



**CITY COUNCIL  
REGULAR SESSION MINUTES  
MAY 18, 2022**

**PRESENT:**

Dr. Christopher Harvey, Mayor

**COUNCIL MEMBERS:**

Emily Hill, Mayor Pro Tem, Place 1  
Anne Weir, Place 2  
Maria Amezcua, Place 3  
Sonia Wallace, Place 4  
Aaron Moreno, Place 5  
Vacant, Place 6

**CITY STAFF:**

Scott Moore, City Manager  
Lluvia T. Almaraz, City Secretary  
Scott Dunlop, Development Services Director  
Ryan Phipps, Chief of Police  
Lydia Collins, Director of Finance  
Debbie Charbonneau, Heritage and Tourism Manager  
Tracey Vasquez, HR Manager  
Michael Tuley, Director of Public Works  
Phil Green, IT Director  
Sarah Friberg, Court Administrator  
Veronica Rivera, Assistant City Attorney

**REGULAR SESSION – 7:00 P.M.**

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:04 p.m. on Wednesday, May 18, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PLEDGE OF ALLEGIANCE**

Mayor Harvey led the Pledge of Allegiance.

## PUBLIC COMMENTS

Isaiah Adams submitted a speaker card regarding the Federal Electric Vehicle Infrastructure Program. Mr. Adams was offering his services to partner with the city for the project.

Bill Kemp, P.O. Box 20, Manor, Texas spoke regarding the attached plans on Art-clectic renovation project. Mr. Kemp was asking for assistance to move forward with his project due to new city permit code building regulations.

Alana Webre, 1450 Kim Lane, Manor, Texas spoke regarding public murals. Ms. Webre was requesting for the city to consider new art for murals in the downtown project and not copies of murals from other artists. She suggested for the city to promote new artists and original art for the project.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas spoke regarding his frustrations with City Hall. Mr. Battaile was requesting for City Hall to return his emails and calls within three (3) days and stated he would file a civil rights discrimination lawsuit against the city if not complied.

No one else appeared at this time.

## PUBLIC HEARINGS

- 1. Conduct a public hearing on an ordinance rezoning 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB). Applicant: Wenkai Chen; Owner: Wenkai Chen**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning application request.

The discussion was held regarding ADA compliance.

The discussion was held regarding the clarification of staff's recommendation to deny.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Mayor Pro Tem Hill, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 2. Conduct a public hearing on an ordinance rezoning 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**

*Applicant: Duque States, LLC; Owner: Duque States, LLC*

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning application request.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 3. Conduct a public hearing on an ordinance 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).**

*Applicant: BGE, Inc.; Owner: Lane Ave Development, LLC*

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning application request.

The discussion was held regarding clarification of proposed development.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 4. Conduct a public hearing on an ordinance rezoning 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH). Applicant: SEC Planning, LLC; Owner: Manor 290 OZ Real Estate, LP**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning application request.

The discussion was held regarding clarification of proposed development and current drainage issues.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 5. Conduct a public hearing on an ordinance rezoning 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP; Owner: Dwyer Realty Companies**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Katherine Niceta, with Metclafe Wolff, Stuart & Williams, LLP and Sushil Mehta with DD&B Construction Inc. presented the attached PowerPoint Presentation.

The discussion was held regarding the community outreach that was provided by developer.

The discussion was held regarding the proposed amenities for the project.

Talley Williams with Metclafe Wolff, Stuart & Williams, LLP, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.



**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

6. **Conduct a public hearing on an ordinance rezoning 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP; Owner: Edward Butler**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Katherine Niceta, with Metclafe Wolff, Stuart & Williams, LLP. presented the attached PowerPoint Presentation.

Talley Williams with Metclafe Wolff, Stuart & Williams, LLP, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.

Mark Johnson with GenCap Partners, 12750 Merit Dr. #1175, Dallas, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer questions posed by the City Council.

The discussion was held regarding the community outreach that was provided by developer.

The discussion was held regarding the proposed amenities for the project.

The discussion was held regarding traffic control and road renovations.

The discussion was held regarding the type of market price for development.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 7. Conduct a public hearing on a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC; Owner: Platinum 973, LLC**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed application request.

Josh Baran, JAB Engineering, 4500 Williams Dr., Georgetown, Texas, submitted a speaker card in support to this item; however, he did not speak.

Pete Dwyer, Cottonwood Holding, 9900 Highway 290E, Manor, Texas, submitted a speaker card in opposition to this item; however, he did not speak.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 8. Conduct a public hearing on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: Carlson, Brigrance & Doering, Inc.; Owner: KB Home Lone Star, Inc.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed concept plan.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card in opposition to this item. Mr. Battaile expressed his opinion on the project regarding parkland.

