

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



**NOTICE OF A MEETING  
MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION  
June 22, 2026**

**NOTICE IS HEREBY GIVEN  
6:00 P.M.**

Pursuant to Chapter 551, Title 5 of the Texas Government Code, the Texas Open Meetings Act, notice is hereby given that the Planning Development and Zoning Commission will convene a regular meeting at the Manvel City Hall, located at **20031 Hwy 6, Manvel Tx 77578** for the purpose of discussing and if appropriate, take action with respect to the following items:

**NOTE:** The PD&Z Commission of the City of Manvel reserves the right to discuss any items in Closed Session whenever authorized under the Texas Open Meetings Act, Chapter 551, of the Texas Government Code. They may discuss the items on this agenda in any order.

**This facility is wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpreter services must be made 48 hours prior to this meeting. Please contact the City Secretary at 281-489-0630 for further information.**

**CITY OF MANVEL MISSION STATEMENT**

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

**Regular Session**

**Call to Order**

- Position #1 Ryan Miller, Chair 03/2027
- Position #2 Kyle Marasckin, Vice-Chair 03/2027
- Position #3 Mary Ann Atkinson 03/2027
- Position #4 Kenneth Haynes 03/2027
- Position #5 Christy Kennard 03/2028
- Position #6 Delores Martin 03/2028
- Position #7 Benterah Morton 03/2028

**Pledge**

Pledge of Allegiance and Texas Pledge: "Honor the Texas flag; I pledge allegiance to thee Texas, one state under God, one and indivisible.

**Public Comments: "Comment Card" Required**

o Members of the public with business before the board, NOT scheduled on the agenda as a public hearing (that have submitted a public comment card) may have three (3) minutes to address the board. o The board may not participate in any discussion and cannot vote on the subject you present unless it is listed on the agenda as an action item.

**Consent PDZ**

All Consent Agenda items listed are considered to be routine by the Planning Development and Zoning Commission and will be approved by one motion. There will be no separate discussion of these items unless a Planning Development and Zoning Member so requests, in which event the item will be removed from the Consent Agenda and considered in sequence on the Agenda.

- A. Approve the meeting minutes to date.

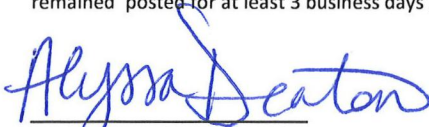
**Regular Agenda**

- A. Consideration and possible action to forward a recommendation of approval to City Council;  
A DESIGN CRITERIA MODIFICATION REQUEST FROM THE CITY OF MANVEL DESIGN CRITERIA MANUAL, SECTION 5, DRAINAGE, 1.04. G. 9.A. AND B. AND SECTION 5, DRAINAGE, 2.02 F AND G, TO ALLOW PUMP DETENTION FOR AN APPROXIMATE 3-ACRE PORTION OF A 10-ACRE TRACT OF LAND (PID: 173443), LOCATED ALONG SOUTH SIDE OF CROIX ROAD/ COUNTY ROAD 58, LOT 6, SECTION 90, A. C. H. & B. SURVEY, ABSTRACT 459, BRAZORIA COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2, PAGE 98, OF THE PLAT RECORDS OF BRAZORIA COUNTY, TEXAS.
- B. Discussion on the newly adopted Comprehensive Master Plan and Major Thoroughfare Plan.
- C. Development Services Staff Update.

**Adjourn**

**CERTIFICATION**

I, Alyssa Deaton, Assistant City Secretary for the City of Manvel, do hereby certify that the foregoing Agenda of the Planning Development and Zoning Commission is true and correct and that I posted such notice on the bulletin board at the Manvel City Hall; a place convenient and readily accessible to the public on 06/15/2026 in accordance with the Texas Open Meetings Act (Tex. Gov't. Code §551.001 et.seq). Said notice remained posted for at least 3 business days preceding the scheduled day of the meeting.



ALYSSA DEATON, ASSISTANT CITY SECRETARY  
CITY OF MANVEL, TEXAS

THE STATE OF TEXAS §  
COUNTY OF BRAZORIA §  
CITY OF MANVEL §



**MANVEL PLANNING DEVELOPMENT AND ZONING COMMISSION  
NOTICE IS HEREBY GIVEN  
6:00 P.M.**

**MINUTES 6/8/2026**

**Regular Session**

**Call to Order**

PDZ Member Kyle Marasckin called the meeting of the PDZ to order at 6:00 p.m.

Those in attendance were:

**Present:** Kyle Marasckin  
MaryAnn Atkinson  
Kenneth Haynes  
Delores Martin  
Benterah Morton

**Absent:** Ryan Miller  
Christy Kennard

**Also Present:** Jose Abraham, Director of Development Services  
Robert Gervais, City Attorney  
Elaheh Roohbakhsh, Senior Planner  
Jessica Portie, Associate Planner  
Alyssa Deaton, Assistant City Secretary

**Pledge**

**Public Comments: "Comment Card" Required**

**Consent PDZ**

- A. Approve the meeting minutes to date.

PDZ Member Delores Martin made the motion to approve. PDZ Member Mary Ann Atkinson seconded the motion.

**The motion carried with a vote: 5/0**

Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin,  
Benterah Morton

No: None

Absent: Ryan Miller, Christy Kennard

Abstained: None

**Regular Agenda**

- A. Consideration and possible action to approve Brazoria County Municipal Utility District No. 57 Lift Station No. 4 Preliminary Plat;  
BEING A SUBDIVISION OF 0.94 ACRES, BEING A PARTIAL REPLAT OF LOTS 5-7, BLOCK 1 OF LULLING STONE SECTION 1, A PLAT OR MAP THEREOF AS RECORDED AT VOLUME 21, PAGES 267-270, BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jesica Portie presented. Staff recommends approval with the following conditions:

- 1. Please revise the vicinity map to clearly depict the City of Manvel city limits and ETJ boundaries (Section 62-38(a)(2)).
- 2. Please verify that all proposed street names are correct and revise the plat as necessary to ensure street names are consistent throughout all submitted documents and exhibits (Section 62-38(a)(9)).
- 3. Please provide a detention summary table within the Preliminary Drainage Exhibit identifying the required detention volume, provided detention volume, and any applicable drainage calculations (Section 62-38(a)(12)).
- 4. Please revise the Preliminary Drainage Exhibit to clearly label all streets, lots, reserves, and tracts, as applicable (Section 62-38(a)(14)).
- 5. Please revise Notes 12 and 13 to reference the most recently adopted City ordinance number.

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Kenneth Haynes seconded the motion.

The motion carried with a vote: 5/0

Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton

No: None

Absent: Ryan Miller, Christy Kennard

Abstained: None

- B. Consideration and possible action to approve The Market at Valencia Preliminary Plat;  
BEING A SUBDIVISION OF 12.063 ACRES OF LAND, BEING A PORTION OF OUTLOT 179, DR. A.A. LUTHER SUBDIVISION OF MANVEL, RECORDED IN VOL. 1, PGS. 71-72 B.C.P.R., SITUATED IN THE H.T. & B.R.R. CO. SURVEY, ABSTRACT NO. 483, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jesica Portie presented. Staff recommends approval with the following conditions:

- 1. Please revise the title block to reflect "Preliminary Plat" instead of "Minor Plat." (Section 62-38(a)(1)).
- 2. Please revise the vicinity map to:
  - a. Be drawn at a scale of 1" = 2,640';
  - b. Show the City limits and ETJ boundaries for reference; and
  - c. Include the full date (Section 62-38(a)(2)).
- 3. Please revise the owner information to include the property owner's telephone number (Section 62-38(a)(3)).
- 4. Please verify and revise, if necessary, the north property boundary adjoining Bluewater Lakes Section 6, as it does not appear to match the recorded plat for Bluewater Lakes Section 6 (Section 62-38(a)(4)).
- 5. Please revise the plat to include the ownership information for all adjacent properties (Section 62-38(a)(5)).
- 6. Please revise the plat to show and label the north and south right-of-way boundaries of State Highway 6 (Section 62-38(a)(6)).
- 7. Please revise the plat to show all existing pavement, sanitary sewer lines, water mains, culverts, and other underground utilities located within and adjacent to the tract, including those located within 200 feet of the property. Pipe sizes, grades, and locations shall be identified (Section 62-38(a)(7)).
- 8. Please provide a separate reserve for the proposed monument (Section 62-38(a)(8)).

9. Please revise the plat to provide the required Public Access Easements (PAEs) in accordance with the State Highway 6 Overlay District regulations, including any required perpendicular and parallel PAEs for reciprocal access between adjacent properties (Section 62-38(a)(9)).
10. Please provide a curb table (Section 62-38 (a) (9)).
11. Please verify and revise, if necessary, note 9 as it appears to conflict with the easements shown along the western and southern boundaries of the plat (Section 62-38(a)(9)).
12. Please show and label all setback lines adjacent from ROW. Additionally provide all required dimensions. (Section 62-38 (a) (10)).
13. Please identify and label the applicable MUD boundary on the plat. Additionally, remove the ground elevation labels and revise the plat to reference the correct FEMA FIRM Map Number (Section 62-38(a)(11)).
14. Please add a note identifying the Base Flood Elevation (BFE) and the benchmark utilized for the project (Section 62-38(a)(12)).
15. Revise note 13 to “approval of the preliminary plat shall expire 12 months after planning commission approval, unless the final plat has been submitted to the planning commission for final approval during that time” (section 62-38 (f)).
16. Please remove the City Manager, Surveyor, and Owner signature blocks from the preliminary plat. Signature blocks will be required at the time of final plat submittal.
17. Please revise the legal description, as the legal description shown in the title block does not match the field note legal description.
18. Please provide the P.O.B. including the northing and easting.
19. Please provide a reserve table identifying each reserve and the responsible maintenance entity.
20. Please add a note stating that all landscaping, structures, and fencing located near intersections shall comply with the City of Manvel and AASHTO sight-distance requirements.
21. Please provide a draft of any protective covenants, if applicable.

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Benterah Morton seconded the motion.

**The motion carried with a vote: 5/0**

Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton  
No: None  
Absent: Ryan Miller, Christy Kennard  
Abstained: None

- C. Consideration and possible action to approve Meridiana Section 9 Final Plat;  
BEING A SUBDIVISION OF 10.05 ACRES OUT OF THE OLIVER HALL SURVEY, ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 3 THROUGH 9 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS. 267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Jesica Portie presented. Staff recommends approval with the following conditions:

1. Provide signature of the Registered Professional Land Surveyor on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (4)).
2. Provide property owner’s signature and associated notary signatures on the face of the plat (Mylar and electronic copies) (Section 62-41 (b) (6)).
3. Please confirm that the names of adjacent property owners are current and up to date (Section 62-41 (b) (11)).
4. Please update the ordinance number and date in Notes 6 and 7 (Section 62-41 (b) (18) & (b) (22)).

PDZ Member Benterah Morton made the motion to approve with conditions. PDZ Member Delores Martin seconded the motion.

**The motion carried with a vote: 5/0**

Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton

No: None  
Absent: Ryan Miller, Christy Kennard  
Abstained: None

- D. Consideration and possible action to approve Meridiana Section 8A Final Plat;  
BEING A SUBDIVISION OF 16.89 ACRES OUT OF THE OLIVER HALL SURVEY,  
ABSTRACT 203; ALSO BEING A PARTIAL REPLAT OF A PORTION OF LOTS 4  
THROUGH 10 OF LULLING STONE SECTION ONE, AS RECORDED IN VOL. 21, PGS.  
267-270, OF THE BRAZORIA COUNTY PLAT RECORDS, CITY OF MANVEL, BRAZORIA  
COUNTY, TEXAS.

Jesica Portie presented. Staff recommends approval with the following conditions:

1. Please provide the signature and seal of the Registered Professional Land Surveyor on the face of the plat (Mylar) prior to recordation (Section 62-41(b)(4)).
2. Please provide the property owner's signature and all required notary acknowledgments on the face of the plat, including both the Mylar and electronic copies (Section 62-41(b)(6)).
3. Please revise the plat to include the recording information for the 60-foot-wide Permanent Access Easement located within proposed Reserve D and serving the adjacent 1-acre tract (Section 62-41(b)(18)).
4. Please revise Notes 6 and 7 to reference the correct ordinance number and adoption date (Sections 62-41(b)(18) and 62-41(b)(22)).

PDZ Member Delores Martin made the motion to approve with conditions. PDZ Member Mary Ann Atkinson seconded the motion.

**The motion carried with a vote: 5/0**

Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin,  
Benterah Morton

No: None

Absent: Ryan Miller, Christy Kennard

Abstained: None

- E. Consideration and possible action to forward a recommendation of approval to City Council, the  
Manvel Crossing Master Plan;  
A SUBDIVISION OF 56.7 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY, SECTION 71,  
A-291, CITY OF MANVEL, AND CITY OF MANVEL ETJ, BRAZORIA COUNTY, TEXAS.

Combined with F.

- F. Consideration and possible action to forward a recommendation of approval to City Council for  
the Second Amendment to the Primrose Master Plan;  
BEING A SUBDIVISION OF 166.5 ACRES OUT OF THE H.T. & B.R.R. CO. SURVEY,  
SECTION 71, A-291, CITY OF MANVEL, BRAZORIA COUNTY, TEXAS.

Elaheh Roohbakhsh presented the two related items together, noting that approval of the Manvel Crossing Master Plan was dependent upon approval of the second amendment to the Primrose Master Plan. The amendment involved approximately eight acres previously designated for residential development being conveyed for use as an off-site detention facility for Manvel Crossing. The applicant provided additional information regarding survey boundary discrepancies between the projects and stated that the involved parties had reached agreement on the revised boundaries. Commissioners discussed pipeline easement considerations, access points, and future development of the commercial reserves.

Staff recommends approval with the following conditions:

**Manvel Crossing Master Plan Conditions -**

1. We are unable to verify the total acreage shown on the Master Plan with the information

provided. Based on the submitted Primrose Master Plan Amendment No. 2, Section 6 is proposed to be removed and utilized as the Manvel Crossing detention area; however, the detention acreage does not appear to reconcile with the total acreage shown, resulting in a discrepancy. Please verify the acreage calculations and revise the Master Plan as necessary. Additionally, please clearly identify and label all reserve boundaries with the acreage for each reserve, as they are currently unclear, and clarify whether Reserves 5 and 6 are intended to function as access easements (Section 62-39(a)).

2. Please provide a revised phasing schedule and separate phasing map that clearly identify each phase of development and the timing of all public improvements and dedications, including roads, sidewalks, utilities, drainage, detention, landscaping, trails, and the drainage reserve (Section 62-39(b)).

3. Please label all MUD boundaries, especially the MUD boundary located east of Kirby Drive.

4. Note 12 incorrectly references the location of Kirby Drive and refers to Section 1, which is not identified elsewhere on the Master Plan. Please revise Note 12 accordingly to ensure consistency with the Master Plan and clarify that the portion of Kirby Drive extending from the subject development to Highway 6, which has not yet been constructed, shall be constructed as part of this development.

5. Please add a note stating that a portion of the approved Primrose Master Plan Amendment No. 1 is being incorporated into Manvel Crossing Master Plan. Additionally, identify the acreage associated with the recently abandoned right-of-way that is now included within this proposed Master Plan.

6. Approved PUD and proposed TIA indicate 3 shared access easements from Highway 6 while this proposed master plan shows 2 shared access easements. Please revise for consistency with the approved PUD.

7. Please add a note referencing the approved subdivision variance for the 40-foot right-of-way located along the west side of the proposed off-site detention pond when this area was part of the Primrose Master Plan (Case No. 2026006803). Also verify the width of this right-of-way, as the proposed Primrose Master Plan Amendment No. 2 shows a 50-foot width while this proposed Master Plan shows a 40-foot width.

Note: The Traffic Impact Analysis (TIA) and Drainage Impact Analysis (DIA) would be updated to reflect the changes proposed Mastre Plan.

**Primrose Master Plan Amendment No. 2 Conditions -**

1. Please revise the vicinity map to accurately depict the City limits and the City's ETJ. The area to the northeast, including the Avellino subdivision, should be shown within the ETJ. Please also add a boundary line separating the future Manvel Crossing detention pond tract (ETJ) from the area immediately north located within the City limits (Section 62-38(a)(2)).

2. Please revise Rodeo Drive. While it may be acceptable to reduce the ROW to 60' within the master plan, the portion that has already been recorded must remain an 80' ROW. Please revise accordingly to remain consistent with the recorded plat (Section 62-38(a)(6)).

3. Due to the exclusion of Section 6 from the previously approved Master Plan, please revise the last sentence of Note 15 to state: "A portion of the 40-foot right-of-way strips along proposed Detention Pond A shall be abandoned on a per-plat basis."

4. Please verify the width of the right-of-way extending south from Detention Pond A. The proposed Manvel Crossing Master Plan shows a 40-foot width, while this proposed Master Plan Amendment shows a 50-foot width.

5. Please add a note stating that the portion of Kirby Drive with the width of 120 feet, located within the Section 5 of Primrose Master Plan will be constructed as part of the Primrose development. Additionally, please add a note stating that the portion of Kirby Drive located within the southeast detention pond tract shown on the Primrose Master Plan shall also be constructed as part of the Primrose development.

6. The proposed Manvel Crossing Master Plan shows a 40-foot right-of-way abandonment along its northeast boundary, west of the detention pond located on the southeast side of this proposed Master Plan Amendment No. 2. Please add a note stating: "The 40-foot right-of-way shall be abandoned prior to final plat approval."

7. Please add a note explaining the purpose of this proposed amendment. Additionally,

include a note stating that approximately 8 acres of land from previously approved Master Plan Amendment No. 1 will be incorporated into the Manvel Crossing development and utilized as an off-site detention facility serving Manvel Crossing.

8. Please provide an explanation for the reduction in trail acreage, as the previously approved Master Plan Amendment No. 1 did not identify any parks or trails within the excluded Section 6 area.

Note: The Traffic Impact Analysis (TIA) and Drainage Impact Analysis (DIA) would be updated to reflect the changes proposed in Master Plan Amendment No. 2.

An additional condition was added directing that pipeline concerns be addressed, and the Commission unanimously approved forwarding both items to City Council with conditions.

PDZ Member Delores Martin made the motion to approve items E and F with conditions, and added a condition directing that pipeline concerns be addressed. PDZ Member Mary Ann Atkinson seconded the motion.

**The motion carried with a vote: 5/0**

- Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton
- No: None
- Absent: Ryan Miller, Christy Kennard
- Abstained: None

- G. Consideration and possible action to direct staff to provide Applicants written statements of the conditions for any conditional approvals, and the reasons for disapproval of any plans or plats that were not approved, per Texas Local Government Code §212.0091.

PDZ Member Delores Martin made the motion to approve. PDZ Member Benterah Morton seconded the motion.

**The motion carried with a vote: 5/0**

- Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton
- No: None
- Absent: Ryan Miller, Christy Kennard
- Abstained: None

**Adjourn**

PDZ Member Kenneth Haynes made the motion to adjourn at 6:26 p.m. PDZ Member Kyle Marasckin seconded the motion.

**The motion carried with a vote: 5/0**

- Yes: Kyle Marasckin, MaryAnn Atkinson, Kenneth Haynes, Delores Martin, Benterah Morton
- No: None
- Absent: Ryan Miller, Christy Kennard
- Abstained: None

**CERTIFICATION**

TAMMY BELL, CITY SECRETARY  
CITY OF MANVEL, TEXAS



# MANVEL PD&Z COMMISSION DATA SHEET

**MEETING DATE: June 22, 2026**

**TOPIC:** The applicant, Sarab structural and Civil PLLC, on behalf of the property owner, is submitting a request for the allowance of a pump detention system to be used for a proposed Retail Plaza along south side of Croix Road/ County Road 58 within Manvel City Limits. The request includes an ask to deviate from the 1,000-foot distance requirement from residential property.

## **BACKGROUND:**

- The subject site is an approximate 3-acre portion of a 10-acre vacant tract located along the south side of Croix Road and County Road 58 across the Brazoria County Precinct 4 North annex.
- The property is located entirely within the X-Unshaded flood zone.
- The entities having jurisdiction over drainage for the site are BDD4 and the City of Manvel.
- Due to lack of depth at the outfall points within the drainage ditches along Croix Rd, the applicant is proposing to use a pump detention system to aid in achieving the detention requirements for the site.
- Drainage on site is proposed to be handled by pipes placed underground within the pavement.
- On May 5, 2026, a variance request to the Design Criteria Manual was denied for the allowance of a pump detention system based on a provision in the manual stating that pump detention will have to be approved by City Council on a case-by-case basis. This also includes a request to deviate from the 1,000- foot distance requirement from residential properties required in the DCM.
- Additional details and staff analysis are included in the attached staff report.

## **City Staff Report:**

- Drainage Criteria is provided in Chapter 5 of the City's Design Criteria Manual
- Pump Detention is discouraged due to potential failure of the pump system; the need for more frequent maintenance; the responsibility of maintaining the system, and the potential flooding hazards that come from a reliance on a complex system to handle a large amount of storage volume.
- Chapter 5 Section G Item 9 states that Pump Detention Facilities may be allowed by City Council on a case-by-case basis if the following criteria are met:
  1. Use is for non-residential developments.
  2. No residence is within 1,000 feet of the pump facility.
  3. A backup natural gas generator is provided for the entire pump facility.
  4. 50% of the detention is achieved by a gravity system.
  5. The corresponding Drainage District approves the pump facility.
- The applicant has taken the following steps to meet the City's criteria:
  1. The development is of non-residential use for a proposed Retail Plaza.
  2. **There are two residences in the vicinity that do not meet the 1,000-foot distance requirement.**

3. A generator has been proposed to service the building and the pump station.
  4. The proposed underground system is designed to achieve the required 50% of detention to be handled by gravity.
  5. Correspondence has taken place with BDD4 regarding the pump facility and drainage requirements. Approval from the Drainage District will be required prior to City permit approval.
- There are some additional supplemental documents which can be found attached with the packet that provide more detailed information about the pump system and measures taken to ensure present and future compliance with City guidelines. These include:
    1. The completed City Design Criteria Manual Modification Form.
    2. An Aerial View showing proximity to nearby residences.
    3. A maintenance plan detailing steps taken to ensure proper functionality of the system over the duration of its lifetime and the owner's obligations to the city to be involved in the maintenance process.
    4. A proposed Maintenance Covenant with the City detailing responsibilities assigned to the owner.
    5. The proposed drainage plan along with a detail of the pump station.

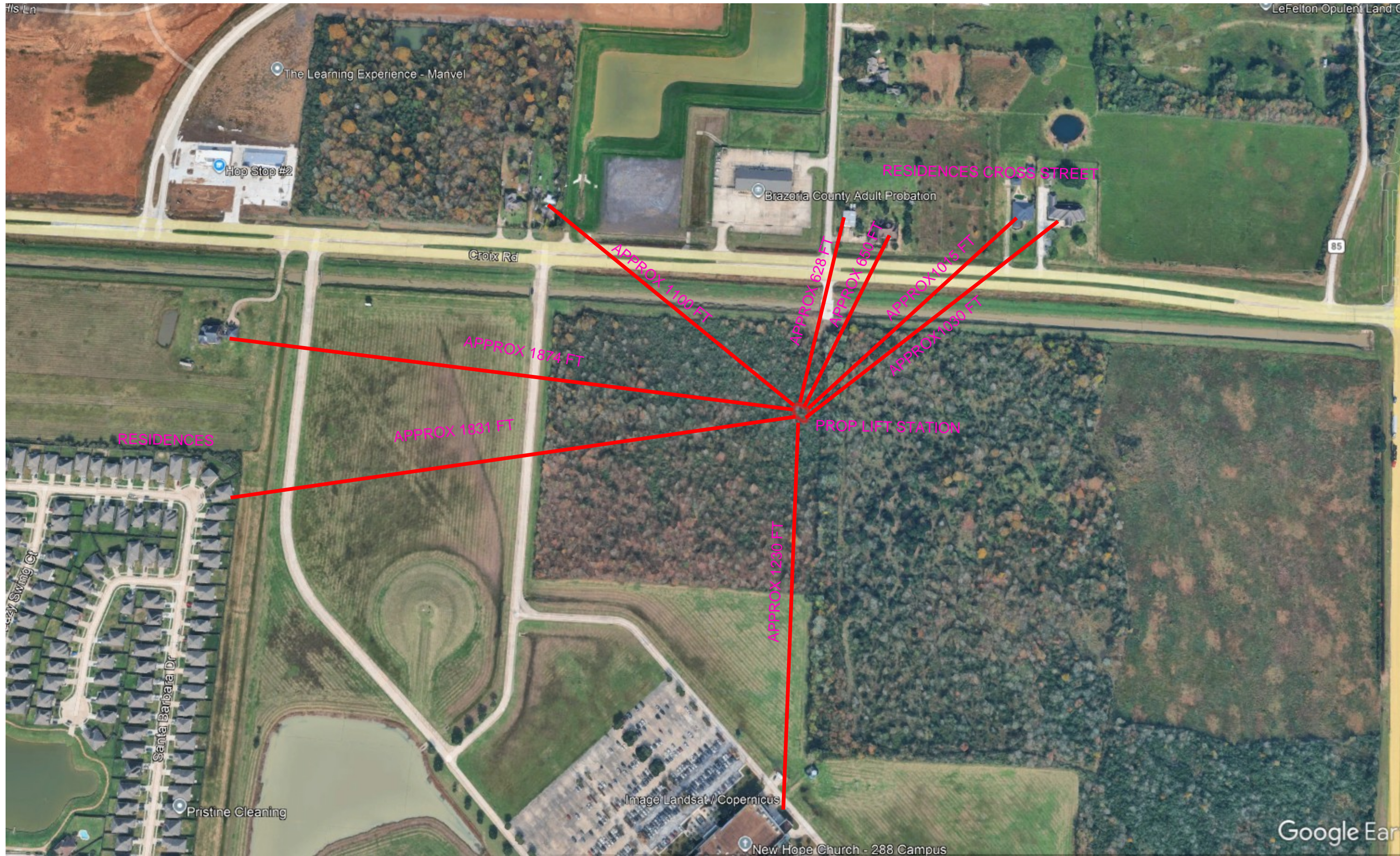
**STAFF RECOMMENDATION:** The applicant does not meet all of the City's criteria for the allowance of a pumped detention system since there are residential properties within 1,000 feet of the proposed system.

