its original school zoning, including McNair Junior High and Shadow Creek High School.
- Restrict multi-family housing and advocate for smaller houses on larger lots to prevent overcrowding.
- Aim to maintain a low cost of living.
- Encourage uniformity in commercial building aesthetics, akin to the upscale appearance of buildings on Bailey Road in Sedona Lakes.
- Advocate for increased pay for police and City personnel.
- Establish a senior center for the elderly population.

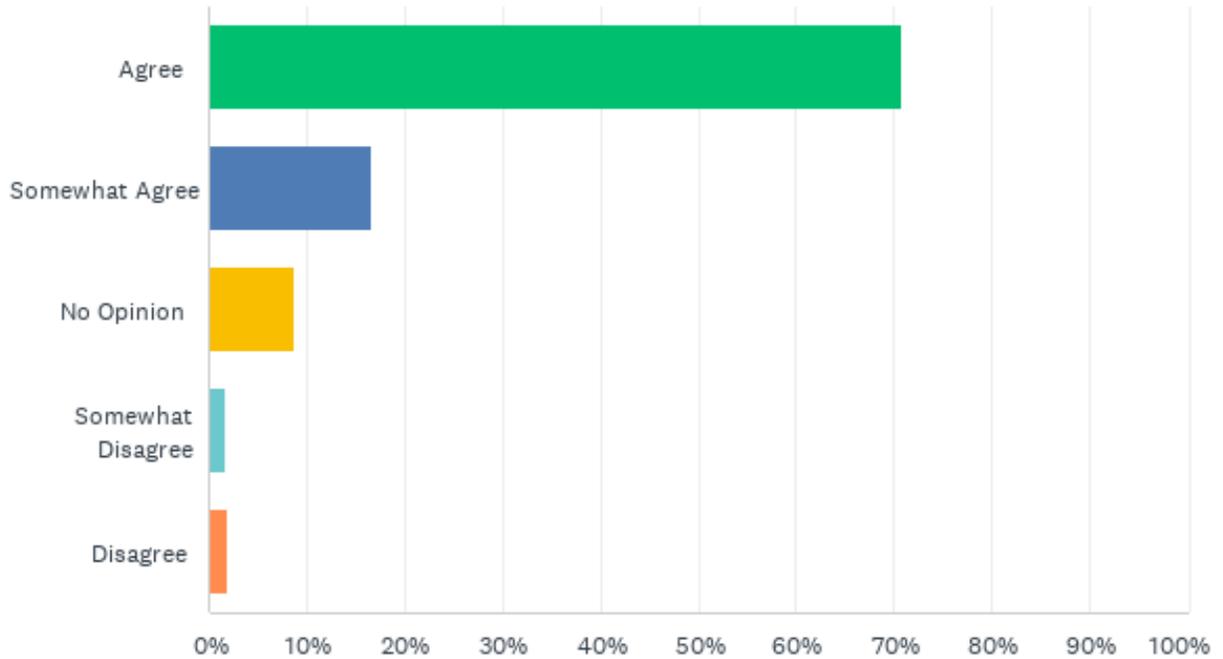
**QUESTION 13:**

**The City should explore methods other cities use to encourage desired and beneficial commercial development (such as incentives, and grants to help existing small businesses with building upgrades), in part to boost the nonresidential tax base and provide some tax relief to residential property owners.**



- 419 (62%) of the 676 respondents answered this question.
- 81.9% agree or somewhat agree.
- 8.6% disagree or somewhat disagree.
- 9.6% have no opinion.