The discussion was held regarding the clarification on parkland of the development.

Jeff Guerrero with KB Home Lone Star, Inc. discussed the amenities that would be provided for development.

Mr. Guerrero clarified that park would be open to the community as well as subdivision.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 9. Conduct a public hearing on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop highlighted several sections on the attached proposed zoning amendments.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcu, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

- 10. Conduct a public hearing on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC; Owner: Lexington Manor LLC**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

Stacy Rhone, Lexington Manor LLC, 19218 Lockwood, Manor, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Hill, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

**11. Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: BGE, Inc.; Owner: Flintrock Office Suites, LLC**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

The discussion was held regarding traffic concerns.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

The city staff recommended that the City Council postpone Item No. 12 and Item 28 from the Regular Agenda to the June 15, 2022, Regular Council Meeting per applicant's request.

**12. Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: Kimley-Horn & Associates; Owner: Millcreek Residential**

**28. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2). Applicant: Kimley-Horn & Associates; Owner: Millcreek Residential**

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to postpone Item No. 12 and Item No. 28 to the June 15, 2022, Regular Council Meeting.

There was no further discussion.

**Motion to postpone carried 6-0**

- 13. Conduct a public hearing on an ordinance annexing 14.45 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.**

The city staff recommended that the City Council conduct the public hearing.

Mayor Harvey opened the public hearing.

Development Services Director Dunlop discussed the proposed annexation request.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to close the Public Hearing.

There was no further discussion.

**Motion to close carried 6-0**

#### **CONSENT AGENDA**

- 14. Consideration, discussion, and possible action to approve the City Council Minutes.**

- **May 4, 2022, City Council Workshop – Charter Review; and**
- **May 4, 2022, City Council Regular Meeting**

- 15. Consideration, discussion, and possible action on the acceptance of the April 2022 Departmental Reports.**

- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Community Development – Debbie Charbonneau, Heritage and Tourism Manager**
- **Police – Ryan Phipps, Chief of Police**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Michael Tuley, Director of Public Works**
- **Finance – Lydia Collins, Director of Finance**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve the consent agenda.

There was no further discussion.

**Motion to approve carried 6-0**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:24 p.m. on Wednesday, May 18, 2022, in accordance with the requirements of the Open Meetings Law.

## **EXECUTIVE SESSION**

The Manor City Council convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in - *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the Butler FM 973/Hwy 290 mixed use development; Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney) to consult with legal counsel regarding the Agreement Regarding Wastewater Easement; Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney) to consult with legal counsel regarding the Interlocal Agreement for Fire Code Enforcement Services between the City of Manor and Travis County Emergency Services District No. 12; Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct, to consult with legal counsel regarding a Notice of Claim regarding an incident dated November 5, 2021; and Section 551.074 (Personnel Matters) to discuss duties of the City Manager* at 8:24 p.m. on Wednesday, May 18, 2022.

The Executive Session was adjourned at 10:11 p.m. on Wednesday, May 18, 2022

Mayor Pro Tem Hill left meeting at 10:11 p.m. and did not return.

## **OPEN SESSION**

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during Closed Executive Session at 10:11 p.m. on Wednesday, May 18 , 2022.

Mayor Harvey opened the floor for action to be taken on the items discussed in the Executive Session.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to direct staff as discussed in Executive Session regarding - *Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney) to consult with legal counsel regarding the Interlocal Agreement for Fire Code Enforcement Services between the City of Manor and Travis County Emergency Services District No. 12.*

There was no further discussion.

**Motion to approve carried 5-0**

## REGULAR AGENDA

### **16. Consideration, discussion, and possible action on the Agreement Regarding Wastewater Easement for Lot 4, Block 55, Town of Manor located in Travis County, Texas.**

The city staff recommended that the City Council approve the agreement regarding Wastewater Easement for Lot 4, Block 55, Town of Manor located in Travis County, Texas.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to approve the agreement regarding Wastewater Easement for Lot 4, Block 55, Town of Manor located in Travis County, Texas.

There was no further discussion.

### **Motion to approve carried 5-0**

### **17. Consideration, discussion, and possible action on an ordinance rezoning 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB). Applicant: Wenkai Chen; Owner: Wenkai Chen**

The city staff recommended that the City Council deny an ordinance rezoning 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

Development Services Director Dunlop discussed the reason for recommendation to deny zoning request. He stated that the P&Z Commission had recommended approval.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Neighborhood Business (NB); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve the first reading of ordinance rezoning 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

There was no further discussion.