**ATTACHMENTS:** Vicinity Map, Design Criteria Manual Variance Form, Proposed Maintenance Plan, Proposed Maintenance Covenant, Drainage Plan and Pump Station Detail.

**FUNDING ISSUES**  
 Not applicable  
 Not budgeted  
 Full amount already budgeted  
 Funds to be transferred from Acct.#

<b>SUBMITTING STAFF MEMBER</b> Marilyn Jacob, Engineer I	<b>FINANCE DIRECTOR APPROVAL</b> <u>  N/A  </u>  <b>CITY MANAGER APPROVAL</b> <u>  DSJ  </u>
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**CITY OF MANVEL  
DESIGN CRITERIA MANUAL  
SECTION 7 - MODIFICATION FORM**

Variations to technical standards identified in the Design Criteria Manual (DCM) may be allowed by the City of Manvel City Engineer. The modification proposal must be submitted by a registered Professional Engineer following generally accepted engineering standards and such proposal contains the following information and substantiates the findings in paragraph four (4) below. If an appeal to the City of Manvel City Engineer decision is requested, the Planning Development & Zoning (PD&Z) may review that appeal and make a recommendation to City Council. City Council will have final authority on the approval or denial of the Appeal.

Design Criteria Modification Approval will be valid for a period of 2 years. If work has not commenced within 2 years, the Modification will need to be resubmitted and reviewed, and new plan review fees paid.

**This form must be completed in its entirety.**

**PROJECT NAME:** CROIX ROAD RETAIL PLAZA  
**PROJECT ENGINEER:** KARIM S. DADELAHI  
**SUBMITTAL DATE:** 04-27-2026  
**SUBDIVISION NAME:**

**MODIFICATION LOCATION:**  
SECTION 05 2.02 G

1. Set forth the proposed deviation to the technical standard (including the page number and specific DCM reference).

DCM mentioned case by case basis to approve the pumped detention in page 57 of 71

2. Set forth the impact such deviation has, including the likelihood of accidents, the long-term maintenance and operation effect, the degree of functionality and efficiency, the technological advancements involved, and other relevant matters.

We don't have options to do only the gravity because ditch is shallow and as per BCDD4, detention requirement is huge as compared to city of Manvel too, we are seeking approval for storm water pump. and it is non residential project too.

3. Show a comparison of the technical standard to the proposed deviation with respect to overall safety and quality, speed differential, street capacity, existing and projected accidents, long-term maintenance and operation, degree of functionality, degree of efficiency, technological advancements, and other relevant matters.

Pump details is provided in plans and applicable notes are provided too and owner is responsible for the maintenance of the pump and Detention facility  
Brazoria county drainage district 04 has no issue for using the Storm water pump and allowed max 75% pump flow, but plan is still in the process of approval.

4. Describe all mitigating improvements that reduce the negative impact of the proposed deviation on overall safety and quality, speed differential, street capacity, accident occurrences, long-term maintenance and operation, degree of functionality, degree of efficiency and demonstrating the degree to which the proposed deviation detrimentally affects the foregoing. Other relevant factors, including technological advances, should be explained by describing how they will affect the proposed development. Mitigating improvements can include but are not limited to, traffic control devices, pavement improvements, added acceleration or deceleration lanes or reservoirs, and other on-site improvements.

We have sized the pump based on the allowable flow so flow towards ditch will be restricted too.

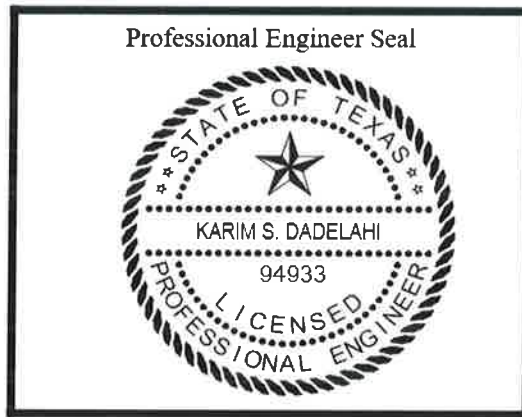
We are doing pump and gravity combination for the oufall so gravity will be effective during 100 yr event.

**SUMMARY & CONCLUSION/RECOMMENDATION FOR MODIFICATION:**

This combination of gravity and pump is best option for the site and will be effective in restrictive the flow.

List of Supporting Documentation Attached? Yes X No     

Seal of Professional Engineer Required? Yes X No     



*City of Manvel Use ONLY*

1. Modification Request: Approved Denied

DD Johnson City Engineer      5/5/2026 Date

2. Planning Development & Zoning: Recommended Not Recommended

\_\_\_\_\_  
Chair      Date

3. City Council: Approved Denied

\_\_\_\_\_  
Mayor      Date

## City of Manvel Maintenance Plan

Owner Name: Aftab Siddiqi

(Tierra Grande Phase II, LLC)

Project Name: Croix Road Retail Plaza

Project Address: Croix Road and County Road 58, Manvel, TX 77578

Name for the firm : Sarab structural and Civil PLLC

Total Acreage of Property=2.9288 ac(Per Plat)

### Drainage System Maintenance Plan

#### Year 1 and Beyond

- 1) Monitor the drainage system following rain events to ensure that it drains completely after one or more inches of daily rainfall. Identify the cause if the system does not drain as designed. Promptly correct any issues to restore proper facility drainage.
- 2) Conduct regular leaf blowing to clear leaves and debris. Remove these materials before they break up and enter the drainage system.
- 3) Inspect all catch basins, inlets, ditches, and swales. Remove any accumulated debris from these areas to maintain flow.
- 4) Evaluate routine grounds maintenance procedures to ensure infrequent upkeep does not cause flooding. Change operational procedures as necessary to address issues and prevent future flooding.
- 5) Provide the DISTRICT with a written report at least once annually and upon request. Summarize maintenance activities, identified issues, and procedural changes made to eliminate future problems

## City of Manvel Maintenance Plan

### Stormwater Pump Station Maintenance Plan

#### Year 1 and Beyond

- 1) Track the performance of the storage basin following storm events to verify that drawdown finishes entirely within 48 to 72 hours or satisfies the established blueprints. Isolate the operational flaw if drawdown fails to match these parameters. Deploy swift repairs to return the infrastructure to its intended drainage capacity.
- 2) Observe water elevation within the lower-tier discharge path to ensure that external volumetric limits are never bypassed. Inspect, test, and service the pump-deactivation safety toggle regularly to resolve any operational friction.
- 3) Audit the backflow prevention mechanism and extract all trapped rubbish, sediment, or organic blocks.
- 4) Review backup infrastructure and safety protocols to ensure that an unexpected electrical blackout cannot induce an overflow event. Recondition hardware and update field guidelines dynamically to eliminate submersion threats.
- 5) Issue a formal operational registry to the DISTRICT annually or upon immediate demand. Disclose documented runtime windows, total machinery operational hours, and the net volume of liquid transferred by the lift mechanic

**DECLARATION OF MAINTENANCE COVENANT FOR STORMWATER STRUCTURAL CONTROLS & CONTINUED MAINTENANCE OF DRAINAGE & DETENTION FACILITIES**

This Declaration of Maintenance Covenant for Stormwater Structural Control(s) ("Declaration") executed on April 9th, 2026, is by and between Aftab Siddiqi ("Declarant") and Brazoria Drainage District No. 4 ("District").

WHEREAS, Declarant is the owner of the real property described on Exhibit A attached hereto and incorporated by reference (the "Property"); and

WHEREAS, Declarant intends to construct and thereafter maintain stormwater structural controls (the "Controls") on the Property including, but not limited to, conduits, inlets, channels, pipes, retention or detention ponds and other devices and measures, necessary to collect, convey, store and control stormwater runoff, to be used for conveying stormwater from the Property to the District's municipal separate storm sewer system (MS4).

WHEREAS, to ensure that the Controls continue to function according to the design and performance standards to which they were constructed, Declarant is imposing upon the Property, as a covenant running with the land, the obligation to maintain the Controls until such time, if ever, as the obligation to maintain the Controls is properly terminated;

NOW, THEREFORE, in consideration of the foregoing premises, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Declarant declares as follows:

1. **Covenant Running with the Land.** Declarant covenants that the burdens and benefits made and undertaken under this Declaration constitute covenants running with the Property, binding all successors and assigns.
2. **Declarant's Responsibility to Construct and Maintain.** Declarant shall be responsible for the construction of the Controls. Declarant, its successors and assigns will at all times be responsible for the maintenance, repair and inspection of the Controls. The Controls are to be constructed in accordance with all applicable laws, ordinances, regulations, rules, and directives of appropriate governmental authorities.
3. **Location of the Controls.** The Controls shall be located on, over, across or under the Declarant's Property.
4. **Brazoria Drainage District No. 4.** The District, or its designee, is authorized to access the Property as necessary to conduct inspections of the Controls to ascertain compliance with this Declaration and the District's stormwater management program requirements ("District Requirements") and if necessary or desirable, to maintain the Controls as

provided under Paragraph 6 below. The District is relieved of all responsibility for the maintenance of the Controls for the term of this Declaration. In no event shall this Declaration be construed to impose any such obligation on the District.

- 5. Maintenance of Controls.** The Declarant shall be entirely responsible for all maintenance activities associated with the Controls and shall maintain all Controls in a good and workmanlike manner. The Declarant shall implement appropriate maintenance activities immediately if any of the following instances occur: obstructions of inlets/outlets, mechanical failures (valves, pumps, gates, etc.), accumulation of trash, erosion or instability of slopes, accumulated sedimentation, excessive growth of vegetation/trees, and/or if written notice from the District is issued requesting maintenance on the Control. The Declarant shall retain documentation of all maintenance activities performed on the Control and make the records available to the District for review upon request.
- 6. Failure to Maintain.** If Declarant or its successors or assigns fails to maintain the Controls as required by this Declaration after 30 days written notice thereof, the District, may, but is not obligated to, cause any and all maintenance to be taken and performed and otherwise to take whatever steps the District deems necessary to maintain the Controls at the Declarant's expense. Declarant shall reimburse the District within 10 days from receipt of written demand from the District all costs incurred by the District together with interest thereon from the date incurred by the District at the lesser of (i) the maximum lawful rate of interest or (ii) 15% per annum until paid in full. Nothing in this paragraph or this Declaration, shall create or impose any liability on the District, its agents, employees, successors or assigns, for damages alleged to result from or to be caused by stormwater drainage from the Property.
- 7. Conflicts.** The District Requirements control over any inconsistent provisions of this Declaration. As applicable provisions of the District Requirements are amended, modified, revised, deleted or moved to different sections, this Declaration is deemed to be revised so as to conform to the provisions of the District Requirements as they may exist from time to time and are applicable to the Property or any part thereof.
- 8. Successors and Assigns Bound.** Declarant hereby agrees and acknowledges that maintenance of the Controls as set forth herein, the cost of maintenance, the District's access to the Controls, the District's rights of ingress and egress to the Controls and the District's right to recover all costs if Declarant fails to maintain the Controls are a burden and restriction on the use of the Property and the provisions of this Declaration shall be binding upon the Declarant, its successors and assigns and upon any future owners of the Property.

Every person who now or hereafter owns or acquires any right, title or interest in or to any portion of the Property is and shall be conclusively deemed to have consented and agreed to every covenant contained in this Declaration, whether or not any reference to this Declaration is contained in the instrument by which the Property was conveyed to such person. Whenever in this Declaration a reference is made to a party, such reference is deemed to include a reference to the heirs, executors, legal representatives, successors and assigns of such party.

- 9. Negation of Partnership.** None of the terms or provisions of this Declaration shall be deemed to create a partnership between or among Declarant and the District or any

owners, mortgagees, occupants or otherwise; nor shall it cause them to be considered joint venturers or members of any joint enterprise. This Declaration is not intended nor shall it be construed to create any third party beneficiary rights in any person, except as expressly stated herein.

- 10. Enforcement.** If any person, persons, corporation or entity of any other type shall violate or attempt to violate this Declaration, the District or its successors may institute proceedings at law, or in equity, against the person or entity violating or attempting to violate this Declaration and to prevent the person or entity from violating or attempting to violate the Declaration. The failure at any time to enforce this Declaration by the District or its successors whether any violations hereof are known or not, shall not constitute a waiver or estoppel of the right to do so in the future.
- 11. Entire Agreement.** This Declaration contains all the representations and the entire agreement of Declarant with respect to the subject matter. Any prior correspondence, memoranda or agreements are superseded by this Declaration. The provisions of this Declaration shall be construed as a whole according to their common meaning and not strictly for or against Declarant.
- 12. Notices.** All notices and approvals required or permitted under this Declaration shall be served by certified mail, return receipt requested, to a party at its last known address or its principal place of business. A courtesy email will also be sent. Date of service of notice shall be the date on which such notice is deposited in a post office of the United States Postal Service or successor governmental agency.
- 13. Governing Law; Performance.** This Declaration and its validity, enforcement and interpretation shall be governed by the laws of the State of Texas without regard to any conflict of laws principles and applicable federal law. This Declaration is performable only in Brazoria County, Texas.
- 14. Amendment.** This Declaration may not be amended or abrogated in part or whole, without the express written consent of the District.
- 15. Rights of Mortgagees, Trustees or Lienholders.** No violation of any of these restrictions, covenants or conditions shall affect or impair the rights of any mortgagee, trustee or lienholder under any mortgage or deed of trust, or the rights of any assignee of any mortgage, trustee or lienholder under any such mortgage or deed of trust.
- 16. Gender and Grammar.** The singular wherever used herein shall be construed to mean or include the plural when applicable, and the necessary grammatical changes required to make the provisions hereof apply either to corporations or other entities or individuals, male or female, shall in all cases be assumed as though in each case fully expressed.
- 17. Titles.** The titles of sections contained herein are included for convenience only and shall not be used to construe, interpret or limit the meaning of the term or provision contained in this Declaration.
- 18. Recording of Agreement.** This Declaration shall be recorded in the Official Public Records of Brazoria County, Texas and shall constitute notice to all successors and assigns of the title to the Property of the rights and obligations contained herein.

# DECLARANT

Organization: Magnolia 58 LLC

Signature: *A. Siddiqi*

Print Name: Aftab Siddiqi

Title: President

Email: \_\_\_\_\_

Phone #: \_\_\_\_\_

Mailing Address: Pearland,

STATE OF Texas

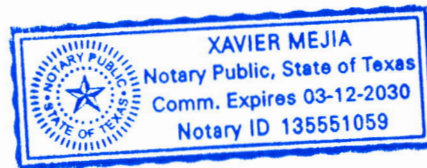
COUNTY OF Brazoria

Before me, the undersigned authority, on this day personally appeared Aftab Siddiqi, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this 8 day of April, 2006.

*XAM*  
Notary Public in and for the State of Texas

My commission expires: 3/12/2030



# BRAZORIA DRAINAGE DISTRICT NO. 4

Approved as to form and content:

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

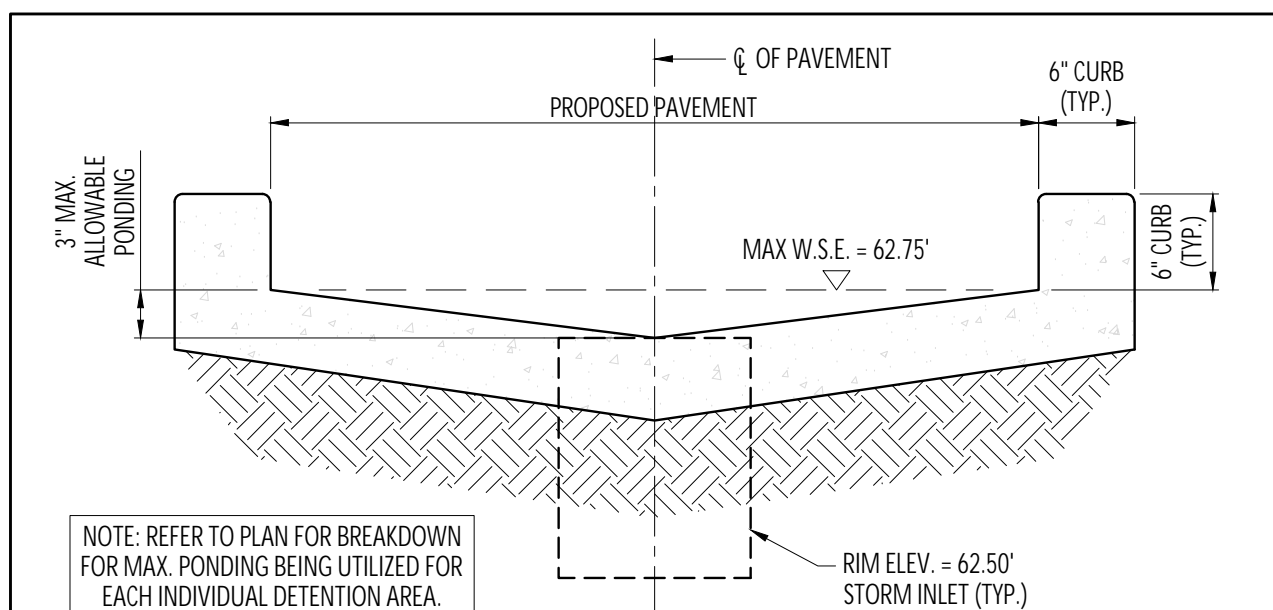
Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me or proved to me through proper documentation to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

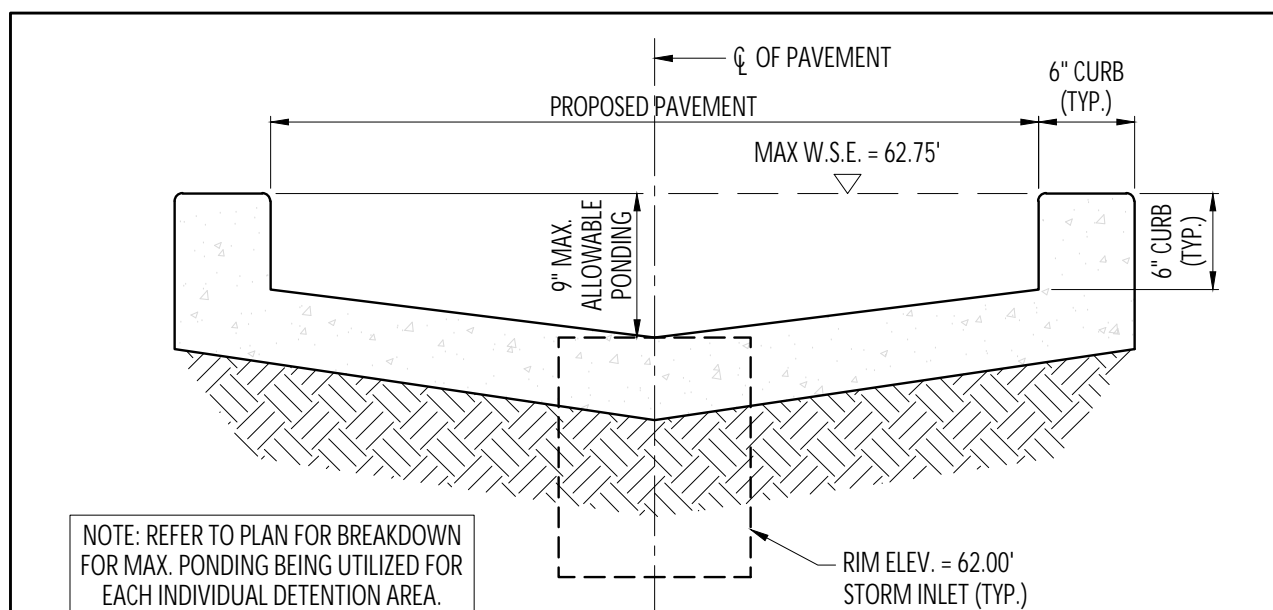
\_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_

My commission expires: \_\_\_\_\_

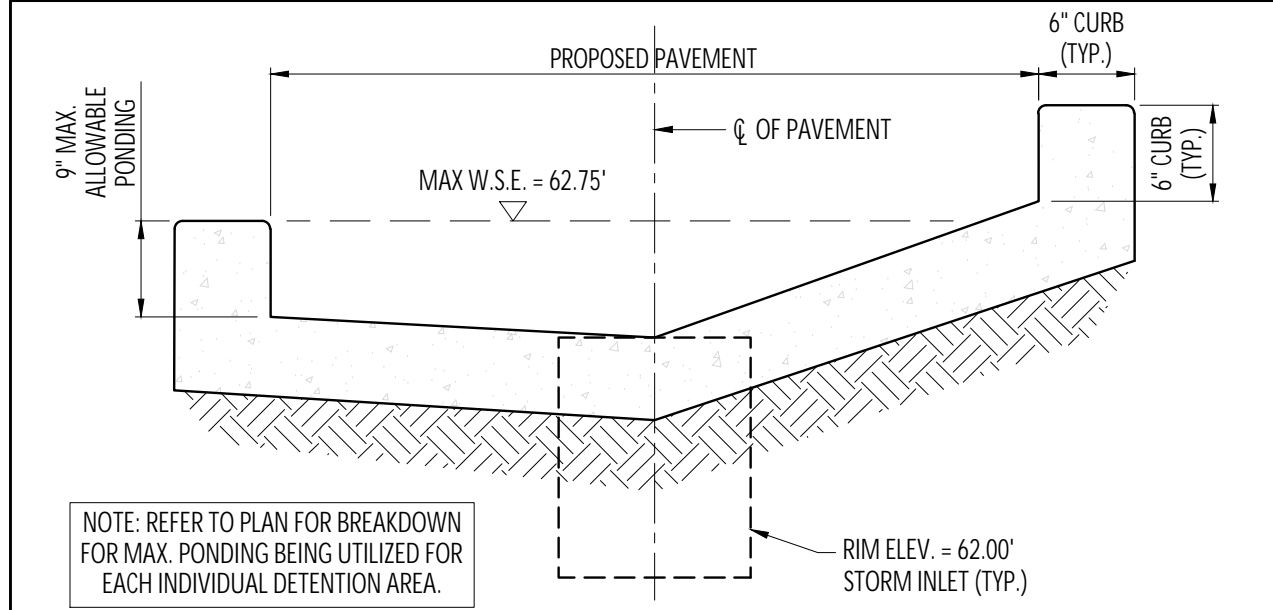




DETENTION PROFILE @ PARKING PAVEMENT SECTION  
SCALE: N.T.S.



DETENTION PROFILE @ CURBED PAVEMENT SECTION  
SCALE: N.T.S.



DETENTION PROFILE @ PARTIAL CURBED PAVEMENT SECTION  
SCALE: N.T.S.