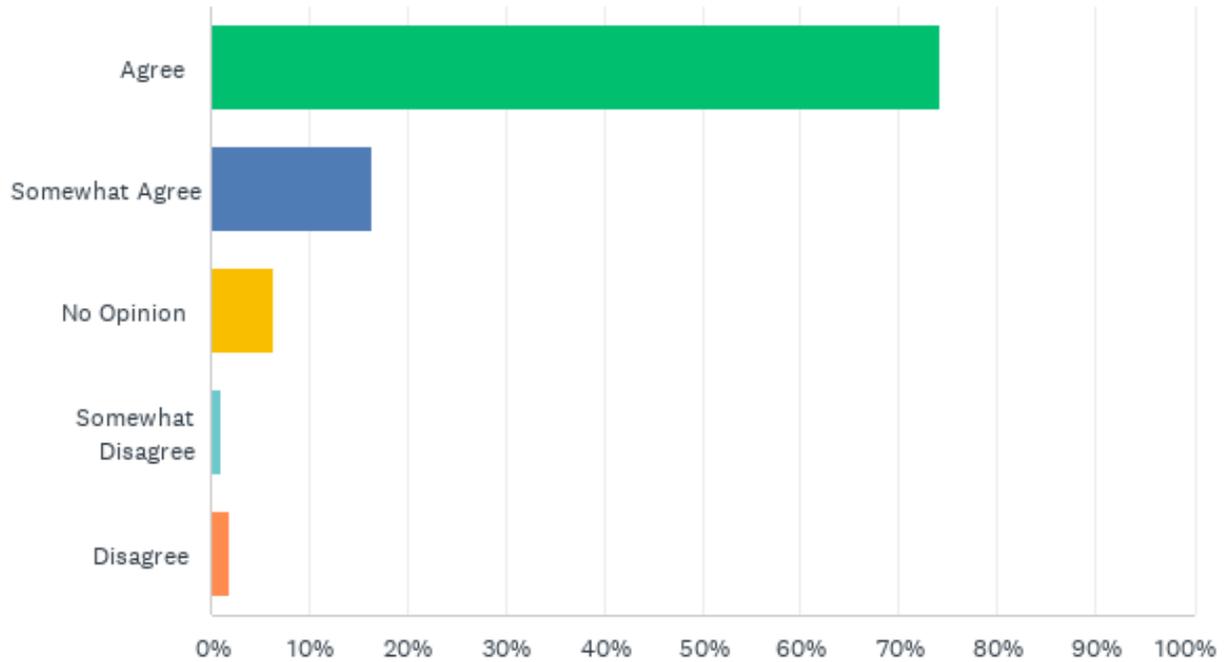
**QUESTION 14:**  
**The City should carefully consider the location and proposed density and design of new residential development to avoid encroachment into areas of Manvel where preservation of larger acreage properties and open land is desired.**



- 419 (62%) of the 676 respondents answered this question.
- 87.6% agree or somewhat agree.
- 3.6% disagree or somewhat disagree.
- 8.9% have no opinion.

**QUESTION 15:**

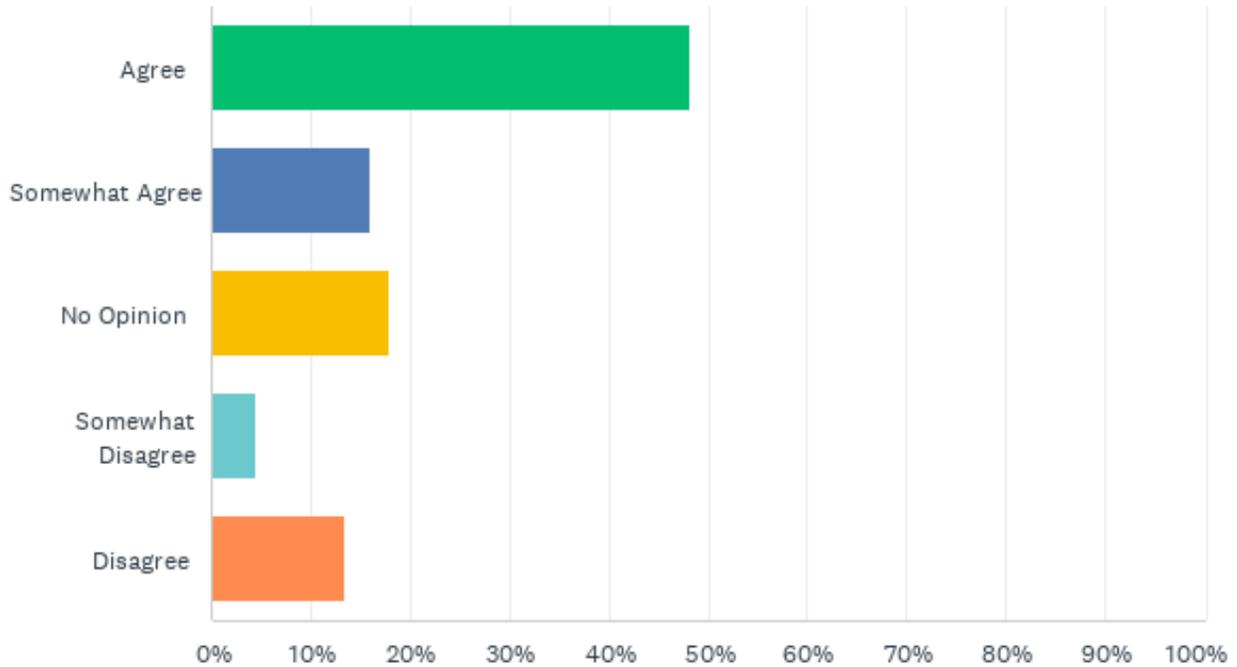
**The City should strive for a sustainable growth pattern that balances new development with the ongoing public service needs and integrity of existing developed residential and commercial areas.**