### **Motion to approve carried 4-1 (Mayor Harvey voted against)**

**18. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: Duque States, LLC; Owner: Duque States, LLC**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agricultural (A) To Medium Commercial (C-2); Making Findings of Fact; and Providing For Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua , to approve the first reading of an ordinance rezoning 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

**Motion to approve carried 5-0**

**19. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH). Applicant: BGE, Inc.; Owner: Lane Ave Development, LLC**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH); Making Findings of Fact; and Providing for Related Matters.



**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the first reading of an ordinance rezoning 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

There was no further discussion.

**Motion to approve carried 5-0**

**20. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).**

*Applicant: SEC Planning, LLC; Owner: Manor 290 OZ Real Estate, LP*

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve the first reading of an ordinance rezoning 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).

There was no further discussion.

**Motion to approve carried 5-0**

**21. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Steet, Manor TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). *Applicant: Metcalfe, Wolff, Stuart & Williams, LLP; Owner: Dwyer Realty Companies***

The city staff recommended that the City Council approve the first reading of ordinance rezoning 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Steet, Manor TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).

Katherine Niceta with Metclafe Wolff, Stuart & Williams, LLP, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.

Sushil Mehta with DD&B Construction Inc., submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer questions posed by the City Council.

Talley Williams with Metclafe Wolff, Stuart & Williams, LLP, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Light Commercial (C-1) to Multi-Family 25 (MF-2); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the first reading of ordinance rezoning 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Steet, Manor TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).

There was no further discussion.

**Motion to approve carried 5-0**

**22. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).**

*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP; Owner: Edward Butler*

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).

Katherine Niceta with Metclafe Wolff, Stuart & Williams, LLP, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.

Mark Johnson with GenCap, 12750 Merit Dr., #1175, Dallas, Texas, submitted a speaker card in support of this item; however, he did not wish to speak but was available to answer questions posed by the City Council.

Talley Williams with Metclafe Wolff, Stuart & Williams, LLP, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer questions posed by the City Council.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Medium Commercial (C-2) To Multi- Family 25 (MF-2); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno, to approve the first reading of an ordinance rezoning 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).

The discussion was held regarding the clarification of proposed units.

Talley Williams with Metcalfe, Wolff, Stuart & Williams, LLP, clarified that there would be a cap of 600 units for the development.

There was no further discussion.

**Motion to approve carried 5-0**

**23. Consideration, discussion, and possible action a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC; Owner: Platinum 973, LLC**

The city staff recommended that the City Council approve a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.

Pete Dwyer, Cottonwood Holdings, 9900 Highway 290E., Manor, Texas, submitted a speaker card in opposition to this item. Mr. Dwyer expressed his concerns regarding the multi-driveway proposal. He voiced his concerns regarding traffic safety for the proposed development with the additional driveway entries. He requested for council to consider and request a traffic study before approving permit from developer.

Josh Baran, JAB Engineering, 4500 Williams Dr., Georgetown, Texas, submitted a speaker card in support of this item. Mr. Baran discussed the proposed Special Use Permit request. He stated they would consider the condition of limiting the driveway to one and request a TXDOT Traffic Study prior to development.

Development Services Director Dunlop discussed the regulations for the rezoning process.

The discussion was held on how the process would eliminate the safety concerns.

The discussion was held on how the developers would work together and find a solution on the driveway concerns.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.

The discussion was held regarding safety concerns.

Mayor Harvey stated that the P&Z Commission and staff was recommending approval.

The discussion was held regarding having another gas station development within the city.

The discussion was held regarding the safety concerns on turning lanes.

The discussion was held regarding TXDOT Traffic Study process.

The discussion was held on how gas stations on opposite sides of FM 973 could alleviate safety concerns.

The discussion was held regarding the layout of gas station pumps of the development.

The discussion was held regarding the proposed electric car stations.

The discussion was held regarding the intention for development in the area was a fuel station.

There was no further discussion.

**Motion to approve failed 3-2 (Council Member Amezcua and Council Member Weir voted against)**

**24. Consideration, discussion, and possible action on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**

*Applicant: Carlson, Brigance & Doering, Inc.; Owner: KB Home Lone Star, Inc.*

The city staff recommended that the City Council approve Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Wallace, to approve a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

**Motion to approve carried 5-0**

**25. First Reading: Consideration, discussion, and possible action on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.**

The city staff recommended that the City Council approve the first reading of an ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

Ordinance: An Ordinance of The City of Manor, Amending Chapter 14, Zoning, of The Code of Ordinances of The City of Manor, Texas, by Providing for the Amendment of Definitions and Residential Land Use Conditions; Modifying General Development Regulations for Multi-Family Districts; Amending Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts; Amending Non-Residential and Mixed-Use Land Use Conditions; Amending Non-Residential and Mixed-Use Development Standards; Amending Single Family Attached and Multi-Family and Mixed-Use Architectural Standards; and Amending Nonconforming Structures; Providing for a Severability Clause, Providing Savings, Open Meetings and Effective Date Clauses; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the first reading of an ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures with the removal of Section 5.