**DETENTION REQUIREMENT BDD4**  
MINIMUM REQUIRED DETENTION BASED FOR PUMP DETENTION = 0.70 AC-FT/AC \* 0.7 \* 2.6144 = 1.8308 ac-ft  
REQUIRED DETENTION BASED MALCOLM METHOD = 3.077 AC-FT  
DETENTION IS PROVIDED FOR STRINGENT OF TWO METHOD WHICH IS BDD4 MALCOLM METHOD  
PROVIDED DETENTION = 3.1694 AC-FT = 138.061 CU FT  
HENCE PROVIDED DETENTION IS MORE THAN REQUIRED DETENTION, OKAY

**PUMPING TIME TO EMPTY THE POND**  
DISCHARGE FROM PUMP = 250 GPM = 0.55 CFS  
TOTAL DETENTION CAPACITY = 128,981 CU FT  
TOTAL TIME TO EMPTY THE DETENTION POND = 65.15 HR  
HENCE TIME TO EMPTY THE POND IN PROVIDED PUMP RATE IS MORE THAN 48 HOURS AND LESS THAN 72 HOURS, OKAY

**DETENTION CALCULATIONS**

TOTAL SITE AREA IN THIS PHASE (A) (INCLUDING CANAL EASEMENT)	=	127,317 SQ.FT. (2,9228 AC.)
TOTAL SITE AREA IN THIS PHASE (A) (EXCLUDING CANAL EASEMENT)	=	99,937 SQ.FT. (2,2942 AC.)
TOTAL CANAL EASEMENT AREA	=	27,380 SQ.FT. (0.6286 AC.)
EXISTING IMPERVIOUS AREA (IN CANAL EASEMENT)	=	16,828 SQ.FT. (0.3863 AC.)
FINAL IMPERVIOUS AREA (INCLUDING CANAL EASEMENT)	=	96,373 SQ.FT. (2,2124 AC.)
TOTAL AREA OF PROP. CENTER OF ROAD TOWARDS OUR PROPERTY	=	13,950 SQ.FT. (0.3202 AC.)
DETENTION SERVICE AREA FOR THIS PHASE (EXCLUDING CANAL EASEMENT) (A <sub>d</sub> )	=	113,887 SQ.FT. (2,6144 AC.)
DETENTION REQUIRED (RE. RATIONAL METHOD CALCULATIONS ON THIS SHEET)	=	19,146 CU.FT. (0.4395 AC.-FT.)
DETENTION REQUIRED (0.65 AC.-FT/ACRE) BASED ON LATEST CITY OF MANVEL REQUIREMENTS	=	74,026 CU.FT. (1.6944 AC.-FT.)
DETENTION REQUIRED (BASED ON CITY OF MANVEL REQUIREMENTS)	=	134,034 CU.FT. (3.077 AC.-FT.)
DETENTION REQUIRED BASED ON MALCOLM METHOD	=	134,034 CU.FT. (3.077 AC.-FT.)
REFER THIS SHEET FOR GRAPH ANALYSIS BASED ON BDD4 GUIDELINES		
DETENTION PROVIDED IN PONDING ABOVE INLETS	=	6,903 CU.FT. (0.1585 AC.-FT.)
DETENTION PROVIDED IN UNDERGROUND CHAMBER (REFER SHEET C-18 TO C-22)	=	128,981 CU.FT. (2.9610 AC.-FT.)
DETENTION PROVIDED IN PIPES	=	1,555 CU.FT. (0.0357 AC.-FT.)
(42 L.F. 24" HDPE + 290 L.F. 30" HDPE)		
DETENTION PROVIDED IN INLETS AND JUNCTION BOX	=	622 CU.FT. (0.0143 AC.-FT.)
3.00' x 3.00' x 2.53' (4 INLETS + 1 JUNCTION BOX), 4.00' x 4.00' x 7.96' (4 INLETS)		
TOTAL DETENTION PROVIDED	=	138,061 CU.FT. (3.1694 AC.-FT.)
HENCE, PROVIDED DETENTION (3.1694 AC.-FT) IS MORE THAN REQUIRED (3.0770 AC.-FT), OKAY		
MAX DETENTION WATER SURFACE ELEVATION (W.S.E.)	=	62.75'

**DETENTION CALCULATIONS-CITY OF MANVEL**  
AS PER CITY OF MANVEL DETENTION REQUIREMENT IS 0.65 AC.-FT./AC. OF THE DEVELOPED AREA  
TOTAL DETENTION REQUIREMENT = 0.65 \* 2.6144 = 1.6944 AC.-FT

**DETENTION SUMMARY**  
REQUIRED DETENTION BASED ON CITY OF MANVEL = 1.6944 AC.-FT = 74,026 CU FT  
REQUIRED DETENTION BASED ON BDD4 = 3.077 AC.-FT = 134,034 CU FT  
DETENTION IS PROVIDED FOR STRINGENT OF TWO METHOD WHICH IS BDD4  
PROVIDED DETENTION = 3.1694 AC.-FT = 138,061 CU FT

**FOR CITY OF MANVEL**

REQUIRED DETENTION = 1.6944 AC.-FT = 73,808 CU FT
DETENTION VOLUME IN UNDERGROUND CHAMBER:
TOP ELEV. OF INLET = 62.50'
TOP ELEV. OF 96" PIPES = 62.50' - 1.00' = 61.50'
MINIMUM COVER FOR THE PIPE IS 1' REFERS SHEET C-19
GRAVITY VOL. DEPTH = 3.53'
GRAVITY START ELEV. = 57.97'
PUMP DEPTH = 4.47'
BOTTOM OF PIPE OR PUMP START ELEV. = 53.50'
UNDERGROUND PIPE SIZE = 3.53' + 4.47' = 8.00" = 96"
PERCENTAGE (%) DETENTION PROVIDED IN PIPES:
TOTAL VOL. PROVIDED = 128,981 CU.FT. (2.9610 AC.-FT.)
GRAVITY VOLUME PROVIDED = 44.13 % = 56,919 CU FT
PUMP VOLUME PROVIDED = 55.87 % = 72,061 CU FT
PERCENTAGE (%) DETENTION BASED ON CITY OF MANVEL:
TOTAL REQUIRED DETENTION BASED ON THE CITY OF MANVEL = 1.6944 AC.-FT = 73,808 CU FT.
GRAVITY VOLUME PROVIDED = 56,919 CU FT
PUMP VOLUME PROVIDED TO MEET THE CITY OF MANVEL DETENTION REQUIREMENTS = 16,890 CU FT
(73,808 - 56,919) / 73,808 = 0.2288 = 22.88% OF REQUIRED VOLUME
GRAVITY VOLUME PROVIDED (%) = 77.11% OF REQUIRED VOLUME
PUMP VOLUME PROVIDED (%) = 22.88% OF REQUIRED VOLUME
HENCE, PROVIDED PUMP VOLUME IS 22.88%, WHICH IS LESS THAN MAXIMUM ALLOWABLE FROM CITY OF MANVEL IS 50%, OKAY.

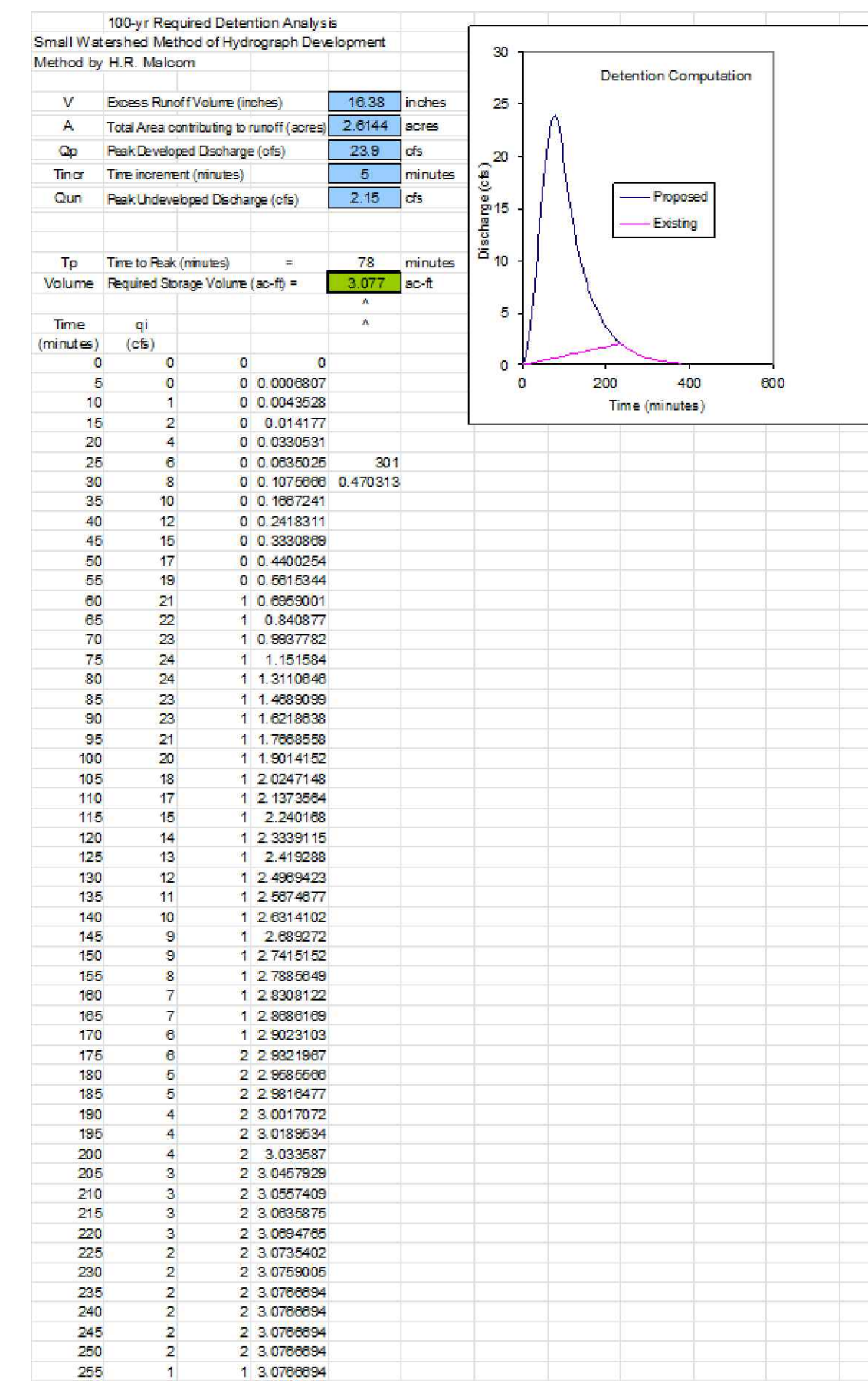
**RESTRICTOR CALCULATION**

$$Q = CA \times (2g)^{1/2} \times H^{1/2}$$

$$1/2 \quad 1/4$$

$$D = Q / (2.25 H)$$

Q = ALLOWABLE OUTFLOW DISCHARGE (CFS) = 3.64 CFS  
C = RUNOFF COEFFICIENT = 0.8  
A = ORIFICE AREA (S.F.)  
G = GRAVITATIONAL FACTOR = 32.20  
H = HEAD (FEET) = 62.75 - 57.80 = 4.95'  
D = 3.640 / (2.25 \* 4.95)^{1/2} = 0.56 FEET  
D = 6.82 INCHES - USE 6 INCHES



VALUES BASED ON TABLE 34-1 OF BDD4 GUIDELINES

**WETTED COEFFICIENT OF IMPERVIOUSNESS (C<sub>W</sub>)**

CALCULATION OF C<sub>W</sub> FOR EXISTING CONDITION

$$C_W = (2.6144 * 0.20) + (0.0000 * 1.00) = 0.52288$$

CALCULATION OF C<sub>W</sub> FOR PROPOSED CONDITION

$$C_W = (0.6988 * 0.30) + (1.9156 * 1.00) = 2.04114$$

**IMPERVIOUS COVER ANALYSIS (INCLUDING CANAL EASEMENT)**

TOTAL SITE AREA (INCLUDING CANAL EASEMENT)	=	127,317 SQ.FT. (2,9228 AC.)
PROPOSED ROAD AREA UP TO CENTER LINE	=	13,950 SQ.FT. (0.3202 AC.)
TOTAL SITE AREA (INCLUDING CANAL EASEMENT AND ROAD)	=	141,267 SQ.FT. (3,2430 AC.)

DEVELOPMENT TYPE	AREA OF EXISTING DEVELOPMENT	AREA OF FINAL DEVELOPMENT
BUILDING(S)	0 SQ.FT.	14,641 SQ.FT.
PARKING LOTS/CONCRETE PADS	0 SQ.FT.	53,901 SQ.FT.
SIDEWALKS/PATIOS	0 SQ.FT.	6,168 SQ.FT.
DETENTION POND	0 SQ.FT.	0 SQ.FT.
DITCHES (EASEMENT AREA)	16,828 SQ.FT.	16,828 SQ.FT.
SIDEWALK ROW	0 SQ.FT.	1,377 SQ.FT.
ROW DRIVEWAY AND PAVEMENT	0 SQ.FT.	7,357 SQ.FT.
<b>TOTAL IMPERVIOUS AREA</b>	<b>16,828 SQ.FT.</b>	<b>100,272 SQ.FT.</b>

EXISTING PERCENTAGE OF IMPERVIOUS COVER (EXCLUDE ROAD EASEMENT) = 13.22%  
PROPOSED PERCENTAGE OF IMPERVIOUS COVER (EXCLUDE ROAD AND EASEMENT) = 78.76%

**IMPERVIOUS COVER ANALYSIS (EXCLUDING CANAL EASEMENT)**

TOTAL SITE AREA (INCLUDING CANAL EASEMENT)	=	127,317 SQ.FT. (2,9228 AC.)
TOTAL SITE AREA (EXCLUDING CANAL EASEMENT AND ROAD)	=	99,937 SQ.FT. (2,2942 AC.)
(FROM PROPOSED CENTERLINE OF ROAD TOWARDS OUR PROPERTY)	=	13,950 SQ.FT. (0.3202 AC.)
TOTAL SITE AREA (EXCLUDING CANAL EASEMENT BUT INCLUDING ROAD)	=	113,887 SQ.FT. (2,6144 AC.)

DEVELOPMENT TYPE	AREA OF EXISTING DEVELOPMENT	AREA OF FINAL DEVELOPMENT
BUILDING(S)	0 SQ.FT.	14,641 SQ.FT.
PARKING LOTS/CONCRETE PADS	0 SQ.FT.	53,901 SQ.FT.
SIDEWALKS/PATIOS	0 SQ.FT.	6,168 SQ.FT.
DETENTION POND	0 SQ.FT.	0 SQ.FT.
OTHER/MISC.	0 SQ.FT.	0 SQ.FT.
SIDEWALK ROW	0 SQ.FT.	1,377 SQ.FT.
ROW DRIVEWAY AND PAVEMENT	0 SQ.FT.	7,357 SQ.FT.
<b>TOTAL IMPERVIOUS AREA</b>	<b>0 SQ.FT.</b>	<b>83,444 SQ.FT.</b>

EXISTING PERCENTAGE OF IMPERVIOUS COVER = 00.00%  
PROPOSED PERCENTAGE OF IMPERVIOUS COVER = 73.27%  
TOTAL FINAL IMPERVIOUS COVER = 83,444 SQ.FT. (1,9156 AC.)

b, d, e VALUES ARE FROM BDD4 DRAINAGE MANUAL 2025

**2-YEAR EXISTING FLOW "Q"**

2-YEAR COEFFICIENT: Tc = 383 / (60 \* 1.0) + 15 = 21.38 MIN.  
e = 0.754 C = 0.20 (C<sub>w</sub> EXISTING CONDITION)  
b = 57.440 i = 4.12 IN/HR  
d = 11.511 Q = (CIA) = (0.20 \* 4.12 \* 2.6144) = 2.15 CFS

**2-YEAR DEVELOPED FLOW "Q"**

2-YEAR COEFFICIENT: Tc = 465 / (60 \* 3.0) + 10 = 12.58 MIN.  
e = 0.754 C = 0.81 (C<sub>w</sub> PROPOSED CONDITION)  
b = 57.440 i = 5.21 IN/HR  
d = 11.511 Q = CIA = (0.81 \* 5.21 \* 2.6144) = 11.03 CFS

**5-YEAR EXISTING FLOW "Q"**

5-YEAR COEFFICIENT: Tc = 383 / (60 \* 1.0) + 15 = 21.38 MIN.  
e = 0.712 C = 0.20 (C<sub>w</sub> EXISTING CONDITION)  
b = 58.019 i = 5.08 IN/HR  
d = 9.236 Q = (CIA) = (0.20 \* 5.08 \* 2.6144) = 2.65 CFS

**5-YEAR DEVELOPED FLOW "Q"**

5-YEAR COEFFICIENT: Tc = 465 / (60 \* 3.0) + 10 = 12.58 MIN.  
e = 0.712 C = 0.81 (C<sub>w</sub> PROPOSED CONDITION)  
b = 58.019 i = 6.46 IN/HR  
d = 9.236 Q = CIA = (0.81 \* 6.46 \* 2.6144) = 13.68 CFS

**10-YEAR EXISTING FLOW "Q"**

10-YEAR COEFFICIENT: Tc = 383 / (60 \* 1.0) + 15 = 21.38 MIN.  
e = 0.676 C = 0.20 (C<sub>w</sub> EXISTING CONDITION)  
b = 57.515 i = 5.88 IN/HR  
d = 7.777 Q = (CIA) = (0.20 \* 5.88 \* 2.6144) = 3.08 CFS

**10-YEAR DEVELOPED FLOW "Q"**

10-YEAR COEFFICIENT: Tc = 465 / (60 \* 3.0) + 10 = 12.58 MIN.  
e = 0.676 C = 0.81 (C<sub>w</sub> PROPOSED CONDITION)  
b = 57.515 i = 7.50 IN/HR  
d = 7.777 Q = CIA = (0.81 \* 7.50 \* 2.6144) = 15.88 CFS

**25-YEAR EXISTING FLOW "Q"**

25-YEAR COEFFICIENT: Tc = 383 / (60 \* 1.0) + 15 = 21.38 MIN.  
e = 0.618 C = 0.20 (C<sub>w</sub> EXISTING CONDITION)  
b = 52.780 i = 6.98 IN/HR  
d = 5.022 Q = (CIA) = (0.20 \* 6.98 \* 2.6144) = 3.65 CFS

**25-YEAR DEVELOPED FLOW "Q"**

25-YEAR COEFFICIENT: Tc = 465 / (60 \* 3.0) + 10 = 12.58 MIN.  
e = 0.618 C = 0.81 (C<sub>w</sub> PROPOSED CONDITION)  
b = 52.780 i = 8.97 IN/HR  
d = 5.022 Q = CIA = (0.81 \* 8.97 \* 2.6144) = 18.99 CFS

**100-YEAR EXISTING FLOW "Q"**

100-YEAR COEFFICIENT: Tc = 383 / (60 \* 1.0) + 15 = 21.38 MIN.  
e = 0.533 C = 0.20 (C<sub>w</sub> EXISTING CONDITION)  
b = 46.316 i = 8.72 IN/HR  
d = 1.555 Q = (CIA) = (0.20 \* 8.72 \* 2.6144) = 4.56 CFS

**100-YEAR DEVELOPED FLOW "Q"**

100-YEAR COEFFICIENT: Tc = 465 / (60 \* 3.0) + 10 = 12.58 MIN.  
e = 0.533 C = 0.81 (C<sub>w</sub> PROPOSED CONDITION)  
b = 46.316 i = 11.29 IN/HR  
d = 1.555 Q = CIA = (0.81 \* 11.29 \* 2.6144) = 23.90 CFS

**FINDING CxA**  
TOTAL AREA REQUIRED DETENTION = 2.6144  
WEIGHTED COEFFICIENT = 0.81  
CxA = 0.81 \* 2.6144 = 2.11

**MODIFIED RATIONAL METHOD DETENTION CALCULATIONS**

TC = DURATION	CxA	I	INFLOW "Q"	INFLOW VOLUME	ALLOWABLE "Q"	OUTFLOW VOLUME	REQUIRED VOLUME	REQUIRED VOLUME	DETENTION RATE
MINUTES		in/hr	CFS	C.F.	CFS	C.F.	C.F.	AC.-FT.	AC.-FT./AC.
5	2.11	17.001913	35.87403715	10762.21115	3.64	1092	9670.211146	0.221997501	
10	2.11	12.568246	26.51899841	15911.39905	3.64	2184	13727.39905	0.315137719	
15	2.11	10.376283	21.8939562	19704.56058	3.64	3276	16428.56058	0.377147865	
20	2.11	9.0146724	19.02095868	22825.15041	3.64	4368	18457.15041	0.42371787	
25	2.11	8.0660529	17.01937155	25529.05733	3.64	5460	20089.05733	0.46072161	
30	2.11	7.3574565	15.52423321	27843.61978	3.64	6552	21391.61978	0.491084017	
35	2.11	6.8028857	14.35366686	30142.70041	3.64	7644	22498.70041	0.516499091	
40	2.11	6.36338	13.40563196	32173.51646	3.64	8736	23437.51646	0.538051342	
45	2.11	5.9800524	12.6179106	34068.35863	3.64	9828	24240.35863	0.556482062	
50	2.11	5.635758	11.95014483	35850.4345	3.64	10920	24930.4345	0.572324024	
55	2.11	5.3099338	11.37487032	37537.07204	3.64	12012	25525.07204	0.585975024	
60	2.11	5.1529234	10.87266939	39141.60622	3.64	13104	26037.60622	0.59774119	
65	2.11	4.9428307	10.42937286	40674.55414	3.64	14196	26478.55414	0.607853961	
70	2.11	4.7556286	10.0343764	42144.38089	3.64	15288	26858.38089	0.61653767	
75	2.11	4.5874689	9.67959475	43558.01764	3.64	16380	27178.01764	0.623921433	
80	2.11	4.4353498	9.358588141	44921.22308	3.64	17472	27449.22308	0.630147454	
85	2.11	4.2969809	9.06643973	46238.84262	3.64	18564	27674.84262	0.635526986	
90	2.11	4.1701771	8.79907372	47514.99837	3.64	19656	27858.99837	0.6395546	
95	2.11	4.0536486	8.553198461	48753.23122	3.64	20748	28005.23122	0.642911644	
100	2.11	3.9460197	8.326101523	49956.60914	3.64	21840	28116.60914	0.645685929	
105	2.11	3.8462206	8.115525512	51127.81073	3.64	22932	28195.81073	0.647286748	
110	2.11	3.7533528	7.919574379	52269.1909	3.64	24024	28245.1909	0.64842036	
115	2.11	3.6666552	7.736642488	53382.83289	3.64	25116	28266.83289	0.64917192	
120	2.11	3.5854785	7.56359373	54470.59006	3.64	26208	28262.59006	0.64981979	
125	2.11	3.5092651	7.404549305	55534.11979	3.64	27300	28234.11979	0.649166203	0.648166203
130	2.11	3.4375326	7.253193743	56574.9112	3.64	28392	28182.9112	0.648690915	

CITY OF MANVEL, 100-YEAR IDF FACTORS	PHASE 1 SITE = 2.3743 AC	TXDOT Allowable Discharge
e = 0.5330	Cw = 0.66	Allowable Discharge = 3.64
b = 46.316	CxA = 1.72	
d = 1.5555		

REQUIRED DETENTION PER CITY OF MANVEL DESIGN CRITERIA MANUAL = 28,439 CU.-FT. = 0.6528 AC.-FT.

**2-YEAR EVENT STORM SEWER CALCULATIONS**  
CITY OF MANVEL - CROIX ROAD RETAIL PLAZA

e = 0.712  
b = 58.019  
d = 9.236

Tail Water = 57.80 ft.