- 416 (61.5%) of the 676 respondents answered this question.
- 90.6% agree or somewhat agree – **the highest level of agreement in this series of agree/disagree questions.**
- 2.9% disagree or somewhat disagree.
- 6.5% have no opinion.

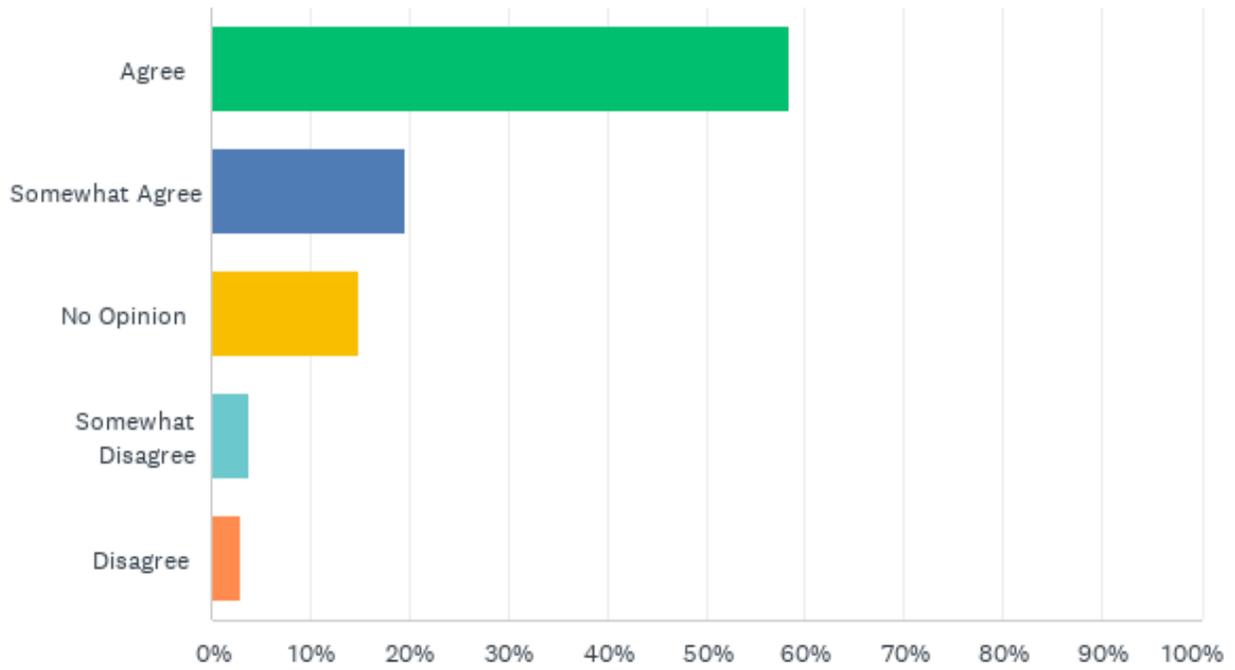
**QUESTION 16:**

**The City should explore ways to adjust local regulations, including limits on the sale of alcohol, to allow for breweries, wineries, and other event and community spaces that sell alcohol and food as seen in similar Texas communities.**



- 421 (62.3%) of the 676 respondents answered this question.
- 64.1% agree or somewhat agree – **tied with Question 18 for the lowest level of agreement in this series of agree/disagree questions.**
- 18.1% disagree or somewhat disagree.
- 17.8% have no opinion.

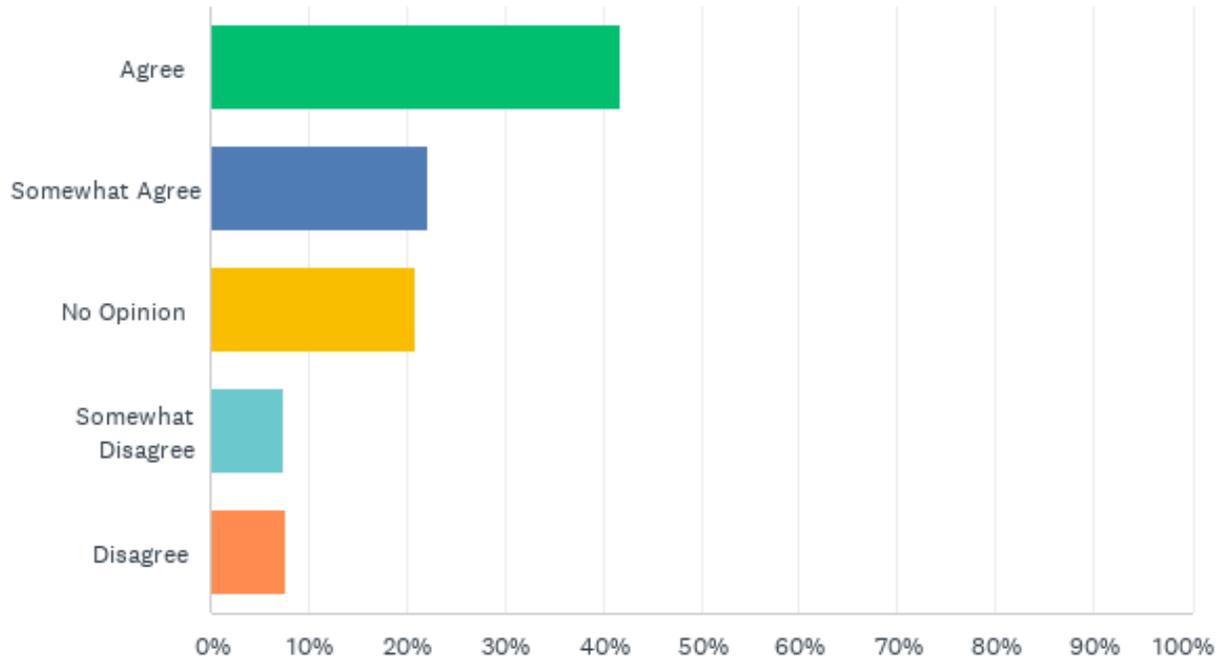
**QUESTION 17:**  
**The City should update its zoning ordinance to intentionally maintain agricultural land and large lot sizes in certain areas of Manvel.**



- 421 (62.3%) of the 676 respondents answered this question.
- 78.1% agree or somewhat agree.
- 6.9% disagree or somewhat disagree.
- 15% have no opinion.