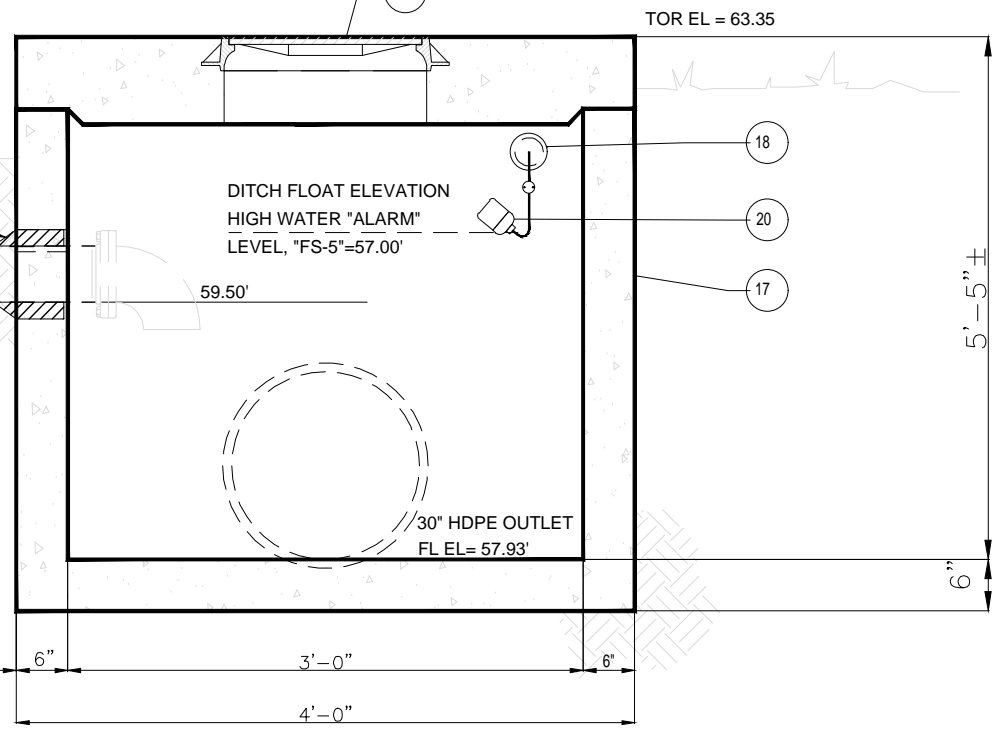
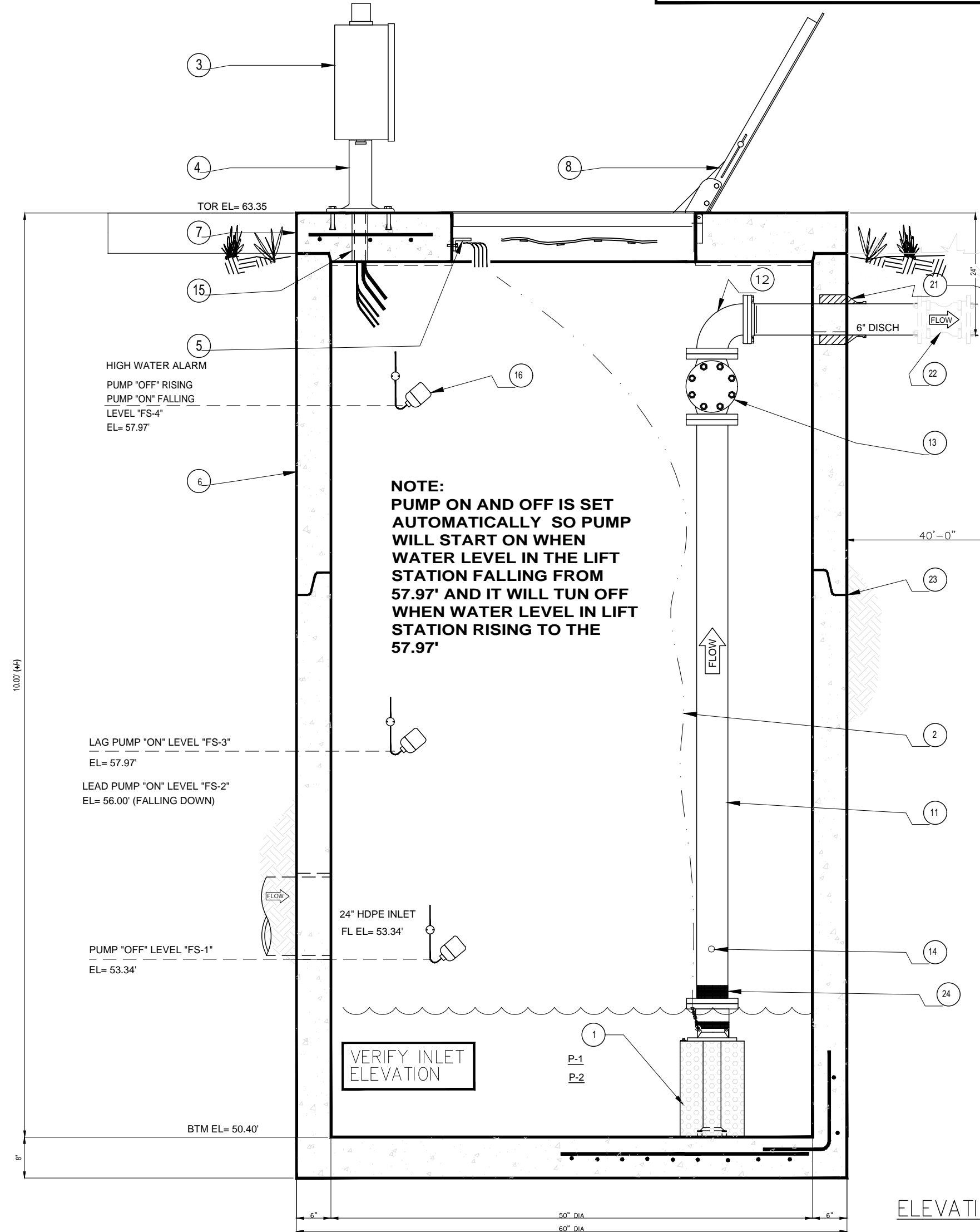
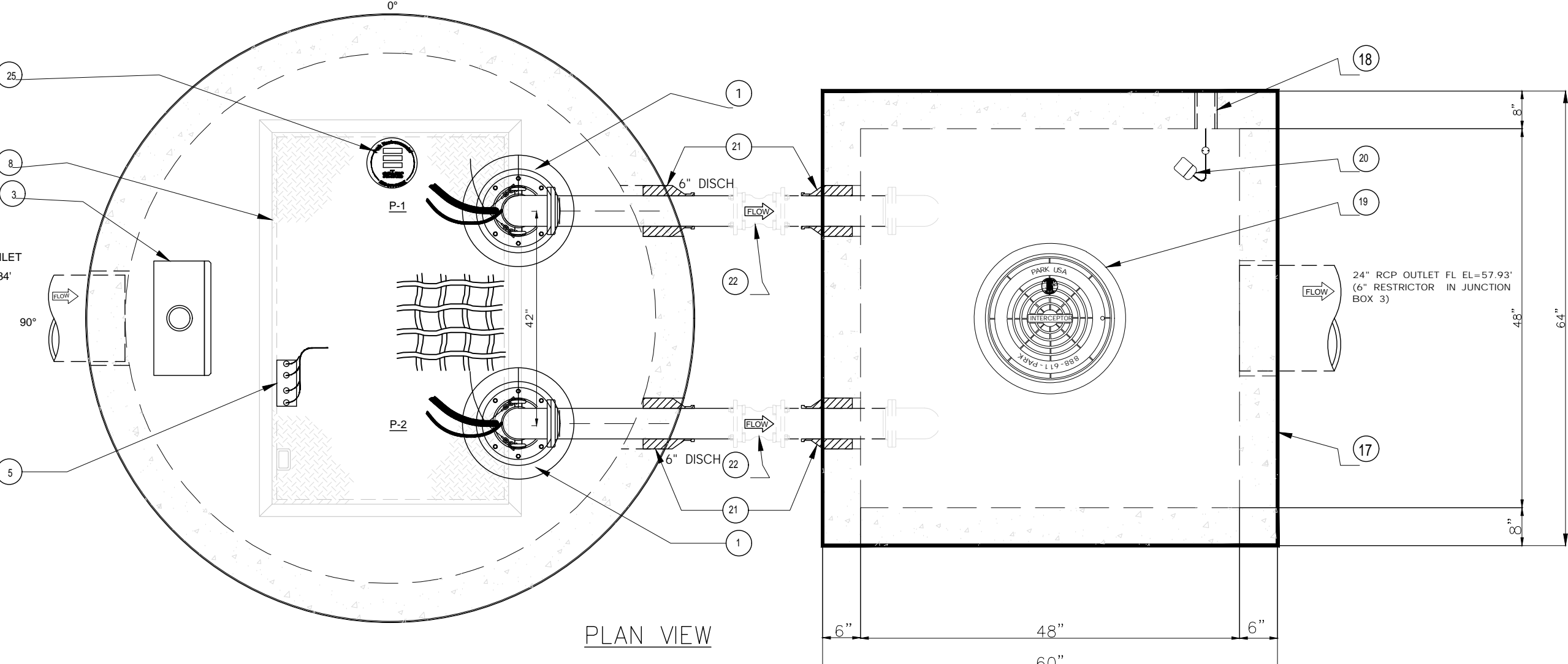
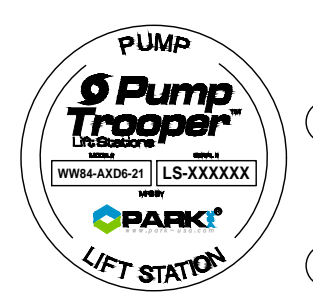
FROM INLET	TO INLET	FL U/S	FL D/S	Area Per Inlet (Sq.-Ft.)	Area Per Inlet (Acre)	Area ACCUM (Acre)	PIPE DIA. (Inch)	n Value	PIPE x-sec. area (Sq.-Ft.)	PIPE Perimeter (Ft.)	PIPE TIME (MIN)	INTENSITY (IN/HR)	RUNOFF COEFF.	C x I	FLOW Per Inlet (CFS)	FLOW ACCUM (CFS)	PIPE CAPACITY (CFS)	PIPE LENGTH (Ft.)	PIPE SLOPE (%)	Pipe slope^0.5	Hydraulic Radius^0.67	Hydraulic Gradient (%)	Change in Head (Ft.)	DESIGN VELOCITY (Ft./S)	ACTUAL VELOCITY (Ft./S)	H.G.L. D/S (Ft.)	H.G.L. U/S (Ft.)	TG Elev. (Ft.)	Diff Elev. HGL - TP (Ft.)
A1	A2	54.33	54.25	18.57	0.426	0.426	30	0.012	4.91	7.85	23.60	4.83	0.90	4.35	1.85	1.85	19.93	39	0.20%	0.045	0.731	0.000005	0.0007	4.06	0.38	56.56	56.56	62.40	-5.84
A2	A3	54.25	54.00	12.576	0.289	0.714	30	0.012	4.91	7.85	24.42	4.75	0.90	4.27	1.23	3.05	19.93	127	0.20%	0.045	0.731	0.000013	0.0060	4.06	0.62	56.56	56.56	62.00	-5.45
A3	UND. DET.	54.00	53.91	3.207	0.074	0.788	30	0.012	4.91	7.85	24.59	4.73	0.90	4.26	0.31	3.35	19.93	48	0.20%	0.045	0.731	0.000016	0.0027	4.06	0.68	56.55	56.54	62.00	-5.46
A7	UND. DET.	54.00	53.95	15.406	0.354	0.354	30	0.012	4.91	7.85	23.33	4.86	0.90	4.37	1.55	1.55	19.93	27	0.20%	0.045	0.731	0.000003	0.0003	4.06	0.32	56.54	56.54		

STATION OPERATION LEVELS		
RISING LEVEL CYCLE		
WATER LEVEL ELEVATION	ACTION	PUMPS IN OPERATION
36.22'	LEAD PUMP "ON", FS-2	LEAD PUMP "ON"
36.22'	LAG PUMP "ON", FS-3	LEAD & LAG PUMPS "ON"
37.64'	PUMPS "OFF" RISING, FS-4	PUMPS "OFF"
39.65'	HIGH WATER IN DITCH, FS-5	ALL PUMPS "OFF"
FALLING LEVEL CYCLE		
TBD	DITCH FLOAT HIGH WATER, FS-5	ALL PUMPS "ON"
57.97'	PUMPS "ON" FALLING, FS-4	PUMPS "ON"
33.48'	PUMPS "OFF" LEVEL, FS-1	ALL PUMPS "OFF" LAG PUMP SWITCHES TO LEAD PUMP

FLOAT IS SET TO AUTOMATICALLY SHUT-DOWN PUMP WHEN WATER ELEV. REACHES ELEVATION EQUAL TO 75% OF DITCH CAPACITY. BOTTOM OF DITCH = 57.50' 75% DITCH CAPACITY ELEVATION=59.00' SHUT OFF PUMP ELEVATION = 59.00'

NOTE:  
PROVIDE ONE WAY VALVE IN 24" GRAVITY PIPE.

NOTE:  
BACKUP NATURAL GAS GENERATOR IS PROVIDED FOR THE ENTIRE PUMP FACILITY.



NOTE:  
ALL DASHED PIPING TO BE FURNISHED BY CONTRACTOR

NOTE:  
VERIFY ALL ELEVATIONS PRIOR TO FABRICATION

NOTE:  
VERIFY ALL INLET/OUTLET ORIENTATIONS PRIOR TO FABRICATION

KEYED NOTES		
MARK	QTY	DESCRIPTION
1	2	6" SUBMERSIBLE AXIAL PUMP
2	2	STAINLESS STEEL CHAINS
3	1	DUPLEX CONTROL PANEL NEMA 4X FRP w/ GENERATOR RECEPTACLE (MOUNTED & WIRED BY CONTRACTOR)
4	1	VENTED ALUMINUM PEDESTAL
5	1	SS CABLE BRACKET
6	1	48" DIA x 9'28" DEEP CONCRETE WET WELL
7	1	8" THK FLAT CONCRETE TOP
8	1	36"x72" SINGLE LEAF ALUMINUM HATCHWAY
9	1	SAFETY NET
10	-	NOT USED
11	2	8" SCH 80 PVC DISCHARGE PIPE
12	2	SCH 80 PVC 90
13	2	6" SWING CHECK
14	2	1/2" WEEP HOLE
15	1	3" ELECTRICAL COUPLING
16	5	FLOAT SWITCH
17	1	60" x 60" x 4'-0" DEEP DISCHARGE STRUCTURE
18	1	2" ELEC COUPLING
19	1	24" RING & COVER
20	1	REMOTE MOUNT DITCH FLOAT "FS-5" (WIRED & MOUNTED BY OTHERS)
21	2	RESILIENT RUBBER BOOT
22	2	MJ x MJ CONNECTION (BY OTHERS)
23	-	ALL JOINTS MADE WATER-TIGHT w/ PLASTIC FLEXIBLE GASKET (RAM-NEK)
24	-	6" FLUXPE CARRY SPOOL
25	1	NAMEPLATE INDICATING: MFG: PARKUSA 888-611-PARK WWW.PARKUSA.COM MODEL: WW84-AXD6-918-15-075-43

**SPECIFICATIONS**  
CONCRETE:  
CLASS III CONCRETE WITH DESIGN STRENGTH OF 4500 PSI AT 28 DAYS. UNIT IS OF MONOLITHIC CONSTRUCTION AT FLOOR, FIRST STAGE OF WALL AND BAFFLE WITH SECTIONAL RISER TO REQUIRED DEPTH.

**REINFORCEMENT:**  
GRADE 60 REINFORCED WITH STEEL REBAR CONFORMING TO ASTM A615 ON REQUIRED CENTERS OR EQUAL.

**ALUMINUM HATCH:**  
300 PSF RATED, 1/2" ALUMINUM SKID-RESISTANT FLOOR PLATE, STAINLESS STEEL TAMPERPROOF BOLTING & HINGES & SLAMLOCK.

**PUMPS:**  
PUMPS SHALL BE AXIAL FLOW TYPE WITH SUBMERSIBLE TYPE MOTOR. PUMPS SHALL HAVE A CAPACITY AS FOLLOWS:

PUMP No.	TYPE	GPM	TDH	RPM	ELECTRICAL PH	HP	V
P-1	AXIAL	250	15'	3450	7.5	230	1 60
P-2	AXIAL	250	15'	3450	7.5	230	1 60

**CONTROLS:**  
PUMP CONTROLS SHALL BE MOUNTED INSIDE A UL LISTED NEMA-4X ENCLOSURE AND INCLUDE CIRCUIT BREAKERS, ALARM CIRCUIT FUSE, IEC RATED MOTOR STARTER, PUMP HOA, AND ALTERNATOR RELAY. PANEL SHALL HAVE A VISUAL ALARM BECON. PANEL IS DESIGNED FOR REMOTE MOUNTING.

**ENGINEERING DATA**  
FIELD EXCAVATION AND PREPARATION SHALL BE COMPLETED PRIOR TO DELIVERY OF ASSEMBLY. USE DIMENSIONAL DATA AS SHOWN. ALL PIPE, VALVES AND FITTINGS OF THE ASSEMBLY ARE APPROVED BY ONE OF THE FOLLOWING ASSOCIATIONS:



MODEL NUMBER: WW80-AXD6-250-15-075-43	
WET WELL SIZE (ID)	POWER CHARACTERISTICS
48 - 48" DIA	43 - 460V/3PH/60Hz
60 - 60" DIA	23 - 230V/3PH/60Hz
72 - 72" DIA	96 - 96" DIA
96 - 96" DIA	PUMP CONFIGURATION
PUMP CONFIGURATION	S - SIMPLEX
D - DUPLEX	PUMP MOTOR SIZE
PUMP DISCHARGE SIZE	020 - 2.0 HP
3 - 3"	030 - 3.0 HP
4 - 4"	050 - 5.0 HP
6 - 6"	075 - 7.5 HP
8 - 8"	100 - 10.0 HP
10 - 10"	150 - 15.0 HP
12 - 12"	200 - 20.0 HP
FLOW RATE CAPACITY (GPM)	PUMP HEAD CAPACITY (TDH)
100 - 100 GPM	10 - 10' TOTAL DYNAMIC HEAD
200 - 200 GPM	20 - 20' TOTAL DYNAMIC HEAD
ETC...	ETC...

REV	DATE	BY	DESCRIPTION
A			

PROJECT: CROIX ROAD RETAIL PLAZA  
CUSTOMER:  
ENGINEER: SS&C  
ORDER #:  
DATE: 06/05/2025 LOCATION: HOUSTON, TX 77355

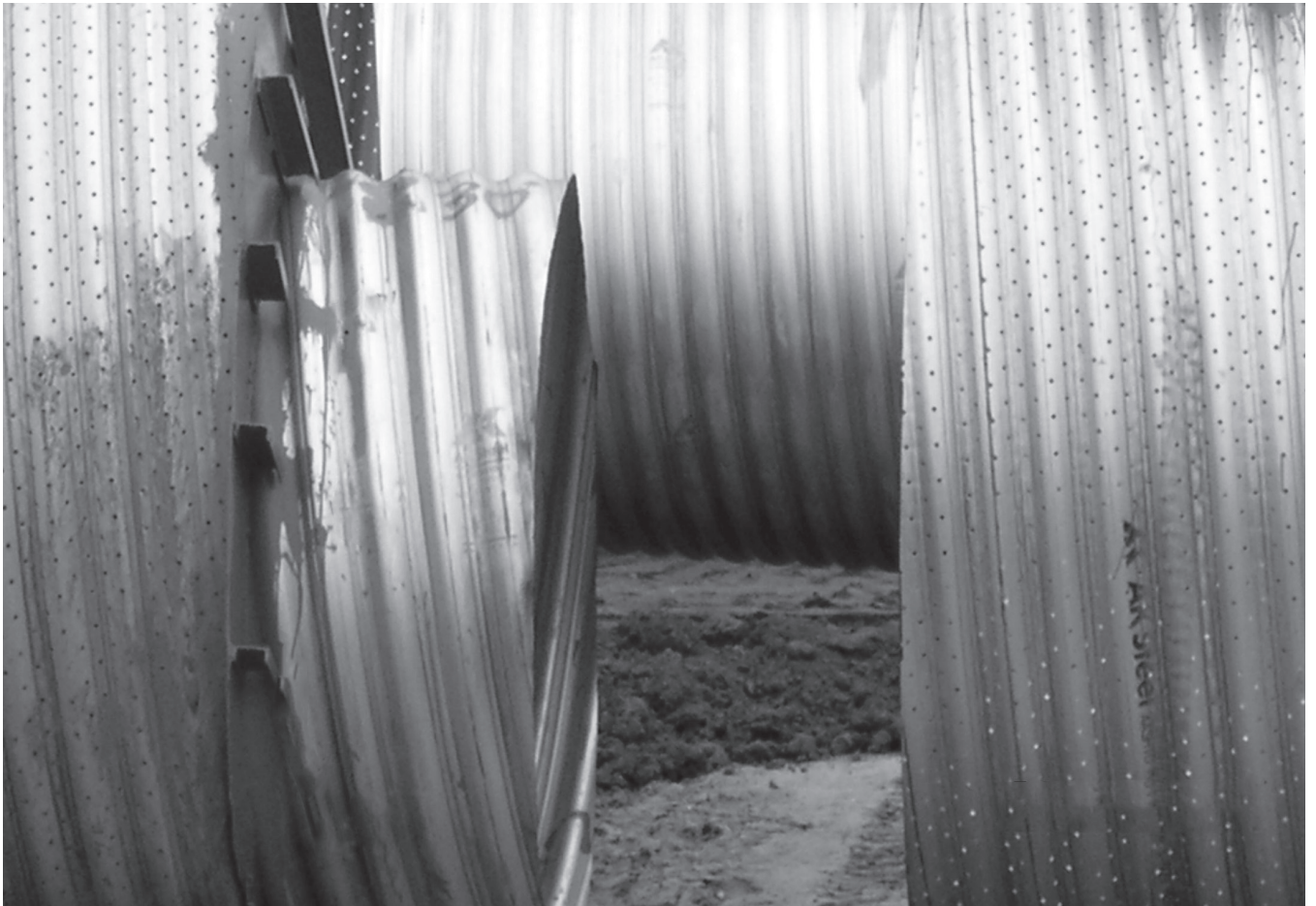
**PARKUSA**  
www.parkusa.com 888-611-PARK  
STORM SEWER LIFT STATION  
PM PC DRN ENG DWG. NO. REV.  
MC CH . DATE 02/18 WW84-AXD6-21 A

- NOTE:
- FENCING OF THE CONTROL PANEL FOR PUMPED DETENTION POND MUST BE PROVIDED TO PREVENT UNAUTHORIZED OPERATION AND VANDALISM PURSUANT TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY STANDARDS. THE DISTRICT MUST BE PROVIDED ACCESS.
  - THE OPERATOR OF PUMPED DETENTION SYSTEM SHALL PROVIDE THE DISTRICT WITH A QUARTERLY OPERATIONAL REPORT THAT SHALL INDICATE THE OPERATIONAL TIMES, TOTAL HOURS OF OPERATION, AND THE AMOUNT PUMPED. SAID REPORT SHALL BE DELIVERED TO THE DISTRICT OFFICE ON THE 15TH DAY OF THE MONTH AFTER END OF EACH QUARTER.
  - THE DISTRICT SHALL HAVE RIGHT TO ENTER THE PROPERTY AND INSPECT THE OPERATION OF A PUMPED DETENTION SYSTEM AT ANY TIME FOR ANY REASON.
  - FAILURE TO MAINTAIN PUMP STATION IN WORKING ORDER IS A VIOLATION OF THESE "RULES, REGULATIONS AND GUIDELINES" AND IS SUBJECT TO THE PENALTY PROVISIONS OF SECTION 16- "PENALTIES" AND THE FORFEITURE OF FUNDS PAID IN ESCROW TO THE DISTRICT FOR PUMPED DETENTION FACILITIES.

- NOTE:
- PROVIDE SENSORS IN PUMP SO DETENTION POND PUMP WOULD OFF DURING A RAIN EVENT.
  - OWNER HAS TO PROVIDE ALTERNATIVE POWER (GENERATOR) FOR PUMP IN CASE OF POWER LOSS OCCUR DURING 100 YEAR FLOOD EVENT.
  - PUMP SHALL BE WIRED SUCH THAT ONLY A SINGLE PUMP CAN OPERATE AT ANY TIME.
  - DISCHARGE WILL NOT EXCEED THE ALLOWABLE FLOW FROM THE PUMP.
  - ONEWAY CHECK VALVE IS PROVIDED INSIDE THE BASIN.



## Contech<sup>®</sup> CMP Detention & Infiltration Maintenance Guide



# Contech® CMP Detention

Underground stormwater detention/infiltration and retention systems must be properly inspected and maintained at regular intervals for purposes of performance and longevity.

## Inspection

Inspection is the key to effective maintenance and is easily performed. Contech recommends ongoing quarterly inspections. The rate at which the system collects pollutants will depend more heavily on site specific activities rather than the size or configuration of the system. Inspections should be performed more often in equipment washdown areas, in climates where sanding and/or salting operations take place, and in various other instances in which higher accumulations of sediment or abrasive / corrosive conditions may exist. Inspection and maintenance records should be maintained for the life of the system.

## Maintenance

Systems should be cleaned when inspection reveals that accumulated sediment or trash is clogging the discharge orifice. Accumulated sediment and trash can typically be evacuated through the manhole over the outlet orifice. If maintenance is not performed as recommended, sediment and trash may accumulate in front of the outlet orifice. Manhole covers should be securely seated following cleaning activities. Contech suggests that all systems be designed with an access/inspection manhole situated at or near the inlet and the outlet orifice. Should it be necessary to get inside the system to perform maintenance activities, all appropriate precautions regarding confined space entry and OSHA regulations should be followed.

If inspectors observe any salt or other corrosive substance concentrations or accumulations in the system, or if salt or other corrosive substance is used or prevalent near the system, it is recommended to rinse the system above the spring line annually between late spring and early summer as part of the maintenance program. This maintenance is required for infiltration systems. Excessive salting should be avoided and pavement should be sealed to reduce salt infiltration from the surface.

Maintaining an underground detention or retention system is easiest when there is no flow entering the system. For this reason, it is a good idea to schedule the cleanout during dry weather.

The foregoing inspection and maintenance efforts help ensure underground pipe systems used for stormwater storage continue to function as intended by identifying recommended regular inspection and maintenance practices. Inspection and maintenance related to the structural integrity of the pipe or the soundness of pipe joint connections is beyond the scope of this guide.

## Inspection & Maintenance Log Sample Template

_____ " Diameter System			Location: Anywhere, USA		
Date	Depth of Sediment	Accumulated Trash	Maintenance Performed	Maintenance Personnel	Comments
12/01/10	2"	None	Removed Sediment	B. Johnson	Installed
03/01/11	1"	Some	Removed Sediment and Trash	B. Johnson	Swept parking lot
06/01/11	0"	None	None		
09/01/11	0"	Heavy	Removed Trash	S. Riley	
12/01/11	1"	None	Removed Sediment	S. Riley	
04/01/12	0"	None	None	S. Riley	
04/15/01	2	Some	Removed Sediment and Trash	ACE Environmental Services	

SAMPLE

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## Support

Drawings and specifications are available at [www.ContechES.com](http://www.ContechES.com).

Site-specific support is available from our engineers.

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Contech Engineered Solutions LLC provides site solutions for the civil engineering industry. Contech's portfolio includes bridges, drainage, sanitary sewer, stormwater, earth stabilization and wastewater treatment products. For information, visit [www.ContechES.com](http://www.ContechES.com) or call 800.338.1122.

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CMP DETENTION SYSTEMS

**CONTECH**<sup>®</sup>  
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# MANVEL PD&Z DATA SHEET

**MEETING DATE:** June 22, 2026

**TOPIC:** Discussion on the newly adopted Comprehensive Master Plan and Major Thoroughfare Plan with an intent to achieve a good understanding of the plan.

**BACKGROUND:** City Council adopted Manvel 2045 Comprehensive Plan on May 4, 2026. A clear understanding of the Comprehensive Plan is critical, considering it being one of the most important policy documents that sets a vision and various goals (both long term and short term) for the community. The Planning Development and Zoning Commission's recommendations and decisions influence the ultimate implementation of the plan. Therefore, staff would like to have periodic discussions about the various provisions and details of the Comprehensive Plan. This discussion item would be the first of a series of discussion to ensure a good understanding of the Plan.

The discussion and presentation from staff will focus on the following:

- General introduction to the Plan;
- The focus areas of the Plan (with an emphasis on Land Use and Character);
- Goals set by the Plan;
- Plan Implementation

We are including some excerpts from the adopted plan to guide the discussion (in terms of having an overview) and help you prepare. However, it is important to review and understand the plan in its entirety as we (both staff and the commission) make recommendations and decisions.

**RECOMMENDATION:** Discussion item only.

**ATTACHMENTS:** Excerpts of the Manvel 2045 Comprehensive Plan to help guide the discussion.

## FUNDING ISSUES

- Not applicable  
 Not budgeted  
 Full amount already budgeted  
 Funds to be transferred from Acct.#

**SUBMITTING STAFF MEMBER**  
Jose Abraham  
Director of Development Services

**FINANCE DIRECTOR APPROVAL** \_\_\_\_\_  
**CITY MANAGER APPROVAL** \_\_\_\_\_



# Reader's Guide

Adopted May 4, 2026

**For a quick read of the highlights of this Comprehensive Plan document:**

1. Skim the Future Manvel **Introduction section** for background on the plan purpose, the process by which it was updated, and how the plan is used by the City of Manvel and others.
2. View the **Action Agenda** table in the Plan Implementation section, involving **12 key action items** from 27 total actions in the plan.
3. View the **Goals** in each plan focus area:
  - Goals for **Environment**
  - Goals for **Growth Capacity**
  - Goals for **Land Use and Community Character**
  - Goals for **Transportation**
  - Goals for **Economic Development**
  - Goals for **Recreation and Amenities**
4. View the **Strategic Action Priorities** for each plan focus area:
  - Actions for **Environment**
  - Actions for **Growth Capacity**
  - Actions for **Land Use and Community Character**
  - Actions for **Transportation**
  - Actions for **Economic Development**
  - Actions for **Recreation and Amenities**
5. View the **Future Land Use and Character map**, along with **descriptions of the 6 map categories**.
6. Review **recent facts and figures about Manvel** in the **Manvel Today Report**, which was finalized in January 2025 prior to the Future Manvel phase of the plan process.
7. Review the **results of a community survey** conducted during May 2024 in support of the Comprehensive Plan review and update process.

Skimming these selected items will give a reasonable idea of what is contained in the overall plan document. Those wishing more details should consult the **Table of Contents** to locate specific areas of interest.

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# Introduction

Adopted May 4, 2026

The Manvel Comprehensive Plan is intended to guide future development, redevelopment and community enhancement efforts over the next 10-20 years. However, discussions during a community planning process often involve an even longer-range outlook, helping establish a vision of what Manvel could and should be in the future versus the trend line it is currently on. Based on this broader context, the purpose of this plan is to provide realistic goals and achievable strategies that residents, business and land owners, major institutions, civic groups and public officials prefer – and will support with sustained action – in the years ahead.

## Purpose of the Comprehensive Plan

A Comprehensive Plan is usually the most important policy document a municipal government prepares and maintains. It lays out a “big picture” vision and associated goals regarding the future growth and enhancement of the community. It is “comprehensive” in two ways, by:

- » Considering at once the entire geographic area of the community, including areas where new development and redevelopment may occur, as opposed to more specialized plans and studies that focus on particular sub-areas of the city.
- » Assessing near- and longer-term needs and desires across a variety of inter-related topics that represent the key “building blocks” of a community (e.g., land use, transportation, urban design, commercial development, redevelopment, neighborhoods, parks and recreation, utility infrastructure, public facilities and services, etc.).



Through a comprehensive plan, a community considers how best to accommodate and manage its projected growth, as well as the redevelopment of older neighborhoods and commercial and industrial areas. Like most similar plans, this Comprehensive Plan is aimed at ensuring that ongoing development and redevelopment will proceed in an orderly, well-planned manner so that public facilities and services can keep pace and residents’ quality of life will be enhanced. Significantly, by clarifying and stating the City’s intentions regarding the area’s physical development and infrastructure investment, the plan also creates greater predictability for residents, land owners, developers and potential investors.

The comprehensive planning process is intended to celebrate accomplishments of the past while providing an opportunity to anticipate and address challenges of the future. In some cases, this plan will offer guidance to decision makers for challenges only now emerging while other sections reinforce established policies that should be carried forward as a sure and sound basis for future development and redevelopment. Whether an issue is a challenge or an opportunity – or both – the utmost importance should be placed upon periodic comprehensive planning as an opportunity for thoughtful public discussion on the real and perceived challenges currently facing Manvel and the opportunities that will shape its future.

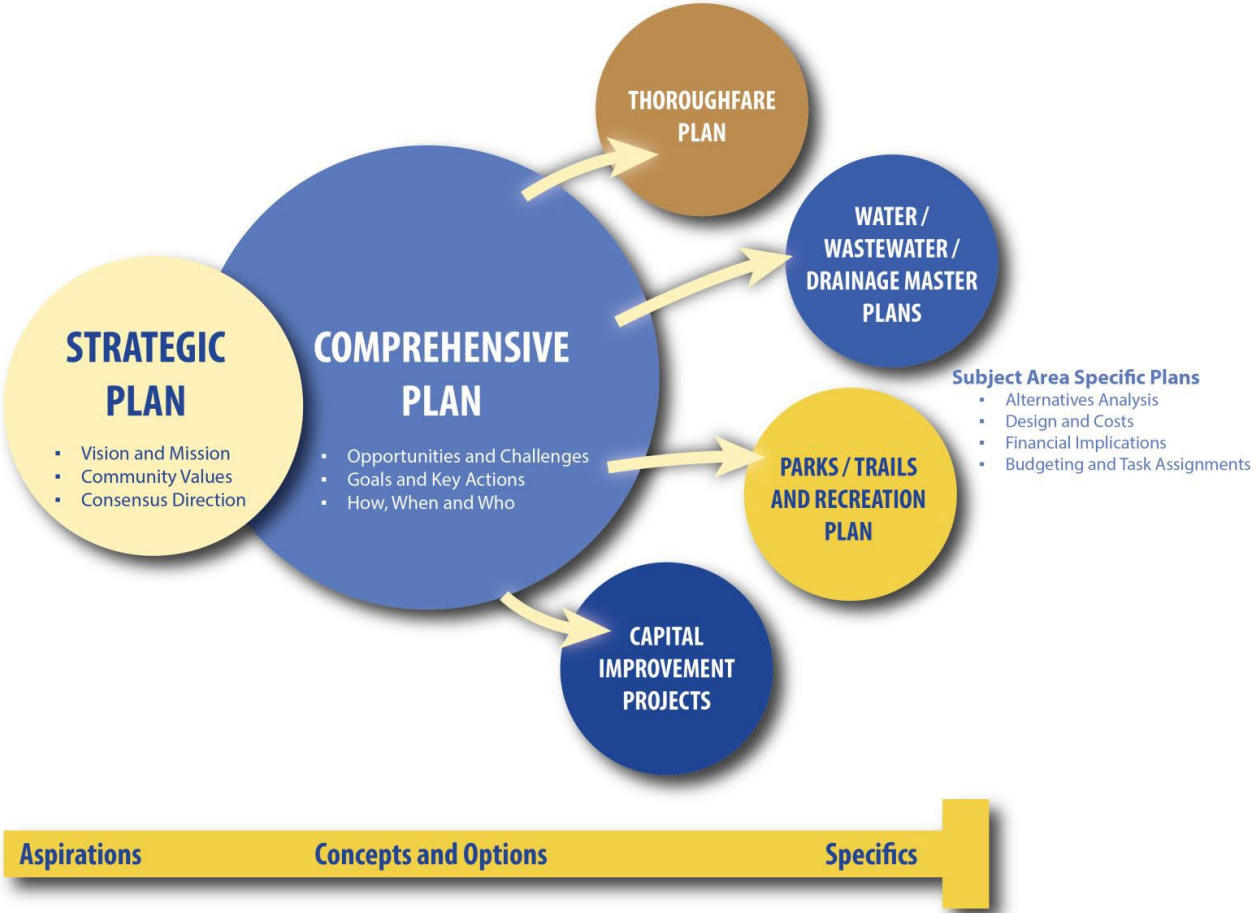
# MANVEL 2045

## Use of the Plan

This plan is ultimately a guidance document for City officials and staff, who must make decisions on a daily basis that will determine the future direction, financial health and “look and feel” of the community. These decisions are carried out through:

 <p>Targeted programs and expenditures prioritized through the City’s annual budget process, including routine but essential functions across municipal government.</p>	 <p>Major public improvements and land acquisitions financed through the City’s capital budgeting.</p>
 <p>New and amended City ordinances and regulations closely linked to Comprehensive Plan objectives (and associated review and approval procedures in the case of zoning, subdivision and land development activities).</p>	 <p>Departmental work plans and resources in key areas.</p>
 <p>Support for ongoing planning and studies that will further clarify needs, costs, benefits and strategies.</p>	 <p>Pursuit of external grant funding to supplement local budgets and/or expedite certain projects.</p>
 <p>Initiatives pursued in conjunction with other public and private partners to leverage resources and achieve successes neither could accomplish on their own.</p>	

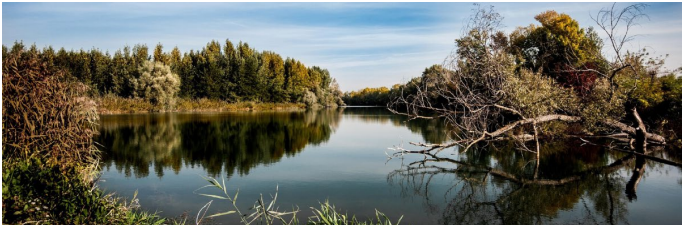
Comprehensive plans focus primarily on the responsibilities of City government in the physical planning arena, where municipalities normally have a more direct and extensive role than in other areas that residents value such as education and social services. Therefore, the resulting plan may not address every challenge before the city, but it is meant to set a tone and motivate concerted efforts to move the community forward in coming years.



## PLAN FOCUS AREAS

Focus areas within the Comprehensive Plan provide direction when setting program and funding priorities to enhance the quality of life in Manvel. The **six focus areas** of this plan are highlighted below. These focus areas were considered in developing the Strategic Plan and the Manvel Today Report and helped orient this Future Manvel portion of the plan.

**Environment**



**Transportation**



**Growth Capacity**



**Economic Development**



**Land Use and Community Character**



**Recreation and Amenities**





# Plan Implementation

Adopted May 4, 2026

With this refreshed Comprehensive Plan, the City of Manvel and its various partner agencies and organizations will have an essential new document that should be frequently referred to for guidance in community decision-making, along with the City's higher-level Strategic Plan that set the foundation for this plan. The Comprehensive Plan should be a "living document" that is responsive to ongoing change. Its key planning considerations, goals and action strategies must be revisited periodically to ensure that the plan is providing clear and reliable direction on a range of matters including land development issues and public investments in infrastructure and services.

This final plan section emphasizes the importance of not only creating a plan but translating it into real action and tangible, beneficial results. Through the Action Agenda focus below, the Plan Implementation section adds a strategic perspective to what is otherwise intended as an overarching guide to the area's long-term development and enhancement over the next 10-20 years. The Action Agenda compiles a list of priority initiatives for the City and other plan implementation partners to make progress on during the next several years after plan adoption. Finally, this last section advocates for ongoing community engagement as the Comprehensive Plan is implemented and periodically renewed.

Implementation goes well beyond just a list of action items. It is a challenging process that will require the commitment of the City's elected and appointed officials, staff, residents, business owners, major institutions, other levels of government, and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. Among its purposes, this final plan section highlights specific roles, responsibilities and methods of implementation to execute priority plan recommendations. Equally important are formalized procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered, and new opportunities and challenges that have emerged since plan adoption. This is in addition to any other change in circumstances, which may require rethinking of plan priorities. Scheduled plan evaluations and updates, as described later in this section, will help maintain its relevance and credibility as an overarching policy and action guide.

**Plan Sections**

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ **Plan Implementation**



### Signs of an Effective Plan

- ▶ Endorsed by partner public agencies and area organizations, reflecting its importance as a “community plan” and not just a City-adopted plan.
- ▶ Routinely referenced in City Council meetings, and in City board/commission/committee sessions, as a basis for key actions and decisions.
- ▶ Synchronized with the City's Strategic Plan and with other policy agendas that originate from the City Council and management level, as well as from grass-roots community engagement. The Comprehensive Plan is also applied as a guidepost for next updates of more specific City master plans for utility infrastructure and drainage, transportation, public safety services, parks and recreation, arts and culture, special areas (e.g., Manvel City Center), branding/marketing, etc.
- ▶ Regularly cited as a source of decision guidance for major budget initiatives, zoning cases, capital projects planning, partnership efforts, bond referenda presented to voters, etc.
- ▶ A main driver of deliberations and ultimate action on amending the City’s land development regulations to advance particular plan goals and priorities.
- ▶ Used as the starting point and source of citywide perspective for more targeted planning efforts involving particular neighborhoods, unique districts, major roadway corridors and other community locations in need of finer-grain analysis and area-specific strategies.
- ▶ Shared with regional planning and funding agencies to communicate and advocate for the City’s uppermost goals and priorities, especially those that coincide with priorities of such agencies and other area communities.
- ▶ Used to make the case for grant applications and other pursuit of external and partner funding.
- ▶ Provided to new elected officials, appointed board/commission members, new department directors and staff, and others as part of orientation for their municipal government roles and awareness of community aspirations and expectations.
- ▶ Implementation progress reported on annually as part of yearly plan reviews and adjustments, setting up for more in-depth five-year plan refreshes and significant full plan updates every 10 years at most.
- ▶ City and community accomplishments celebrated as often as possible, with credit to sound planning and methodical and enthusiastic plan implementation!



**Action Agenda**

The goals in this Comprehensive Plan will ultimately be attained through a variety of specific actions itemized in each plan section. Compiled in the **Action Agenda table** below is a set of **12 key action items** derived from the 27 total Strategic Priorities across the various plan sections. The table does not include every recommendation found throughout this plan, a number of which aim to reinforce or expand upon existing beneficial activities that the City and/or its partners already do. Instead, it details a shorter “to do” list of initial action priorities deemed most important to pursue first after plan adoption, along with who is responsible for initiating, administering and participating in the implementation process (action leaders shown in bold text).

The table indicates a target timeframe for pursuing each action item, either immediately in **Years 1-2** after plan adoption (4 items), in the near term during **Years 3-5** (6 items) or later in **Years 6-10** (2 items). Capital projects typically require lead time for additional feasibility analysis, construction documentation, specifications and detailed cost estimates. Included for each item in the Action column is a preliminary indication of level-of-magnitude cost (\$ for relatively low cost, \$\$ for moderate cost, and \$\$\$ for highest cost). The four actions in the Years 1-2 timeframe also include potential "metrics" as measures of progress and completion – quantitative where possible, otherwise qualitative but as discrete as possible.

ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<b>Years 1-2</b>			
<p>A Prepare a <b>new Parks, Trails &amp; Recreation Master Plan</b> (current one from 2017), especially to make Manvel more competitive for state grant funding for local park and trail projects.</p> <p><i>Potential Cost Level = \$\$</i></p> <p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated for consultant support.</li> <li>▪ Measures of community engagement.</li> <li>▪ Plan adoption by City Council.</li> <li>▪ Grant and other funding applications submitted based on plan.</li> </ul>	<p><b>Recreation and Amenities</b></p> <p>----</p> <p>Strategic Priority 4</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Public Works</li> <li>▪ Development Services</li> <li>▪ Finance</li> <li>▪ Parks Board</li> <li>▪ Local parks, trails, recreation and sports advocates and groups</li> <li>▪ Homeowner associations and MUDs</li> <li>▪ Brazoria County</li> <li>▪ Alvin ISD</li> <li>▪ Drainage district and canal partners</li> <li>▪ Texas Parks &amp; Wildlife Department</li> </ul>
<p>B Update the City’s <b>land development regulations</b> based on recommendations in the new Comprehensive Plan to better manage growth and future land use.</p> <p><i>Potential Cost Level = \$\$</i></p>	<p><b>Land Use and Community Character</b></p> <p>----</p> <p>Strategic</p>	<p>Regulations &amp; Standards</p>	<ul style="list-style-type: none"> <li>▪ <b>Development Services</b></li> <li>▪ City Attorney</li> <li>▪ Engineering</li> <li>▪ PD&amp;Z Commission</li> <li>▪ Zoning Board of</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated if consultant support needed.</li> <li>▪ Measures of community and stakeholder engagement.</li> <li>▪ Number of public hearings at PD&amp;Z Commission and City Council on proposed ordinance changes.</li> <li>▪ Number of City Code chapters and sections amended (or new sections added).</li> <li>▪ Number of acres rezoned based on zoning ordinance updates.</li> </ul>	<p>Priority 1</p>		<p>Adjustment</p> <ul style="list-style-type: none"> <li>▪ Property owners</li> <li>▪ Homeowner associations and neighborhood groups</li> <li>▪ Development community</li> <li>▪ Local businesses</li> </ul>
<p>C Consider participating in the <b>Federal Emergency Management Agency’s (FEMA’s) Community Rating System</b>, which is one way to improve local flooding readiness and potentially reduce the cost of property insurance.</p> <p><i>Potential Cost Level = \$</i></p> <p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated if consultant support needed.</li> <li>▪ Measures of community and stakeholder engagement.</li> <li>▪ Number of contacts with FEMA representatives and other partner agencies.</li> <li>▪ Steps completed in FEMA process toward final CRS approval.</li> </ul>	<p><b>Growth Capacity</b> ---- Strategic Priority 6</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Development Services</li> <li>▪ Engineering</li> <li>▪ City Attorney</li> <li>▪ Brazoria County</li> <li>▪ Drainage district partners</li> <li>▪ FEMA Region 6</li> </ul>
<p>D Upgrade the Manvel Economic Development Corporation (MEDC) website and take other low-cost steps to support <b>ongoing recruiting of specific desired business types</b> to Manvel.</p> <p><i>Potential Cost Level = \$</i></p>	<p><b>Economic Development</b> ---- Strategic Priority 1</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ MEDC Board</li> <li>▪ Public Information</li> <li>▪ Development Services</li> <li>▪ Northern Brazoria County Chamber of</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated if consultant support needed.</li> <li>▪ Number of specific upgrades made to website content and features.</li> <li>▪ Measures of website views, page visits and interactions, follow-up communications, etc.</li> </ul>			<p>Commerce</p> <ul style="list-style-type: none"> <li>▪ Economic Development Alliance for Brazoria County</li> </ul>
<b>Years 3-5</b>			
<p>E Improve the <b>Manvel Branch Library</b> (options of upgrading the current location or relocating to a new facility).</p> <p><i>Potential Cost Level = \$\$ or \$\$\$</i></p>	<p><b>Recreation and Amenities</b> ---- Strategic Priority 1</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Engineering</li> <li>▪ Finance</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Brazoria County</li> <li>▪ Friends of the Manvel Public Library</li> </ul>
<p>F Pursue additional <b>community beautification measures</b>, such as landscaping and public art installations, now that the City has installed new “Welcome to Manvel” gateway signs.</p> <p><i>Potential Cost Level = \$ or \$\$</i></p>	<p><b>Economic Development</b> ---- Strategic Priority 4</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Engineering</li> <li>▪ Public Works</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Keep Manvel Beautiful</li> <li>▪ Community groups and local businesses</li> <li>▪ Public agency partners (Brazoria County, TxDOT, etc.)</li> </ul>
<p>G Explore forming a <b>Manvel Business Association</b> to support, and promote networking among the local business community.</p> <p><i>Potential Cost Level = \$</i></p>	<p><b>Economic Development</b> ---- Strategic Priority 3</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Local business community</li> <li>▪ MEDC Board</li> <li>▪ Northern Brazoria County Chamber of Commerce</li> <li>▪ Economic Development Alliance for Brazoria County</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p>H Consider creating a <b>Tree Mitigation Fund</b> that can be used for tree planting and preservation to offset the loss of older and diseased trees during land clearing and development activity.</p> <p><i>Potential Cost Level = \$ or \$\$</i></p>	<p><b>Environment</b> ---- Strategic Priority 2</p>	<p>Regulations &amp; Standards</p>	<ul style="list-style-type: none"> <li>▪ <b>Development Services</b></li> <li>▪ City Attorney</li> <li>▪ PD&amp;Z Commission</li> <li>▪ Parks Board</li> <li>▪ Property owners</li> <li>▪ Development community</li> <li>▪ Keep Manvel Beautiful</li> <li>▪ Brazoria County</li> <li>▪ Texas A&amp;M Forest Service</li> </ul>
<p>I Continue targeted capital projects to install new sidewalks, upgrade existing and close gaps in the <b>local sidewalk system</b>.</p> <p><i>Potential Cost Level = \$\$ or \$\$\$</i></p>	<p><b>Transportation</b> ---- Strategic Priority 3</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> <li>▪ <b>Engineering</b></li> <li>▪ Public Works</li> <li>▪ Police</li> <li>▪ Finance</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Homeowner associations and MUDs</li> <li>▪ Alvin ISD</li> <li>▪ Brazoria County</li> <li>▪ TxDOT</li> </ul>
<p>J Create an <b>Open Space Conservation opportunities map</b>, along with other steps to support the intent of the Rural Preservation designation on the Future Land Use and Character map.</p> <p><i>Potential Cost Level = \$ or \$\$ (higher if targeted land purchases pursued)</i></p>	<p><b>Environment</b> ---- Strategic Priority 1</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>Development Services</b></li> <li>▪ Engineering</li> <li>▪ PD&amp;Z Commission</li> <li>▪ Parks Board</li> <li>▪ Property owners</li> <li>▪ Development community</li> <li>▪ Land conservation partners and trusts</li> </ul>
<p><b>Years 6-10</b></p>			
<p>K Evaluate individual <b>Municipal Utility Districts (MUDs)</b> for potential future annexation into the city when it makes financial sense and is technically feasible.</p>	<p><b>Growth Capacity</b> ---- Strategic</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Development Services</li> <li>▪ Finance</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p><i>Potential Cost Level = \$\$ or \$\$\$ depending on potential annexations and needed improvements</i></p>	<p>Priority 7</p>		<ul style="list-style-type: none"> <li>▪ Engineering</li> <li>▪ Public Works</li> <li>▪ City Attorney</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ MUDs</li> </ul>
<p>L Continue working toward funding of <b>Phase 1 “City Center” improvements</b> on Manvel’s 160-acre City-owned property (shown on the Future Land Use and Character map north of Dogwood Avenue).</p> <p><i>Potential Cost Level = \$\$ or \$\$\$</i></p>	<p><b>Recreation and Amenities</b> ---- Strategic Priority 5</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Development Services</li> <li>▪ Engineering</li> <li>▪ Finance</li> <li>▪ Parks Board</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Brazoria County</li> </ul>

The Action Agenda table provides a starting point for determining immediate, near-term and longer-term task priorities. This is an important first step toward plan implementation and should occur in conjunction with the City’s annual budget process, during Capital Improvements Plan (CIP) preparation, and in support of department work planning. This involves the essential exercise of breaking down larger efforts into “first and next steps” to lay the groundwork for measurable action and build momentum toward targeted outcomes. This often requires any further clarification of objectives and a realistic assessment of resources and capabilities to move an initiative forward. *Also see the accompanying discussion on Various Means – and Perspectives – for Setting Priorities.*

Then, once the necessary funding is committed and roles are defined, a lead City staff member should initiate a first-year work program in conjunction with City management, other departments, and other public and private implementation partners.