**QUESTION 18:**

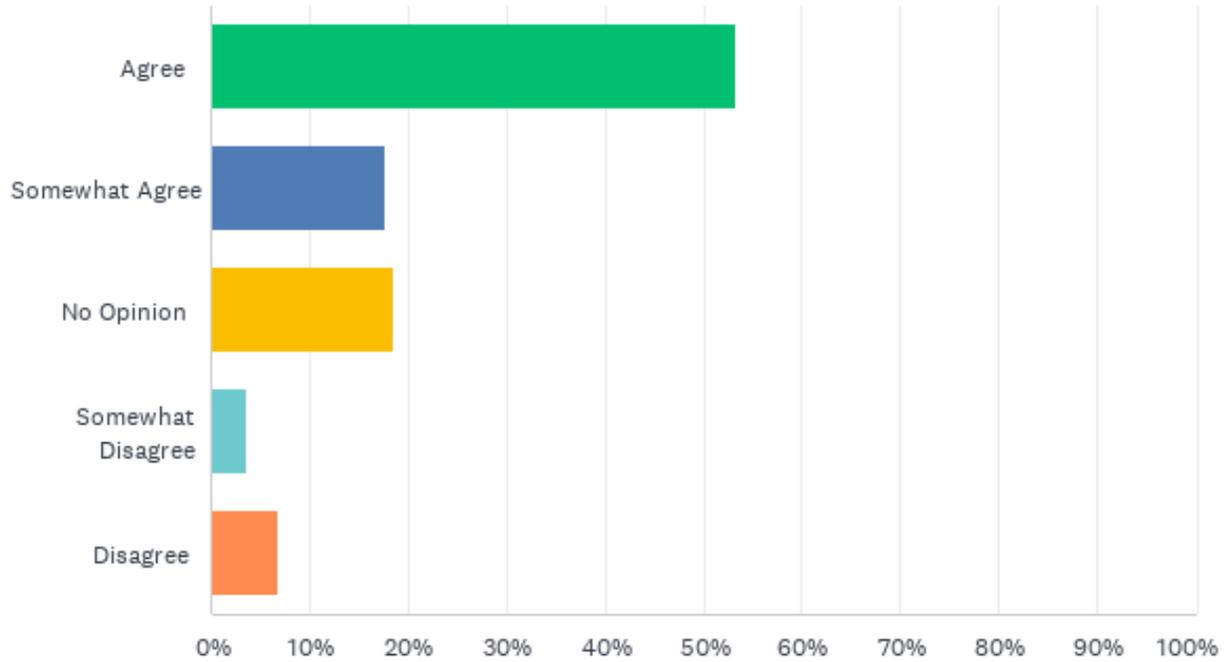
**Manvel has a few properties along Highway 6 that currently can have only industrial uses. These zoning designations should be changed so that additional uses are possible if the properties are sold or otherwise become available for development.**



- 418 (61.8%) of the 676 respondents answered this question.
- 64.1% agree or somewhat agree – **tied with Question 16 for the lowest level of agreement in this series of agree/disagree questions.**
- 15.1% disagree or somewhat disagree.
- 20.8% have no opinion.

**QUESTION 19:**

**The City should prepare a new site development plan for the 160-acre City-owned property east of Del Bello Lakes, for further consideration by Manvel residents of the property's potential use and design.**



- 416 (61.5%) of the 676 respondents answered this question.
- 71.2% agree or somewhat agree.
- 10.3% disagree or somewhat disagree.
- 18.5% have no opinion.

**QUESTION 20:**

**If you agree with Question 19, please select your three top priorities that you think the property should have.**

For this priorities question, 359 (53.1%) of the 676 respondents answered. The following items from a suggested list were ranked among the top three most often, in this order:

- Park. (55.2%)
- Community/recreation center. (44.9%)
- Walking trails. (44%)

Of the 676 respondents, 6.8% took the opportunity to type in additional comments:

- **Recreational Facilities and Amenities:** Preferences for a community pool, recreation center, walking trails, amphitheater, and sports fields.
- **Green Spaces and Preservation:** Emphasis on preserving open spaces, creating parks, and minimizing construction of new buildings.
- **Community and Social Spaces:** Suggestions for a town square, farmers' market, and equestrian facilities.
- **Other Priorities:** Lowering taxes, enhancing road safety, building a medical center, and establishing more schools.