During a final public open house on the draft Comprehensive Plan and Major Thoroughfare Plan (MTP), hosted at City Hall in February 2026, attendees participated in an informal ranking exercise involving the 12 potential action priorities above. Each person was able to vote for one action as their top priority, along with two others as next highest priorities. A number of attendees were drawn to the open house by MTP concerns and in support of rural preservation, which led to Action J receiving the most top-priority votes:

1. J: Create an **Open Space Conservation opportunities map**, along with other steps to support the intent of the Rural Preservation designation on the Future Land Use and Character map. [18 votes]
2. A: Prepare a **new Parks, Trails & Recreation Master Plan** (current one from 2017), especially to make Manvel more competitive for state grant funding for local park and trail projects. [6 votes]
3. C: Consider participating in the **Federal Emergency Management Agency’s (FEMA’s) Community Rating System**, which is one way to improve local flooding readiness and potentially reduce the cost of property insurance. [5 votes]

The same three actions finished in the 1-2-3 positions when considering all the ranking exercise votes. Item J received 20 total votes, item A 14 votes, and item C 13 votes. Rounding out the top five were the library action (item E) with 11 votes and the tree mitigation fund action (item H) with 10 votes.



# Environment

Adopted May 4, 2026

The quality of land, water and air resources is essential to the character and livability of a community, especially one like Manvel that is amid an era of rapid change. This plan section emphasizes environmental, infrastructure and resilience strategies to protect the area's natural resources, mitigate weather-related hazards and help Manvel adapt more smoothly to change. As the community's growth continues, sustainable infrastructure – such as more effective storm water management systems, renewable energy adoption and water conservation practices – should be prioritized to balance growth with the preservation of Manvel's environmental assets and remaining rural character.

All the other Comprehensive Plan elements tie to the environment including topics such as: land management through municipal planning and development regulation; design of housing and neighborhoods; availability of travel options; provision of water, sanitary sewer, waste disposal, storm drainage and other public services; and planning for recreation and enjoyment of the outdoors. Consideration of prudent resource conservation practices requires a holistic view of a growing community and how it interacts with, benefits from and manages the integrity of its natural surroundings.

Individuals, groups, businesses and governments have a responsibility to appreciate and assess their respective contributions, both positive and negative, to a shared natural environment. To be responsible stewards they must determine how best to integrate such considerations into their planning and decision-making processes. While growth brings economic opportunities, Manvel's approach should also integrate environmentally responsible development practices that reduce ecological impacts and enhance the city's resilience in the face of severe weather, flooding risk and other natural hazards.

### Plan Sections

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ Plan Implementation



**Why This Comprehensive Plan Section is Important for Manvel**

**Resilience**

Provides strategies to encourage long-term environmental sustainability and resilience against climate change and natural hazards, such as flooding, droughts and severe weather events.

**Conservation**

Emphasizes the protection and conservation of natural resources, including water, air quality and green spaces.

**Responsible Growth**

Establishes a framework for integrating sustainable practices into new development and redevelopment projects, promoting responsible growth while reducing and mitigating environmental degradation.

**Environmental  
Priority**

Communicates that prioritizing the environment helps a community remain a vibrant, healthy and attractive place to live.



# Growth Capacity

Adopted May 4, 2026

As Manvel continues to grow, it must be proactive in planning for and delivering the infrastructure and public services needed to support both existing residents and future development. This plan section addresses the City’s utility infrastructure and other critical services required to sustain long-term growth while emphasizing the importance of managing that growth prudently and efficiently.

A strong foundation of infrastructure and public services is key to attracting and retaining private investment. Developers and business owners look for certainty and capacity when choosing where to build or expand. In turn, the City relies on growth in its tax base – driven by private investment and property value increases – to fund necessary infrastructure upgrades and ongoing service delivery.

This Growth Capacity section outlines clear priorities, investment strategies and implementation frameworks for the City's water, wastewater and storm drainage systems, along with other key public services. Together, these initiatives provide a roadmap for coordinated infrastructure delivery that supports both immediate development needs and long-term goals. Key themes include modernization of aging systems, integration with regional partners and financial planning for capital investments. A forward-thinking approach – anchored in data, design standards and phased planning – will allow Manvel to thrive amid dynamic growth pressures.

Moving forward, collaboration between City departments, regional agencies and the community will be critical. Continued monitoring, stakeholder engagement and periodic updates to this plan and related master plans will ensure that the City remains agile and responsive to future demands. With bold leadership and strategic execution, Manvel is well-positioned to become a model of growth-ready infrastructure, community well-being and sustainable development.

### Plan Sections

- ◆ Environment
- ◆ **Growth Capacity**
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ Plan Implementation



**Why This Comprehensive Plan Section is Important for Manvel**

**Growth Implications**

Together with the Land Use and Community Character section, focuses on the anticipated scale and direction of growth in and around Manvel in the coming decades – and what this will mean for the City's ability to provide essential public services and infrastructure.

**System Upgrades**

Emphasizes that, while Manvel continues to attract new development, the City must also address aging infrastructure and ongoing service needs in its established neighborhoods and commercial areas, ensuring that its water and wastewater systems comply with evolving federal and state regulations.

**Growth Guidance**

Points out that capital investment in public infrastructure – such as utility systems, drainage improvements, mobility enhancements and public facilities – not only supports current and future residents, but also helps to guide growth toward preferred areas and foster revitalization.

**Maximizing Investments**

Highlights that managing growth so that it includes reinvestment in already-developed locations will strengthen "Old Manvel," maximize use of current infrastructure and support the development of new housing, commercial and mixed-use opportunities that contribute to a more complete and connected city.



# Land Use and Community Character

Adopted May 4, 2026

Land use involves how the properties in an area are allocated to an array of private and public activities, from housing, commercial and industrial uses to public needs such as streets, schools, parks, water treatment plants and other government-maintained facilities. Also of interest is the relative intensity at which land is developed in terms of the nature of the use (e.g., residential, industrial, etc.), building size and height, separation from adjacent land uses, and coverage of sites with structures and paved surfaces.

Land use considerations inter-relate with all other Comprehensive Plan topics. For instance, the transportation network provides access to land, which, along with real estate market factors, influences the type and intensity of development that may occur. The availability, capacity and condition of public utilities can dictate the location, amount and timing of development as can economic development efforts. Similarly, proximity to parks and public facilities promotes public health and safety and affects the development potential of an area. Development character and site design shape community aesthetics and the perceptions held by area residents, visitors and those considering investment in Manvel. Sound planning is essential to ensure that the community is prepared for anticipated land use transitions and new development, can serve it adequately with public services, and can manage its impacts to maintain compatibility of land uses and preserve community character.

**Plan Sections**

- ◆ Environment
- ◆ Growth Capacity
- ◆ **Land Use and Community Character**
- ◆ Transportation
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ Plan Implementation



Why This Comprehensive Plan Section is Important for Manvel

Focus

Communicates the desired character of Manvel’s neighborhoods, major corridors like Highway 6, and future growth areas—prioritizing community-oriented development over commercial sprawl.

Framework

Provides a clear framework for future development and redevelopment, ensuring that new growth complements the existing character and supports Manvel’s vision for a more connected, visually appealing, and livable city.

Clarity

Offers predictability to residents, property owners, and developers by outlining the city’s preferred land use patterns, housing needs, and expectations for design quality.

Coordination

Supports coordinated planning for public infrastructure, services, and parks, helping the City anticipate and manage the demands of growth while ensuring sufficient access to open space and community amenities.

Compatibility

Establishes the policy foundation for zoning and development regulations that promote compatibility between land uses and uphold Manvel’s visual and functional standards—especially along prominent corridors.

Commitment

Reinforces the City’s commitment to protecting public health, safety, and welfare through intentional land use decisions and development practices that reflect community values and long-term needs.

Integrated Planning

Connects to other elements of the Comprehensive Plan—such as mobility, housing, and parks—ensuring an integrated approach to future investments and citywide priorities.



### Land Use Planning versus Zoning

The side-by-side comparison below highlights the distinct purposes and uses of a future land use map relative to a zoning map. Local government development regulations are among the primary tools for implementing the Comprehensive Plan. The zoning and subdivision regulations, in particular, can play a significant role in establishing and protecting the physical character of the community. Zoning regulations delineate land use districts and the uses permitted within them, together with standards for buildings and site improvements. As a result, the zoning and subdivision regulations largely direct development outcomes. Although the Comprehensive Plan and future land use map provide only general planning guidance, they become the basis for updating the more specific zoning and subdivision regulations and the City’s official zoning map.

Aspect	Future Land Use Map	Zoning Map
Purpose	<ul style="list-style-type: none"> <li>Outlook for future use of land and character of particular areas of the community.</li> <li>Macro level, showing generalized development patterns.</li> </ul>	<ul style="list-style-type: none"> <li>Basis for applying different land use regulations and development standards in different areas of the community (“zones”).</li> <li>Micro level, with an area- and site-specific focus.</li> </ul>
Use	<ul style="list-style-type: none"> <li>Guidance for zoning map and related decisions (zone change requests, variance applications, etc.).</li> <li>Baseline for monitoring consistency of actions and decisions with the Comprehensive Plan.</li> </ul>	<ul style="list-style-type: none"> <li>Regulating development as it is proposed or as sites are positioned for the future with appropriate zoning (by the property owner or the City).</li> </ul>
Inputs and Considerations	<ul style="list-style-type: none"> <li>Existing land use in the community.</li> <li>The locational aspects of community planning priorities involving housing, economic development, infrastructure, parks and recreation, public facilities, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Comprehensive Plan and future land use map for general guidance.</li> <li>Zoning decisions that differ substantially from the general development pattern depicted on the future land use map will indicate the need for some map adjustments during the next periodic plan update.</li> </ul>

The future land use map is accompanied by descriptions of the character types and broad land use categories displayed on the map:



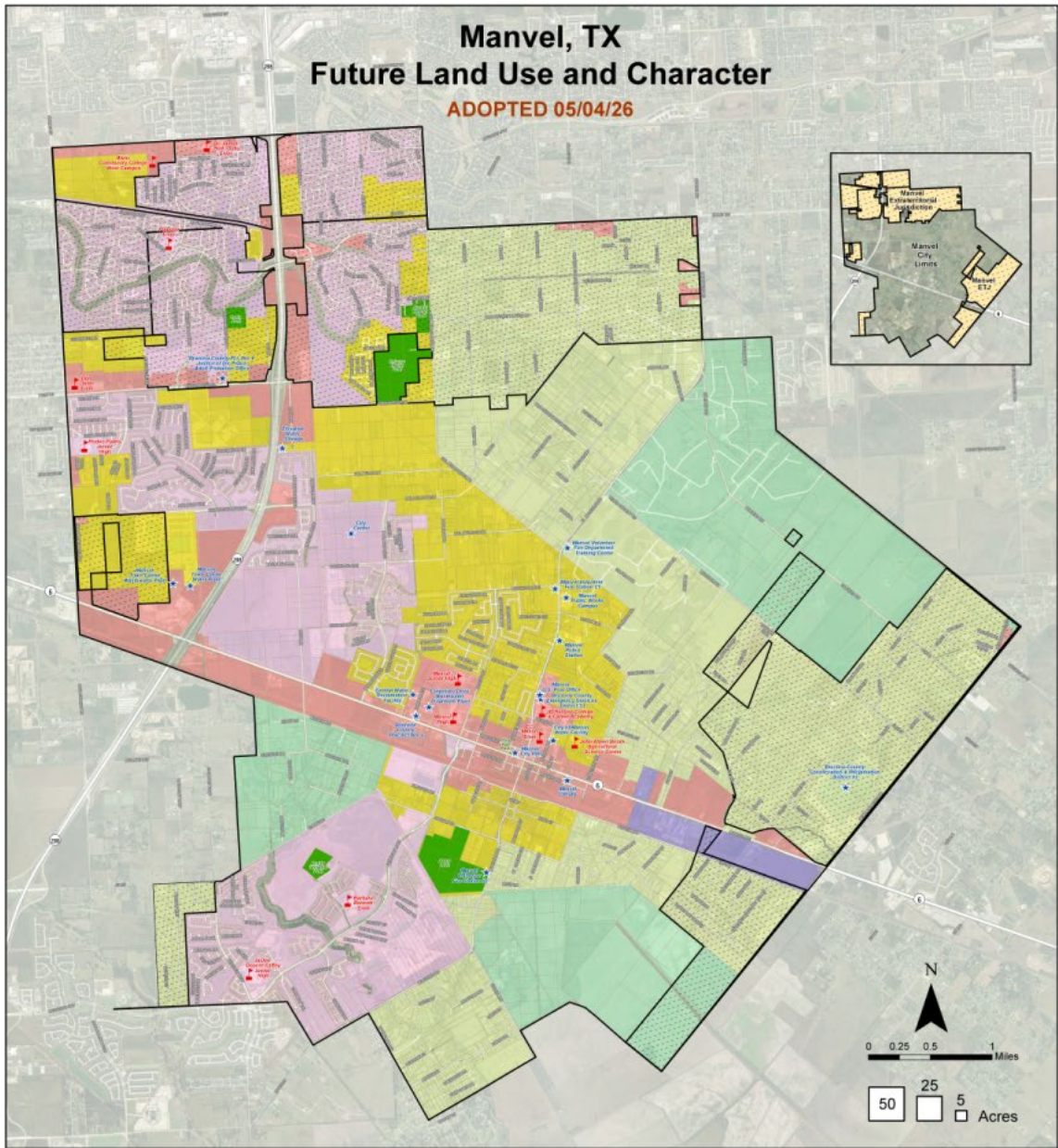
Community Character Type*	Future Land Use and Character Designation	Most Closely Associated Current Manvel Zoning Districts for Areas within City Limits
Rural	<ul style="list-style-type: none"> <li>▪ Rural Preservation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Open-Single-Family Residential (with 1-acre minimum lot area)</li> </ul>
Suburban	<ul style="list-style-type: none"> <li>▪ Estate Residential</li> <li>▪ Suburban Residential</li> <li>▪ Master-Planned Development</li> </ul>	<ul style="list-style-type: none"> <li>▪ Open Single-Family Residential (with 1-acre minimum lot area)</li> <li>▪ <i>None directly equivalent to Suburban Residential as Manvel’s current zoning does not provide a typical zone with the minimum lot size often found in a Suburban character area (10,000 square feet or larger)</i></li> <li>▪ Planned Unit Development</li> <li>▪ Single-Family Residential (with 6,300 square foot minimum lot area)</li> <li>▪ Highway Mixed Use</li> <li>▪ Multi-Family</li> <li>▪ HUD-Code Manufactured Home</li> </ul>
Urban	<ul style="list-style-type: none"> <li>▪ <i>No designations with Urban character</i></li> <li>▪ <u>Auto Urban Character*</u></li> <li>▪ Commercial</li> <li>▪ Industrial</li> </ul> <p>* See discussion below of Auto Urban character and all three Community Character types.</p>	<ul style="list-style-type: none"> <li>▪ Light Commercial</li> <li>▪ Heavy Commercial</li> <li>▪ Highway Mixed Use</li> </ul>

The descriptions call out the **principal types of land use** that are expected to predominate in areas where land is currently undeveloped or, in previously developed areas, based on what is already on the ground and will likely remain or possibly evolve. Such transitions in use can occur through redevelopment of previously built sites, “infill” construction on a vacant parcel amid existing built sites, or repurposing of an existing structure for another use without significant site changes.

Along with the principal use types, **other complementary land uses** will also remain or may emerge in particular areas of the community. This can include:

- pre-existing housing in areas transitioning mostly to commercial use;
- small-scale, neighborhood-oriented retail and service uses at key intersections within largely residential areas; and
- commercial uses that front along main roadways with residential neighborhoods behind them.

## Future Land Use and Character Map



**Legend**

- Manvel City Limits
- Manvel Extraterritorial Jurisdiction
- Parcel Boundary
- Public Facility
- School
- Park

NOTE: A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

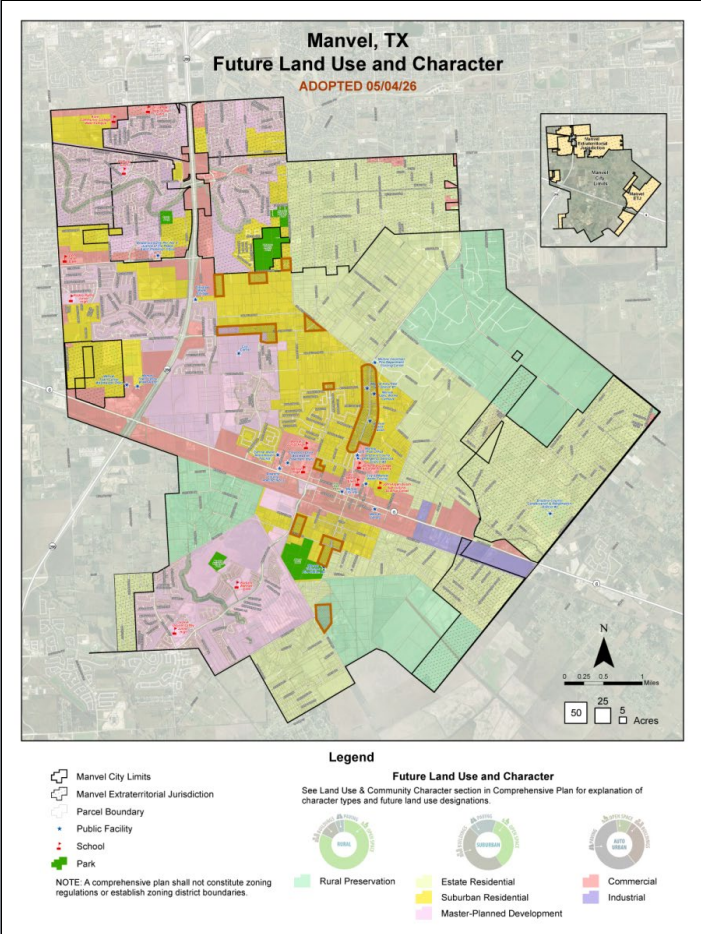
**Future Land Use and Character**

See Land Use & Community Character section in Comprehensive Plan for explanation of character types and future land use designations.

 Rural Preservation	 Estate Residential Suburban Residential	 Commercial Industrial
	Master-Planned Development	

## Areas with Commercial or Mixed-Use Potential

A supplemental, modified view of the Future Land Use and Character map highlights, with a dark cross-hatch pattern and orange border, locations that could be promising for commercial or mixed-use development at some future point. These locations are in addition to areas already designated for Commercial and Master-Planned Development on the adopted Future Land Use and Character map. Too often, future land use maps, and then a city’s corresponding zoning map, show excessive and unrealistic commercial land use beyond the capacity of the local market. Rather than include the cross-hatch areas prematurely on the official Future Land Use and Character map that is adopted with this Comprehensive Plan, this supplemental view in the plan will serve as a projection of where land use and zoning may eventually shift from existing or assumed residential, dependent on local land market maturation and timing. Then the Future Land Use and Character map can be updated in selected locations, when appropriate as conditions evolve, and rezonings can be considered subject to typical factors (e.g., compatibility with nearby uses, utility availability and adequate capacity, roadway access and capacity, etc.).



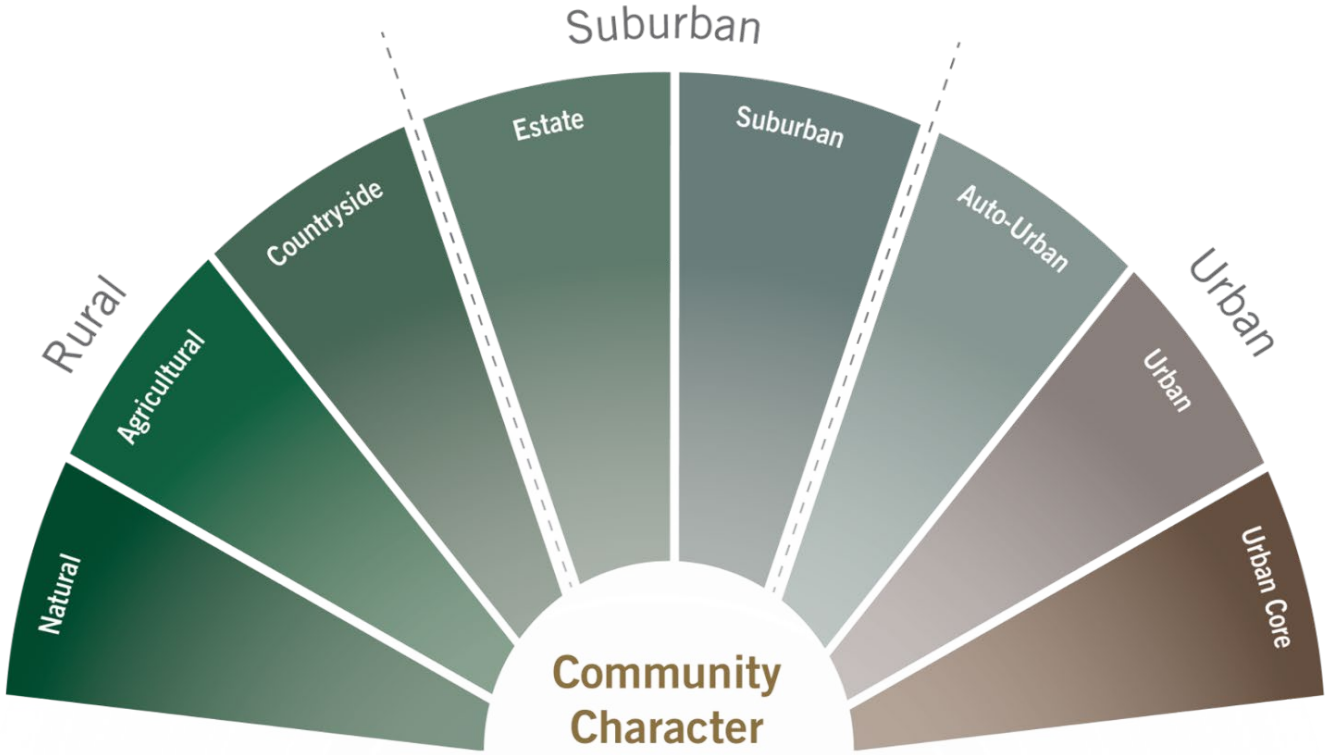
The locations identified as having future commercial or mixed-use potential are on the edges of designated Commercial areas, at key future intersections depicted on the City’s Major Thoroughfare Plan, and along roadway corridors where commercial activity may “follow” nearby rooftops. The supplemental map view also signals that commercial clusters and nodes are generally preferred over a “strip development” pattern spread along corridors. The latter is an outcome many communities aim to avoid as a strip development pattern often leads to traffic and safety issues and can detract from community appearance.

Finally, the supplemental map reinforces that smaller-scale, neighborhood-serving retail and services – relative to large-scale commercial (i.e., Manvel Town Center) – should eventually occur at locations more convenient to residents. In the meantime, such locations often appear as largely residential on the adopted Future Land Use and Character map while the area’s longer-term development pattern and roadway network are still emerging.



### Community Character Framework for Land Use Planning

This Comprehensive Plan emphasizes an approach to land use planning that builds on the concept of **community character**. This approach looks beyond the basic use of land – residential, commercial, industrial, etc. – as only one factor that determines the ultimate compatibility and quality of land development within and near neighborhoods, in nonresidential areas and along roadway corridors.



The community character approach to evaluating and planning for land use emphasizes the variation in physical conditions experienced along a spectrum from natural and rural landscapes to a developed area’s most urbanized environments, usually found in a core downtown area. **A character-based approach focuses on the intensity and design of land uses**, which encompasses:

- The density and layout of residential development;
- The scale and form of nonresidential development; and
- The coverage of land surfaces by buildings and paving relative to the extent of open space and natural vegetation or landscaping.

**How the automobile is accommodated is a key factor in distinguishing character types**, including how public roads and streets are designed, how parking is provided, and how buildings and paved areas are arranged on sites.



The **three major character classes – Rural, Suburban and Urban** – are described on the following pages, along with which class the various designations on the Future Land Use and Character map fall within. Not all areas of a community will be clearly distinguishable as one character type or another. Much past and contemporary development was designed and built without character in mind, which results in mixed character areas with features from the different character classes (e.g., mostly Rural areas with some auto-oriented subdivisions or retail sites, shopping centers in Suburban areas with large surface parking areas but enhanced with landscaping, traditional Urban downtowns with demolished buildings replaced by surface parking, etc.).

Maintaining and enhancing desired character is a central aim – and challenge – of implementing community plans amid constant change. A community character approach allows the formulation of standards within the City’s development regulations to achieve the desired character in newly developing areas, and to protect and enhance it in redevelopment and infill areas. Character-focused categories on a municipality’s future land use map and character-oriented districts on its zoning map better portray the intended on-the-ground outcomes for land use and development. This offers assurance to neighboring property owners, a smoother path to approvals for development applicants, and more beneficial outcomes for the entire community.

**Character Emphasis**

Community character accounts for the physical traits one can see in a neighborhood, on a busy roadway corridor, or along a recreational trail or country lane which contribute to its “look and feel” relative to areas of the community with much different character. **Nearly any land use can occur in a range of settings within a community**, from the most Rural and Suburban to the most Urban, provided the use is designed to match the character of its surrounding area. This applies regardless of whether a site is in private ownership or owned and developed by a government agency for public purposes. Aesthetic enhancements such as architectural design, landscaping and screening, signage standards and site amenities also contribute to development appearance. But these factors can and should vary with the area character, which as defined here involves the interplay between buildings, paved surfaces and unbuilt areas. It is the combination of basic land use and the physical characteristics of such use that more accurately determine the real compatibility and quality of development, as opposed to just land use alone.



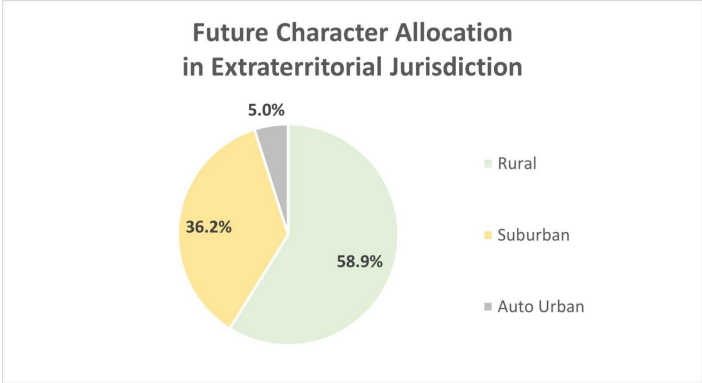
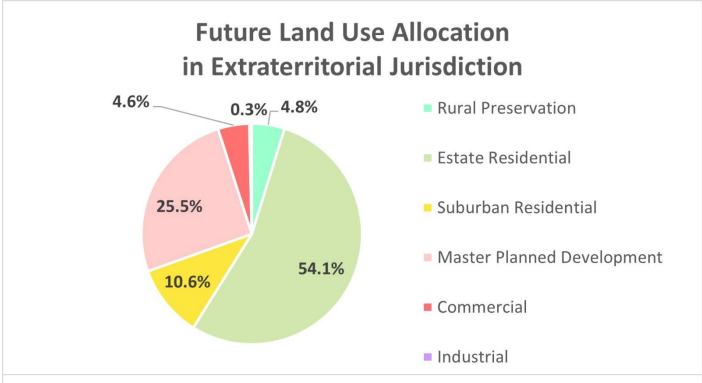
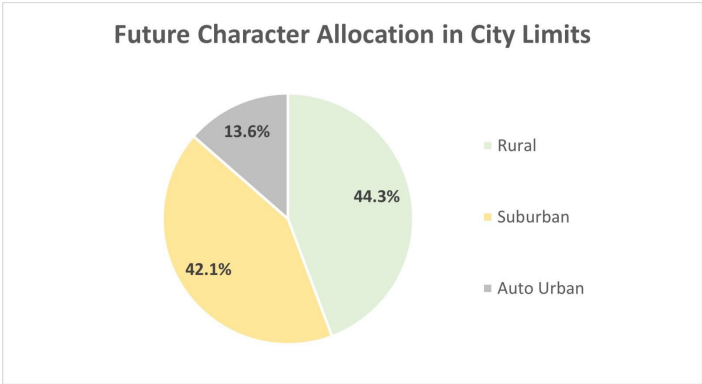
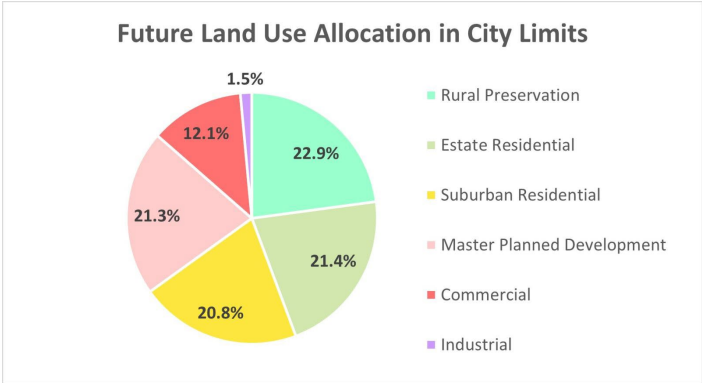
### Land Use and Character Quantities on Map

The accompanying charts reflect the approximate use and character allocations that would result if Manvel’s build-out precisely matched what is depicted on the Future Land Use and Character map. The first two charts show the allocations within the current city limits, and the third and fourth charts show the same for just the unincorporated areas within Manvel’s extraterritorial jurisdiction (ETJ).

Estate Residential is usually part of the Suburban character classification as shown on the character spectrum illustration earlier in this plan section. However, for purposes of calculating the Manvel allocations, Estate Residential was included in the Rural classification. Many of the Estate Residential areas in and around the Manvel city limits have more of a semi-rural nature given one-acre minimum lot sizes where zoning applies, or the relatively spread-out nature of such land use in the ETJ.

Observations from the four charts include:

- The land use types other than Commercial and Industrial are relatively well balanced within the city limits, all within the low 20% range.
- Rural Preservation was not widely used on the map within the ETJ, largely because the City has limited means for controlling the density of development beyond the city limits where zoning does not apply. However, the majority of the ETJ (54%) is in large-lot Estate Residential as this is a well-established pattern. Another 25% is in Master-Planned Development, which usually involves substantial open space set-asides.
- Only about 5% of the ETJ is shown for Commercial or Industrial uses relative to 13.6% in the city limits.
- Even within the city limits, nearly half of the land (44%) is in Rural character designations (Rural Preservation and Estate Residential). Less than 15% is in the most intensive Auto Urban character classification – and only 5% of the ETJ is in Auto Urban.
- Rural character prevails in the ETJ at nearly 60% of the character allocation.





It should be noted that the extent of area initially designated for residential use will ultimately be reduced. Commercial retail and service uses typically emerge amid neighborhood areas, and some land will be set aside for recreational use, preserved open space, places of worship and/or for public purposes and facilities (e.g., streets, drainage, schools, fire stations, etc.).

### Criteria for Amending the Future Land Use and Character Map

Along with procedures for monitoring and periodically updating this Comprehensive Plan, another specific issue involves consideration of proposed amendments to the adopted Future Land Use and Character map. A first consideration is whether a map amendment is necessary immediately, such as in conjunction with a particular rezoning request? Or, can a potential map adjustment wait so that it may be examined more holistically, along with any other map changes under consideration, through the next interim review and update of the entire Comprehensive Plan?

The following items should be reviewed and addressed, especially by the Planning, Development and Zoning Commission, when a Future Land Use and Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels or would it affect a much larger area?
- **Change in Circumstances:** What specific conditions have changed sufficiently to render the current map designation(s) inappropriate or out-of-date (e.g., area’s population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.)?
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any other applicable plans (utility infrastructure or drainage plans, public safety plans, parks and recreation master plan, etc.)?
- **Adequate Information:** Do City staff, the Planning, Development and Zoning Commission, and/or the City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?
- **Stakeholder Input:** What points, concerns and insights have been raised by area residents, property owners, business owners, partner agencies/organizations or others?



# Transportation

Adopted May 4, 2026

This plan section focuses on near-term and longer-range transportation needs and priorities in and around Manvel. Some of these priorities are outward focused, involving regional and state-level entities and necessary coordination, recognizing Manvel's place within a much larger metropolitan region. Various other priorities are inward focused, such as adding local roadway capacity plus ongoing street maintenance and rehabilitation, and extending and filling gaps in the sidewalk system.

As in many communities, top transportation-related issues facing the area include improving traffic flow, safety and connectivity while adding more ways to move around the community safely on foot and by bike. Continued enhancement of the area mobility system will be necessary to accommodate the increased travel demand resulting from population growth and development. A growing community also requires more goods movement and draws additional visitor traffic to the newest retail offerings and other destinations.

As the transportation system continues to evolve, it should address not only traffic flow and safety needs but also reflect the surrounding land use and character. Finally, public transportation services will likely become an increasing priority over time, especially for those without a personal vehicle or with special transportation needs, to reach jobs, education sites and essential services.

**Plan Sections**

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ **Transportation**
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ Plan Implementation

## Why This Comprehensive Plan Section is Important for Manvel

<h3 style="margin: 0;">Quality of Life</h3> <p style="margin: 10px 0 0 0;">Reinforces the importance of minimizing traffic congestion while also ensuring safe roadway conditions as a key quality of life component for Manvel residents.</p>	<h3 style="margin: 0;">Character</h3> <p style="margin: 10px 0 0 0;">Highlights the role of street design in establishing and reinforcing the desired character of an area, whether in suburban residential neighborhoods or in less developed areas in and around the city.</p>
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### Neighborhood Integrity

Emphasizes the fundamental priority placed on neighborhood integrity, which is influenced by traffic conditions on residential streets and the safety of kids and adults when walking and biking in the community.

### Public Policy Basis

Provides the public policy basis for City regulations and standards related to streets, sidewalks and crosswalks, bike lanes, parking and other mobility-related infrastructure and physical improvements.

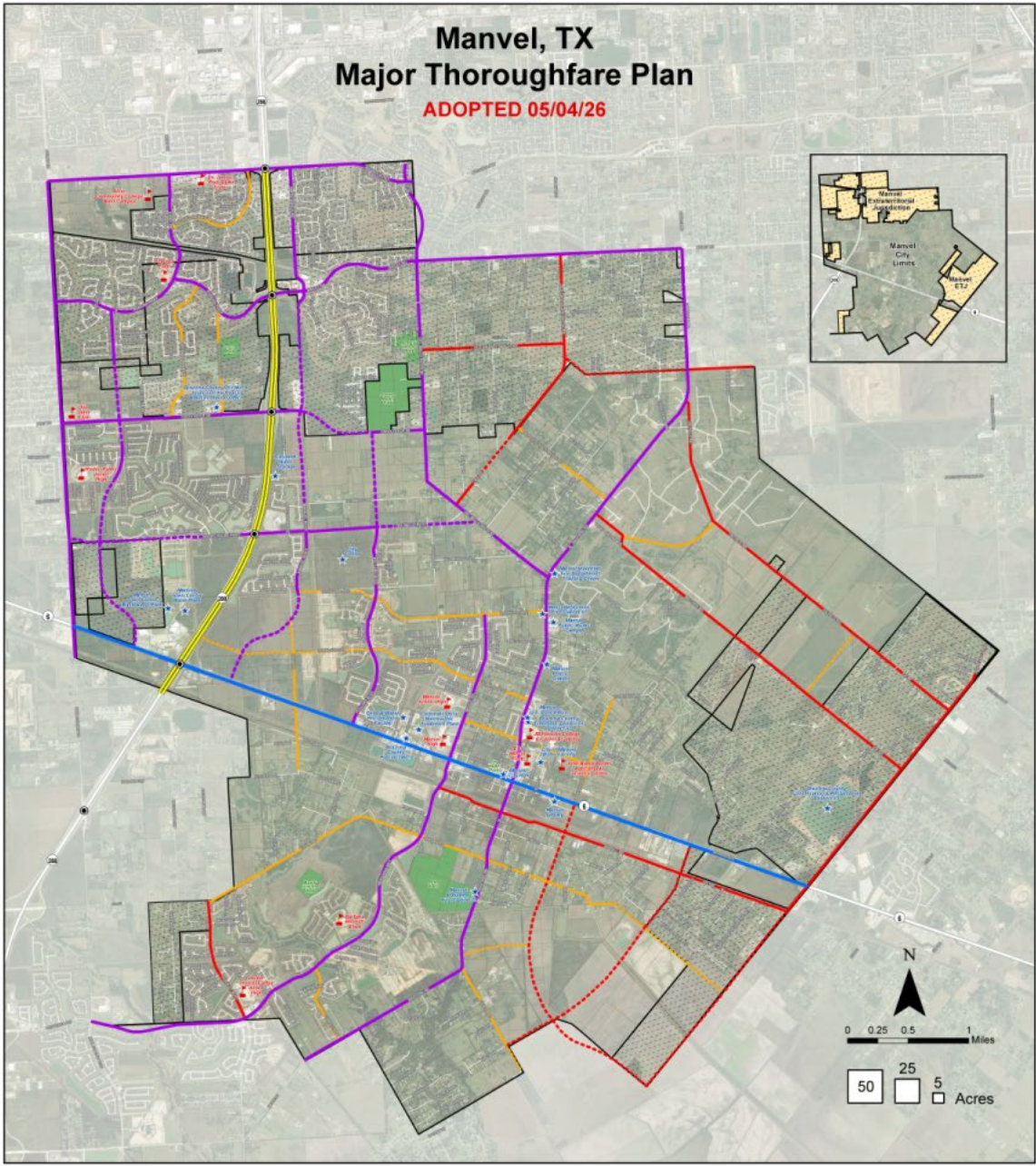
### Regional Coordination

Recognizes that multiple state and regional agencies plan for and guide transportation upgrades and services in the area, enabling the City to focus on local issues and needs along with regional coordination.

### Community Objectives

Supports Manvel’s linking of roadway and corridor design to economic development and aesthetic objectives.

## 2026 Major Thoroughfare Plan Update



### Legend

- Manvel City Limits
- Manvel Extraterritorial Jurisdiction
- Parcel Boundary
- Public Facility
- School
- Park

### City Thoroughfare Classifications

- Grade Separated Interchange
- Limited Access Highway (SH 288)
- Major Thoroughfare (120' ROW)
- Parkway (120' ROW)
- Proposed Parkway (120' ROW)
- Arterial (100' ROW)
- Proposed Arterial (100' ROW)
- Collector (80' ROW)
- Proposed Collector (80' ROW)

NOTE: A Parkway, with similar design characteristics, effectively functions as an Arterial class roadway.



# Economic Development

Adopted May 4, 2026

Economic development is a shared effort between local governments and the business community with the mutual benefit of increased economic activity. It involves the core objectives of creating jobs, raising household incomes, expanding tax bases, improving a community’s "quality of place," and reducing barriers to personal and community prosperity. All that said, it can mean very different things to different people. Public officials tend to emphasize its effects on tax revenues and relieving pressure on residential taxpayers. The average citizen sometimes focuses on consumer conveniences and having a greater choice of local goods and services. Educators and chambers of commerce talk mainly about jobs and the private investment that generates them. Business owners want greater foot traffic and better-skilled employees.

Like many things, economic development involves trade-offs and juggling different, sometimes conflicting goals. It is also not something that should be approached in an unfocused “shotgun” fashion. It can sometimes stand in opposition to other community goals such as natural resource protection and managing traffic if it is not conducted in a very strategic and nuanced way. Or it can lead to disappointing results when a community’s assets and ambitions are not well aligned with real-world market opportunities. The challenge is to grow local economies at the point where a community’s desired place quality, its assets and its realistic market opportunities intersect. That “sweet spot” will vary widely from one community to another.

Finally, the topic of economic development is inextricably linked to the broader comprehensive planning topics of land use and infrastructure, as well as the more universal subject of education. Increasingly, it is also tied to the broader issues of housing and community attractiveness and livability. This is because economic development is ultimately driven by workers and consumers who increasingly prefer unique experiences and places to live, work, shop and enjoy their leisure time. In their quest to secure both customers and talent, businesses will locate where they can access the highest concentrations of both. These are the places where people choose to live – and thrive.

It is for this reason that economic development strategies in many communities have become broader community *livability* strategies in a more holistic sense. In today’s economy, generally only lower-end retail businesses and other small employers can survive solely on commuter traffic.

**Plan Sections**

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ **Economic Development**
- ◆ Recreation and Amenities
- ◆ Plan Implementation



**Why This Comprehensive Plan Section is Important for Manvel**

**Strategic Alignment**

Connects this Comprehensive Plan, which is focused on Manvel’s overall growth and development, to more detailed economic plans and strategies overseen by the area’s lead entities for economic development: Manvel Economic Development Corporation (MEDC), Northern Brazoria County Chamber of Commerce, Economic Development Alliance of Brazoria County, and the Greater Houston Partnership.

**Empowerment**

Reinforces local government’s responsibility under state law to promote the public’s general welfare by broadening economic opportunity in the area, whether in terms of the range and quality of job opportunities, programs and resources for enhancing one’s marketable skills, improved mobility to access employment and education sites, or the environment for supporting home-grown entrepreneurs.

**Economic Essentials**

Links to other plan sections that address the prerequisites for a vibrant economy, including public infrastructure capacity, available land for growth of new and existing business, all forms of transportation for moving workers and goods, and attainable housing options and a quality living environment to ensure an adequate labor pool to meet the needs of area employers.

**City's Role**

Reinforces that while the City is not the area’s lead entity for economic development, it has a foundational role to play involving provision of utility infrastructure and other essential public services, and applying its land development regulations to maintain a favorable investment framework for commercial and industrial activity.



# Recreation and Amenities

Adopted May 4, 2026

A Comprehensive Plan ultimately promotes a community's livability consistent with local values and core priorities that are reflected in the plan – and, in this case, in Manvel's new Strategic Plan. This Recreation and Amenities section, in particular, reinforces the quality of life that Manvel residents enjoy today, and how it can be enhanced further in the years ahead. As the community continues to add population and tax base, Manvel's municipal government will gain more public resources and capabilities to put toward becoming a more complete city.

In this respect, this plan section builds on various shared objectives in the Environment, Land Use and Community Character, and Economic Development sections regarding land conservation, more local shopping and restaurant options, and expanded cultural and entertainment offerings, along with robust recreation opportunities and ways to enjoy the outdoors. Much like streets, utilities and police and fire protection, parks, trails and other recreation facilities are another component of a municipality's core services – and often among the public services most valued by residents.

With Manvel undergoing a rate of growth and transition of land unprecedented in its history, it is more important than ever to maintain and enhance existing parks, increase the quantity and quality of developed recreational acreage, and capitalize on natural features and assets of the local landscape amid ongoing private land development. This will benefit not only current residents but also those who will make Manvel their home in the decades ahead.

**Plan Sections**

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ Economic Development
- ◆ **Recreation and Amenities**
- ◆ Plan Implementation



**Why This Comprehensive Plan Section is Important for Manvel**

**Active Living**

Highlights that recreational amenities play a critical role in enhancing physical and mental well-being, providing opportunities to residents of all ages for exercise, play and social interaction beyond the home, school and workplace.

**Widespread Benefits**

Emphasizes that well-distributed parks and community facilities support equitable growth by ensuring that all areas of the city have access to quality recreational and leisure amenities.

**Vibrant Community**

Underscores that attractive and accessible public spaces contribute to economic vitality and civic identity, offering safe and comfortable places for residents to gather and welcome visitors to Manvel for local events and activities.

**Consensus Direction**

Recognizes that a clear vision for recreation and amenities strengthens the City’s ability to secure funding, build partnerships and make targeted investments in the facilities and activities residents value most.



### Goals for Environment

The actions in this Environment section involve tangible steps that will lead to achievement of the following goals:



Development, open space management and land conservation practices that preserve natural landscapes, habitats and the area's remaining rural acreage.



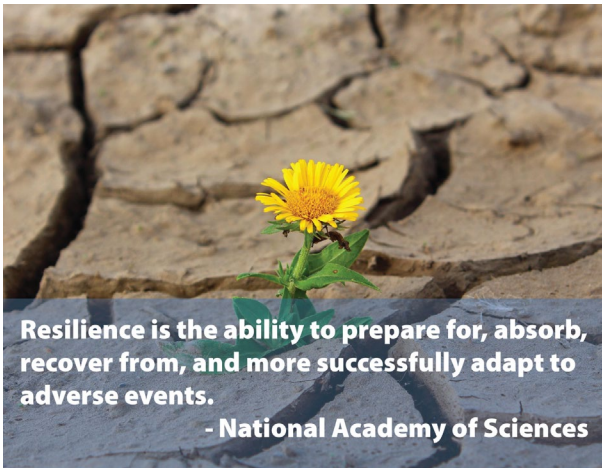
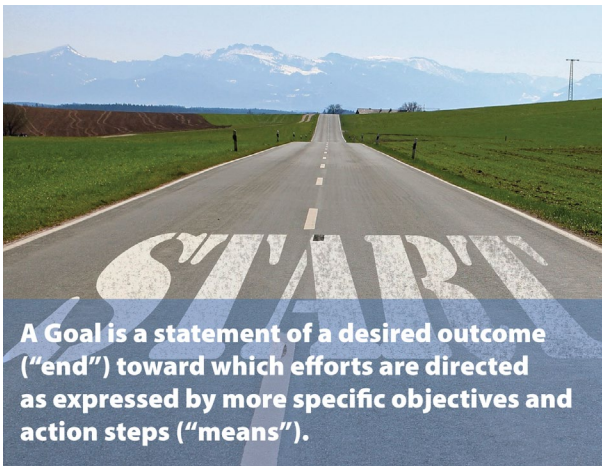
Efficient use and conservation of Manvel's municipal water supply, and protection of water quality in area creeks, bayous and ground water resources.



Local actions to complement regional and national efforts to improve air quality, support public health and reduce harmful emissions that also contribute to changing climate conditions.



Increased resilience of municipal infrastructure and facilities, and an ongoing commitment to sustainability practices that reduce water and energy use, waste generation and disposal, and air quality impacts.



## Goals for Growth Capacity

The actions in this Growth Capacity section involve tangible steps that will lead to achievement of the following goals:



Phased expansion of City-owned and operated water and wastewater systems to reduce underserved areas and keep pace with growth.

*This should be supplemented by selective conversion of Municipal Utility District infrastructure to City responsibility where prudent for Manvel's growth capacity and for promoting a unified community across Manvel's overall jurisdiction.*



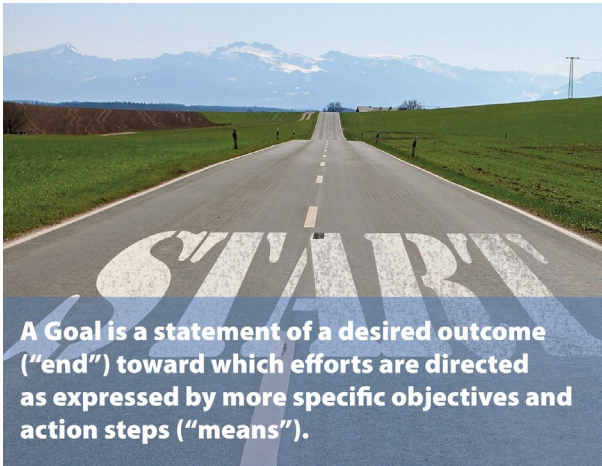
A committed and reliable long-term water supply, increasingly from surface water sources if so mandated in the future.



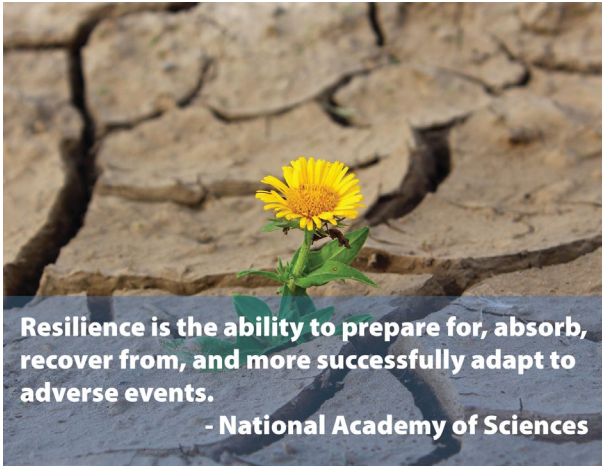
Reduced risk to people, property and public facilities from flooding and natural disasters, along with increased community resilience.



Continued investment in public safety services to meet the level-of-service expectations of current and future residents and businesses.



**A Goal is a statement of a desired outcome ("end") toward which efforts are directed as expressed by more specific objectives and action steps ("means").**



**Resilience is the ability to prepare for, absorb, recover from, and more successfully adapt to adverse events.**  
**- National Academy of Sciences**

# MANVEL 2045



Emphasis on long-term maintenance for all infrastructure and facility investments the City makes, to benefit from their entire life cycles and prepare for major upgrades and replacements.



Pursuit of wide-ranging partnership and advocacy opportunities to leverage local dollars and expand Manvel's access to external funding sources.