**QUESTION 21:**

**What does small town/rural "feel" mean to you?  
Please select your top three priorities.**

For this priorities question, 408 (60.4%) of the 676 respondents answered. The following items from a suggested list were ranked among the top three most often, in this order:

- Mature tree cover and other vegetation preserved. (51.7%)
- Limits on how much of a property can be built on to maintain green/open space. (41.2%)
- Parks. (34.3%)

Of the 676 respondents, 7.4% took the opportunity to type in additional comments:

- **Lower Residential Taxes:** Shift the tax burden to businesses.
- **Maintain Rural Character:** Protect wildlife, maintain agricultural land, and support rural lifestyles.
- **Community Facilities:** Develop a town square, community center, and a visually appealing city hall.
- **Housing and Development Regulations:** Limit large-scale developments, maintain residential character, and ensure smaller, affordable homes.
- **Traffic and Accessibility:** Improve walkability and bike-ability, reduce traffic, and ensure residential roads remain two lanes.
- **Community Involvement:** Foster a sense of community with more events and improved communication with older residents.
- **Recreational Facilities:** Suggest building a golf course, horse arena, and a new library.

**QUESTIONS 22-24:**

**Descriptive words that describe a better version of Manvel  
you would like to see upon your return if you had to leave  
Manvel and came back in 20 years to live here again.**

Less than half (42-45% across the three questions) of the 676 respondents took the opportunity to type in adjectives or other words that came to mind in response to this “imagine if” question. The word cloud graphic on the next page provides a visual summary of all responses, with larger word sizes indicating the words mentioned most.

**Responses for Descriptive Word 1 (Question 22) included:**

Affordable, Agricultural, Architecture, Attractive, Beautiful, Better roads, Biking, Blossoming, Breathing room, Caring, Charming, Clean, Comfortable, Community, Content, Country, Developed, Development, Diverse, Downtown, Drainage, Eatery, Economical, Efficient, Entertaining, Established, Exceptional, Expansion, Family, Farming, Foliage, Fresh, Friendly, Fun, Green, Growth, History, Home, Hospitable, Innovative, Jobs, Katy, Kind, Land, Landscapes, Less populated, Less traffic, Lively, Lower taxes, Lush, Maintained, Master planned, Matured, Modern, More businesses, Natural, No MUDs, Open spaces, Organized, Originality, Parks, Pasture, Peaceful, Preservation, Pretty foliage, Private, Progressive, Public parks, Pulsating, Quaint, Quiet, Recreation, Refreshed, Residential, RV parkless, Rural, Safe, Serene, Shopping, Sidewalks, Small town, Social, Spacious, Stately, Stores, Suburban, Sugar Land, Sustainable, Thriving, Trails, Trees, Tropical jungle, Uncongested, Uncrowded, Undeveloped, Unique, Updated, Useful, Vibrant, Walkability, Walkable, Welcoming, Well-maintained.

**Responses for Descriptive Word 2 (Question 23) included:**

Affordable, Agriculture, Animals, Beautiful, Better streets, Bright, Bustling, Chill, City amenities, Clean, Close, Commerce, Community, Connected, Convenient, Country, Creative, Depopulate, Desirable, Dining, Diverse, Eager, Easy-access, Eco-friendly, Educated, Efficient, Enchanting, Exciting, Explorable, Familial, Familiar, Family friendly, Fancy, Friendly, Fun, Funless, Good drainage, Good roads, Green, Growth, Gyms, Improved, Inclusive, Innovative, Interconnected, Inviting, Lively, Livestock, Local, Lots of land, Love it, Low tax rates, Maintained, Master plan, Medical, Minimal, Mobile homeless, Modern, Natural, Neighborly, New, Not flooding, Old Manvel feel, Open, Opulent, Outdoors, Peaceful, Personal, Picturesque, Planned, Population, Preferable, Prepared, Pristine, Productive, Progressive, Prosperous, Quiet, Recreation, Regulated, Rural, Safe, Scenic, Semi-rural, Senior center, Shopping center, Similar, Small business, Small town, Social, Spacious, Stores, Stuff to do, Sugar Land, Sustainable, Tall condos, Thriving, Trees, Unchanged, Uncongested, Unique, Updated, Upscale, Variety, Vibing, Walkable, Water drainage, Welcoming, Well maintained, Well planned, Wildlife.