## Goals for Land Use and Community Character

The actions in this Land Use and Community Character section involve tangible steps that will lead to achievement of the following goals:



Increased emphasis on character-based land use planning and development standards.

- *Retain more open and green spaces within residential and other development.*
- *Ensure that semi-rural character remains a visible and valued part of Manvel’s identity even as growth continues.*



More choice in housing and commercial development locations and types – while managing growth to avoid congestion and overdevelopment.

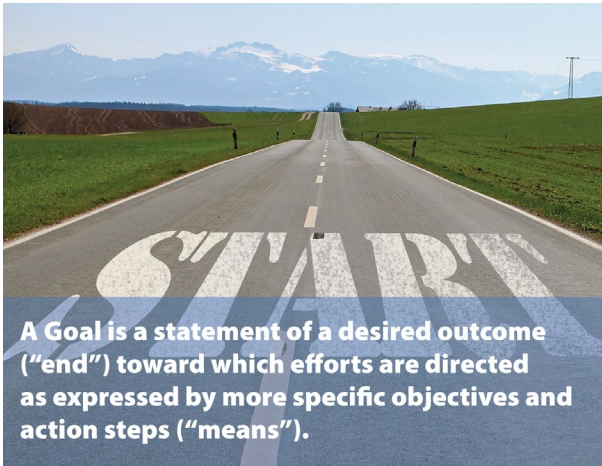


More home-grown and well-supported local businesses that create vibrant community hubs versus overwhelming the area with commercial sprawl.



Upgraded development ordinances and standards that better position the City to:

- *Manage growth,*
- *Provide flexibility for innovative site design, and*
- *Achieve desired outcomes and superior development quality.*



# MANVEL 2045

## Goals for Transportation

The actions in this Transportation section involve tangible steps that will lead to achievement of the following goals:



Expanded and better-connected roadway, sidewalk and trail networks to improve local mobility options and reduce congestion.



Opportunistic additions and upgrades to Manvel's major thoroughfare system in coordination with private land development and through public road projects.



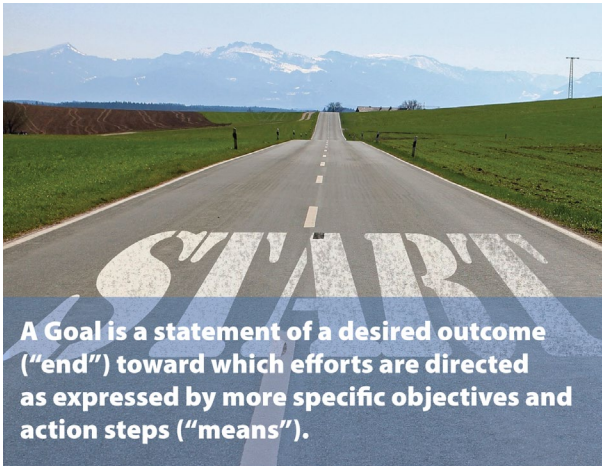
Sustained investment in street maintenance and periodic resurfacing to extend the life of Manvel's roadways and safeguard prior public infrastructure investments.



Enhanced travel safety for all, including measures that make Manvel a more pedestrian- and bike-friendly city even as it gains more residents and traffic.



Close coordination with Brazoria County, the Texas Department of Transportation and other partners to ensure regional mobility projects are consistent with Manvel's preferences and to maximize available funding for local transportation improvements.



**A Goal is a statement of a desired outcome ("end") toward which efforts are directed as expressed by more specific objectives and action steps ("means").**

## Goals for Economic Development

The actions in this Economic Development section involve tangible steps that will lead to achievement of the following goals:



An expanded and diversified commercial tax base, including new employment opportunities and restaurants, specialty retail goods, and leisure and entertainment options sought by residents.



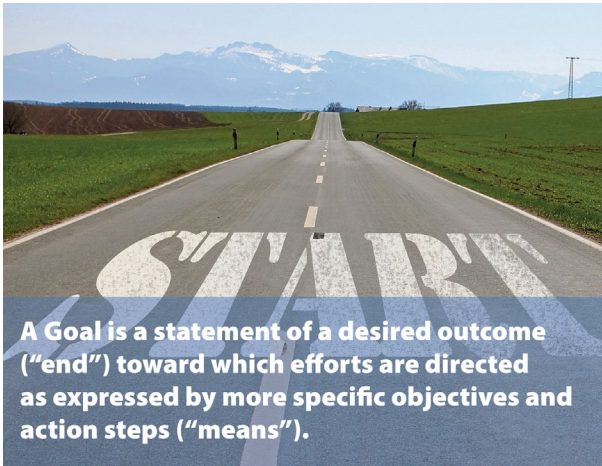
Performance-based economic development tools and incentives applied with transparent criteria and measurable outcomes to ensure accountability and beneficial return on public investments.



A supportive and business-friendly environment fostered by streamlined development processes, proactive assistance for local businesses and collaboration with regional economic partners.



A clearly defined and actively promoted “town and country” identity that leverages both Manvel’s emerging suburban amenities plus its enduring rural character.



**A Goal is a statement of a desired outcome (“end”) toward which efforts are directed as expressed by more specific objectives and action steps (“means”).**

## Goals for Recreation and Amenities

The actions in this Recreation and Amenities section involve tangible steps that will lead to achievement of the following goals:



Phased expansion and diversification of local parks and recreational programming based on ongoing population growth and needs in particular areas of Manvel.



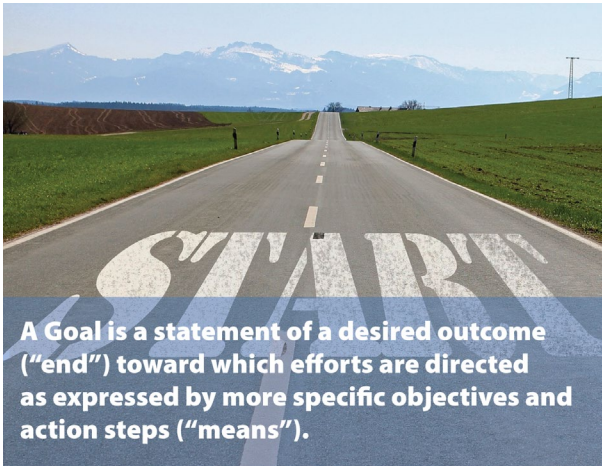
Gradual development of an interconnected path and trail network that enhances accessibility, promotes walkability and fitness, and helps build sense of community.



Establishment of a dedicated Parks and Recreation Department to oversee operations and maintenance, lead longer-term planning and project execution, and pursue external funding and partnerships.



Proactive development of the 160-acre "City Center" property as a new community anchor and multi-purpose destination for recreation, leisure and local events.



**A Goal is a statement of a desired outcome ("end") toward which efforts are directed as expressed by more specific objectives and action steps ("means").**



# Plan Implementation

Adopted May 4, 2026

With this refreshed Comprehensive Plan, the City of Manvel and its various partner agencies and organizations will have an essential new document that should be frequently referred to for guidance in community decision-making, along with the City's higher-level Strategic Plan that set the foundation for this plan. The Comprehensive Plan should be a "living document" that is responsive to ongoing change. Its key planning considerations, goals and action strategies must be revisited periodically to ensure that the plan is providing clear and reliable direction on a range of matters including land development issues and public investments in infrastructure and services.

This final plan section emphasizes the importance of not only creating a plan but translating it into real action and tangible, beneficial results. Through the Action Agenda focus below, the Plan Implementation section adds a strategic perspective to what is otherwise intended as an overarching guide to the area's long-term development and enhancement over the next 10-20 years. The Action Agenda compiles a list of priority initiatives for the City and other plan implementation partners to make progress on during the next several years after plan adoption. Finally, this last section advocates for ongoing community engagement as the Comprehensive Plan is implemented and periodically renewed.

Implementation goes well beyond just a list of action items. It is a challenging process that will require the commitment of the City's elected and appointed officials, staff, residents, business owners, major institutions, other levels of government, and other organizations and individuals who will serve as champions of the plan and its particular direction and strategies. Among its purposes, this final plan section highlights specific roles, responsibilities and methods of implementation to execute priority plan recommendations. Equally important are formalized procedures for the ongoing monitoring and reporting of successes achieved, difficulties encountered, and new opportunities and challenges that have emerged since plan adoption. This is in addition to any other change in circumstances, which may require rethinking of plan priorities. Scheduled plan evaluations and updates, as described later in this section, will help maintain its relevance and credibility as an overarching policy and action guide.

**Plan Sections**

- ◆ Environment
- ◆ Growth Capacity
- ◆ Land Use and Community Character
- ◆ Transportation
- ◆ Economic Development
- ◆ Recreation and Amenities
- ◆ **Plan Implementation**



### Signs of an Effective Plan

- ▶ Endorsed by partner public agencies and area organizations, reflecting its importance as a “community plan” and not just a City-adopted plan.
- ▶ Routinely referenced in City Council meetings, and in City board/commission/committee sessions, as a basis for key actions and decisions.
- ▶ Synchronized with the City's Strategic Plan and with other policy agendas that originate from the City Council and management level, as well as from grass-roots community engagement. The Comprehensive Plan is also applied as a guidepost for next updates of more specific City master plans for utility infrastructure and drainage, transportation, public safety services, parks and recreation, arts and culture, special areas (e.g., Manvel City Center), branding/marketing, etc.
- ▶ Regularly cited as a source of decision guidance for major budget initiatives, zoning cases, capital projects planning, partnership efforts, bond referenda presented to voters, etc.
- ▶ A main driver of deliberations and ultimate action on amending the City’s land development regulations to advance particular plan goals and priorities.
- ▶ Used as the starting point and source of citywide perspective for more targeted planning efforts involving particular neighborhoods, unique districts, major roadway corridors and other community locations in need of finer-grain analysis and area-specific strategies.
- ▶ Shared with regional planning and funding agencies to communicate and advocate for the City’s uppermost goals and priorities, especially those that coincide with priorities of such agencies and other area communities.
- ▶ Used to make the case for grant applications and other pursuit of external and partner funding.
- ▶ Provided to new elected officials, appointed board/commission members, new department directors and staff, and others as part of orientation for their municipal government roles and awareness of community aspirations and expectations.
- ▶ Implementation progress reported on annually as part of yearly plan reviews and adjustments, setting up for more in-depth five-year plan refreshes and significant full plan updates every 10 years at most.
- ▶ City and community accomplishments celebrated as often as possible, with credit to sound planning and methodical and enthusiastic plan implementation!



### Action Agenda

The goals in this Comprehensive Plan will ultimately be attained through a variety of specific actions itemized in each plan section. Compiled in the **Action Agenda table** below is a set of **12 key action items** derived from the 27 total Strategic Priorities across the various plan sections. The table does not include every recommendation found throughout this plan, a number of which aim to reinforce or expand upon existing beneficial activities that the City and/or its partners already do. Instead, it details a shorter “to do” list of initial action priorities deemed most important to pursue first after plan adoption, along with who is responsible for initiating, administering and participating in the implementation process (action leaders shown in bold text).

The table indicates a target timeframe for pursuing each action item, either immediately in **Years 1-2** after plan adoption (4 items), in the near term during **Years 3-5** (6 items) or later in **Years 6-10** (2 items). Capital projects typically require lead time for additional feasibility analysis, construction documentation, specifications and detailed cost estimates. Included for each item in the Action column is a preliminary indication of level-of-magnitude cost (\$ for relatively low cost, \$\$ for moderate cost, and \$\$\$ for highest cost). The four actions in the Years 1-2 timeframe also include potential "metrics" as measures of progress and completion – quantitative where possible, otherwise qualitative but as discrete as possible.

ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<b>Years 1-2</b>			
<p>A Prepare a <b>new Parks, Trails &amp; Recreation Master Plan</b> (current one from 2017), especially to make Manvel more competitive for state grant funding for local park and trail projects.</p> <p><i>Potential Cost Level = \$\$</i></p> <p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated for consultant support.</li> <li>▪ Measures of community engagement.</li> <li>▪ Plan adoption by City Council.</li> <li>▪ Grant and other funding applications submitted based on plan.</li> </ul>	<p><b>Recreation and Amenities</b> ---- Strategic Priority 4</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Public Works</li> <li>▪ Development Services</li> <li>▪ Finance</li> <li>▪ Parks Board</li> <li>▪ Local parks, trails, recreation and sports advocates and groups</li> <li>▪ Homeowner associations and MUDs</li> <li>▪ Brazoria County</li> <li>▪ Alvin ISD</li> <li>▪ Drainage district and canal partners</li> <li>▪ Texas Parks &amp; Wildlife Department</li> </ul>
<p>B Update the City’s <b>land development regulations</b> based on recommendations in the new Comprehensive Plan to better manage growth and future land use.</p> <p><i>Potential Cost Level = \$\$</i></p>	<p><b>Land Use and Community Character</b> ---- Strategic</p>	<p>Regulations &amp; Standards</p>	<ul style="list-style-type: none"> <li>▪ <b>Development Services</b></li> <li>▪ City Attorney</li> <li>▪ Engineering</li> <li>▪ PD&amp;Z Commission</li> <li>▪ Zoning Board of</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated if consultant support needed.</li> <li>▪ Measures of community and stakeholder engagement.</li> <li>▪ Number of public hearings at PD&amp;Z Commission and City Council on proposed ordinance changes.</li> <li>▪ Number of City Code chapters and sections amended (or new sections added).</li> <li>▪ Number of acres rezoned based on zoning ordinance updates.</li> </ul>	<p>Priority 1</p>		<p>Adjustment</p> <ul style="list-style-type: none"> <li>▪ Property owners</li> <li>▪ Homeowner associations and neighborhood groups</li> <li>▪ Development community</li> <li>▪ Local businesses</li> </ul>
<p>C Consider participating in the <b>Federal Emergency Management Agency’s (FEMA’s) Community Rating System</b>, which is one way to improve local flooding readiness and potentially reduce the cost of property insurance.</p> <p><i>Potential Cost Level = \$</i></p> <p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated if consultant support needed.</li> <li>▪ Measures of community and stakeholder engagement.</li> <li>▪ Number of contacts with FEMA representatives and other partner agencies.</li> <li>▪ Steps completed in FEMA process toward final CRS approval.</li> </ul>	<p><b>Growth Capacity</b> ---- Strategic Priority 6</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Development Services</li> <li>▪ Engineering</li> <li>▪ City Attorney</li> <li>▪ Brazoria County</li> <li>▪ Drainage district partners</li> <li>▪ FEMA Region 6</li> </ul>
<p>D Upgrade the Manvel Economic Development Corporation (MEDC) website and take other low-cost steps to support <b>ongoing recruiting of specific desired business types</b> to Manvel.</p> <p><i>Potential Cost Level = \$</i></p>	<p><b>Economic Development</b> ---- Strategic Priority 1</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ MEDC Board</li> <li>▪ Public Information</li> <li>▪ Development Services</li> <li>▪ Northern Brazoria County Chamber of</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p><i>Measure(s) of Progress and Completion:</i></p> <ul style="list-style-type: none"> <li>▪ Budget allocated if consultant support needed.</li> <li>▪ Number of specific upgrades made to website content and features.</li> <li>▪ Measures of website views, page visits and interactions, follow-up communications, etc.</li> </ul>			<p>Commerce</p> <ul style="list-style-type: none"> <li>▪ Economic Development Alliance for Brazoria County</li> </ul>
<b>Years 3-5</b>			
<p>E Improve the <b>Manvel Branch Library</b> (options of upgrading the current location or relocating to a new facility).</p> <p><i>Potential Cost Level = \$\$ or \$\$\$</i></p>	<p><b>Recreation and Amenities</b> ---- Strategic Priority 1</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Engineering</li> <li>▪ Finance</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Brazoria County</li> <li>▪ Friends of the Manvel Public Library</li> </ul>
<p>F Pursue additional <b>community beautification measures</b>, such as landscaping and public art installations, now that the City has installed new “Welcome to Manvel” gateway signs.</p> <p><i>Potential Cost Level = \$ or \$\$</i></p>	<p><b>Economic Development</b> ---- Strategic Priority 4</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Engineering</li> <li>▪ Public Works</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Keep Manvel Beautiful</li> <li>▪ Community groups and local businesses</li> <li>▪ Public agency partners (Brazoria County, TxDOT, etc.)</li> </ul>
<p>G Explore forming a <b>Manvel Business Association</b> to support, and promote networking among the local business community.</p> <p><i>Potential Cost Level = \$</i></p>	<p><b>Economic Development</b> ---- Strategic Priority 3</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Local business community</li> <li>▪ MEDC Board</li> <li>▪ Northern Brazoria County Chamber of Commerce</li> <li>▪ Economic Development Alliance for Brazoria County</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p>H Consider creating a <b>Tree Mitigation Fund</b> that can be used for tree planting and preservation to offset the loss of older and diseased trees during land clearing and development activity.</p> <p><i>Potential Cost Level = \$ or \$\$</i></p>	<p><b>Environment</b> ---- Strategic Priority 2</p>	<p>Regulations &amp; Standards</p>	<ul style="list-style-type: none"> <li>▪ <b>Development Services</b></li> <li>▪ City Attorney</li> <li>▪ PD&amp;Z Commission</li> <li>▪ Parks Board</li> <li>▪ Property owners</li> <li>▪ Development community</li> <li>▪ Keep Manvel Beautiful</li> <li>▪ Brazoria County</li> <li>▪ Texas A&amp;M Forest Service</li> </ul>
<p>I Continue targeted capital projects to install new sidewalks, upgrade existing and close gaps in the <b>local sidewalk system</b>.</p> <p><i>Potential Cost Level = \$\$ or \$\$\$</i></p>	<p><b>Transportation</b> ---- Strategic Priority 3</p>	<p>Capital Investments</p>	<ul style="list-style-type: none"> <li>▪ <b>Engineering</b></li> <li>▪ Public Works</li> <li>▪ Police</li> <li>▪ Finance</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Homeowner associations and MUDs</li> <li>▪ Alvin ISD</li> <li>▪ Brazoria County</li> <li>▪ TxDOT</li> </ul>
<p>J Create an <b>Open Space Conservation opportunities map</b>, along with other steps to support the intent of the Rural Preservation designation on the Future Land Use and Character map.</p> <p><i>Potential Cost Level = \$ or \$\$ (higher if targeted land purchases pursued)</i></p>	<p><b>Environment</b> ---- Strategic Priority 1</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>Development Services</b></li> <li>▪ Engineering</li> <li>▪ PD&amp;Z Commission</li> <li>▪ Parks Board</li> <li>▪ Property owners</li> <li>▪ Development community</li> <li>▪ Land conservation partners and trusts</li> </ul>
<p><b>Years 6-10</b></p>			
<p>K Evaluate individual <b>Municipal Utility Districts (MUDs)</b> for potential future annexation into the city when it makes financial sense and is technically feasible.</p>	<p><b>Growth Capacity</b> ---- Strategic</p>	<p>More Targeted Planning / Study</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Development Services</li> <li>▪ Finance</li> </ul>



ACTION	Where in Plan	Action Type	Action Leaders and Key Partners
<p><i>Potential Cost Level = \$\$ or \$\$\$ depending on potential annexations and needed improvements</i></p>	<p>Priority 7</p>		<ul style="list-style-type: none"> <li>▪ Engineering</li> <li>▪ Public Works</li> <li>▪ City Attorney</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ MUDs</li> </ul>
<p>L Continue working toward funding of <b>Phase 1 “City Center” improvements</b> on Manvel’s 160-acre City-owned property (shown on the Future Land Use and Character map north of Dogwood Avenue).</p> <p><i>Potential Cost Level = \$\$ or \$\$\$</i></p>	<p><b>Recreation and Amenities</b> ---- Strategic Priority 5</p>	<p>Programs &amp; Initiatives</p>	<ul style="list-style-type: none"> <li>▪ <b>City Manager</b></li> <li>▪ Development Services</li> <li>▪ Engineering</li> <li>▪ Finance</li> <li>▪ Parks Board</li> <li>▪ Capital Improvements Advisory Committee</li> <li>▪ Brazoria County</li> </ul>

The Action Agenda table provides a starting point for determining immediate, near-term and longer-term task priorities. This is an important first step toward plan implementation and should occur in conjunction with the City’s annual budget process, during Capital Improvements Plan (CIP) preparation, and in support of department work planning. This involves the essential exercise of breaking down larger efforts into “first and next steps” to lay the groundwork for measurable action and build momentum toward targeted outcomes. This often requires any further clarification of objectives and a realistic assessment of resources and capabilities to move an initiative forward. *Also see the accompanying discussion on Various Means – and Perspectives – for Setting Priorities.*

Then, once the necessary funding is committed and roles are defined, a lead City staff member should initiate a first-year work program in conjunction with City management, other departments, and other public and private implementation partners.

During a final public open house on the draft Comprehensive Plan and Major Thoroughfare Plan (MTP), hosted at City Hall in February 2026, attendees participated in an informal ranking exercise involving the 12 potential action priorities above. Each person was able to vote for one action as their top priority, along with two others as next highest priorities. A number of attendees were drawn to the open house by MTP concerns and in support of rural preservation, which led to Action J receiving the most top-priority votes:

1. J: Create an **Open Space Conservation opportunities map**, along with other steps to support the intent of the Rural Preservation designation on the Future Land Use and Character map. [18 votes]
2. A: Prepare a **new Parks, Trails & Recreation Master Plan** (current one from 2017), especially to make Manvel more competitive for state grant funding for local park and trail projects. [6 votes]
3. C: Consider participating in the **Federal Emergency Management Agency’s (FEMA’s) Community Rating System**, which is one way to improve local flooding readiness and potentially reduce the cost of property insurance. [5 votes]

The same three actions finished in the 1-2-3 positions when considering all the ranking exercise votes. Item J received 20 total votes, item A 14 votes, and item C 13 votes. Rounding out the top five were the library action (item E) with 11 votes and the tree mitigation fund action (item H) with 10 votes.



## DEVELOPMENT SERVICES DEPARTMENT

20025 Highway 6, Manvel, TX 77578 | Ph: 281-489-0630

### DEVELOPMENT UPDATES TO THE PLANNING AND ZONING COMMISSION

**May 26, 2026 – June 22, 2026**

The following table provides an overview of Development Services Department activities from *May 26, 2026, through June 22, 2026.*

<b>PRE-DEVELOPMENT MEETINGS</b>		
LOCATION	LAND USE	DESCRIPTION
<i>Belcher Road (CR 397) PID: 170519 (Open-Single Family Residential District)</i>	97 Acre Development	<ul style="list-style-type: none"> <li>• <i>The applicant is doing their due diligence of the requirements for future development of a 97 Acre Tract.</i></li> <li>• <i>The applicant would like to develop lots greater than or equal to 1 Acre</i></li> </ul>
<i>22106 Highway 6 (Heavy Commercial District)</i>	Chemical Service	<ul style="list-style-type: none"> <li>• <i>The applicant is doing his due diligence of the requirements and if a Specific Use Permit is required for the type of work they will be performing inside the Maverick Energy Park.</i></li> <li>• <i>They will be storing and transporting chemicals from Maverick Energy Park as a partner.</i></li> </ul>
<i>3692 Rodeo Palms Parkway (Light Commercial District)</i>	BCEMS 3 Fire/EMS Station	<ul style="list-style-type: none"> <li>• <i>The applicant is doing their due diligence of the requirements for future development of the BCEMS 3 Fire/EMS Station.</i></li> </ul>
<i>9026 Bailey Road (ETJ)</i>	Retail Building	<ul style="list-style-type: none"> <li>• <i>The applicant is doing their due diligence of the requirements for the development of a 12,000sq ft Retail Building.</i></li> </ul>
<i>6911 Masters Road (Open-Single Family Residential District)</i>	Church at Masters	<ul style="list-style-type: none"> <li>• <i>The applicant is doing their due diligence of the requirements for the Temporary Membrane/Tent to be used as permanent structure.</i></li> </ul>



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### CERTIFICATE OF OCCUPANCY APPROVALS

LOCATION	DATE ISSUED	BUSINESS NAME
7310 Corporate Drive	5/26/2026	Sherwin-Williams Paint – 4,500 Sq Ft Building
5115 Meridiana Parkway, Suite 500	6/01/2026	Action Behavior Center – 7,699 Sq Ft Lease Space
19300 Morris Avenue, Suite 105	6/09/2026	MGM Grocery & Carryout – 3,103 Sq Ft Lease Space
6311 Masters Road	6/17/2026	Manvel Public Works Campus Building – 7,594 Sq Ft Building
6311 Masters Road	6/17/2026	Manvel Public Works Campus Maintenance Building – 12, 755 Sq Ft Building

### COMMERCIAL CONSTRUCTION APPROVALS

LOCATION	DATE ISSUED	DESCRIPTION
Keating Toyota	6/08/2026	Toyota Service Shop Expansion – 12,777Sq Ft

### OTHER UPDATES

- City council is considering a MUD formation Policy;
- City council is considering a Plaza Sign Program. This would be a directional sign structure with multiple panels allowing homebuilders to advertise their sign.