**Responses for Descriptive Word 3 (Question 24) included:**

Accepting, Accommodating, Activity, Affordable, Amazing, Apartment-less, Appealing, Attractive, Awe-inspiring, Beautiful, Better lighting, Booming, Breathtaking, Breweries, Bright, Change, Charming, Cheerful, Christian, Classy, Clean, Close-knit, Closer, Comfortable, Commendable, Community, Commutable, Congested, Connective, Conservative, Convenient, Country, Cows, Different, Dignified, Diverse, Drivable, Educated, Engaging, Enjoyable, Entertaining, Exciting, Expensive, Family-friendly, Fancy, Farmers, Friendly, Fun, Functional, Green, Growth, Healthy, High standards, Historical, Homey, Inclusive, Inexpensive, Innovative, Inviting, Kid friendly, Land, Lighting, Lively, Living, Local, Longevity, Lower speeds, Low population, Modern, Monitored, More green, More parks, More pastures, Multicultural, Nature, New world, Oasis, Open, Organized, Parks, Pastures, Peaceful, Planned, Prepared, Pristine, Profitable, Progressive, Proud, Quaint, Quality, Quiet, Refined, Relaxed, Residential, Resourceful, Restaurants, Rich, Roomy, Rural, Safe, Scenic, Senior assistance, Shopping, Small town, Static, Structured, Sufficient, Supportive, Sustainable, Taxes down, Thriving, Town, Traditional, Trails, Transportation, Uncrowded,

Updated, Upscale, Vegetation, Vibrant, Walkable, Walking trails, Warm living, Welcoming, Well governed, Well maintained, Well planned, Wildlife, The Woodlands.



**QUESTION 25:**

**Where do you get information about what's going on in Manvel? Please check all that apply.**

More than half (56.5%) of the 676 respondents answered this question. The top five answers from a suggested list were:

- Social media (Facebook, Instagram, Threads, X/Twitter, Next Door, etc.). (89.5%)
- Other word of mouth (neighbors, friends, family, etc.). (40.1%)
- City website. (35.3%)
- Neighborhood leaders/association. (23.8%)
- City meetings. (14.1%)

Other written responses included:

- Alvin Sun
- Announcer
- Being involved
- Community Impact newspaper
- Driving around
- Google News
- Local community magazines

**QUESTION 26:**

**As you think about the future of Manvel, do you have any other hopes or concerns that you did not see covered in the questions above?**

A little less than half (44%) of the 676 respondents took the opportunity to answer this final open-ended question. A summary of all responses includes:

- **Tax Concerns:** Some express frustration over high property taxes, fearing it may price out local residents and businesses not backed by large corporations.
- **Housing and Development:** Some are concerned about the rapid development of housing, believing this could lead to overpopulation and loss of Manvel's small-town feel. Suggestions include ensuring new subdivisions are self-sufficient and maintaining larger lot sizes.
- **Maintaining Small-Town Atmosphere:** Many wish to preserve small-town charm and oppose developments that will make Manvel resemble Pearland or Cypress. Ideas include promoting local businesses over chains and creating community-centered commercial areas.
- **Infrastructure and Services:** While some express appreciation for recent infrastructure improvements, issues with drainage, traffic and the need for better-maintained roads are common concerns. Some call for improved basic City services, including police, fire, emergency medical, and flood control. Others suggest the need for a city center, plazas, more walking trails, nature trails, and bike lanes.
- **Community and Recreation:** Some express a desire for more community events, recreational facilities, and amenities such as parks, breweries, wineries, and a local rodeo arena. Suggestions for events include festivals, BBQ cook-offs, and cultural gatherings to celebrate the diverse community. Some respondents want more modern parks, luxury car dealerships, electric charging stations, and possibly a train station to major cities like Dallas and Austin.
- **Education:** Overcrowding in schools is a significant concern, with some calling for the construction of new middle and high schools to accommodate the growing population.
- **Safety and Law Enforcement:** Concerns about increasing crime rates and the need for more effective law enforcement are prevalent. Suggestions include better traffic control and more proactive policing in high-crime areas.
- **Environmental Concerns:** Some respondents are worried about the loss of natural beauty due to development. Suggestions include to preserve green spaces, plant more trees, and protect the environment from pollution.
- **Communications and Outreach:** Additional suggestions include the need for an improved City website, diverse cultural representation, and amenities that cater to various demographics such as young families and the elderly.