The discussion was held regarding the proposed setback requirements between 80' and 100'.

Council Member Wallace amended motion to not remove Section 5 on the ordinance.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the first reading of an ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

There was no further discussion.

**Motion to approve carried 5-0**

**26. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC; Owner: Lexington Manor LLC**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

Development Services Director Dunlop discussed the proposed rezoning request.

Stacy Rhone, Lexington Manor LLC, 19218 Lockwood, Manor, Texas, submitted a speaker card in support of this item; however, she did not wish to speak but was available to answer any questions posed by the City Council.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve the first reading of an ordinance rezoning 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

There was no further discussion.

**Motion to approve carried 6-0**

Mayor Harvey advised he would be abstaining from discussion and consideration of the following item, as his home was within the radius of the development and received mailing notice. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary.

At the direction of Mayor Harvey, Council Member Amezcua continued meeting.

Mayor Harvey removed himself from the dais.

**27. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: BGE, Inc.; Owner: Flintrock Office Suites, LLC**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).

Development Services Director Dunlop discussed the proposed rezoning request.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land to Townhome (TH); Making Findings of Fact; and Providing for Related Matters.

**MOTION**: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the first reading of an ordinance rezoning 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).

There was no further discussion.

**Motion to approve failed 3-1 ( Council Member Weir voted against)**

Mayor Harvey returned to the dais.

**29. First Reading: Consideration, discussion, and possible action on an ordinance of the City of Manor, Texas annexing 14.55 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.**

The city staff recommended that the City Council approve the first reading of an ordinance of the City of Manor, Texas annexing 14.55 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the

Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.

Development Services Director Dunlop discussed the proposed annexation.

Ordinance: An Ordinance of The City of Manor, Texas Annexing 14.45 Acres of Land, More or Less Located in Travis County, Including the Abutting Streets, Roadways, and Rights-Of-Way Into the Corporate Limits of The City, at The Request of The Property Owner; Approving an Agreement for the Provision of Services for the Annexed Area; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Moreno, approve the first reading of an ordinance of the City of Manor, Texas annexing 14.55 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.

There was no further discussion.

**Motion to approve carried 5-0**

At the Direction of Mayor Harvey, Item No. 30 was pulled from the agenda.

**30. Consideration, discussion, and possible action on a resolution authorizing the City to apply and/or enter into an agreement with Travis County to participate in the Travis County Urban County CDBG Program for Fiscal Year 2023.**

There was no action taken.

**31. Consideration, discussion, and possible action of items relating to May 7, 2022, City of Manor Special Election.**

- **Canvass of the Election Returns for the City Council Special Election**

The city staff recommended that the City Council conduct the canvass of the May 7, 2022, Election Returns for the City Council Special Election.

Mayor Harvey read the following results:



**SPECIAL ELECTION**  
**MAY 7, 2022**  
**(Results for 7 Precincts 126, 127, 142, 143, 144, 145 and 490)**

**TOTAL REGISTERED VOTERS – 6,941+**

**TOTAL BALLOTS CAST – 249**

**TOTAL VOTER TURNOUT – 3.59%**

**SPECIAL ELECTION**

	<u>Early</u>	<u>Vote by Mail</u>	<u>Election</u>	<u>Vote %</u>	<u>Total</u>
<b>COUNCIL MEMBER, PLACE 6</b>					
Sheila Strutz	17	2	8	10.84%	27
Neal Edwards	15	2	7	9.64%	24
Anthony Butler Sr.	13	4	11	11.24%	28
Kathy White	30	4	22	22.49%	56
Robert Battaile	14	1	8	9.24%	23
Deja Hill	50	7	34	36.55%	91

**MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Weir, to accept and approve the canvass for the May 7, 2022, City of Manor Special Election.

There was no further discussion.

**Motion to approve carried 5-0**

**32. Consideration, discussion, and possible action on an ordinance declaring the results of May 7, 2022, City of Manor Special Election.**

The city staff recommended that the City Council approve Ordinance No. 649 declaring the results of May 7, 2022, City of Manor Special Election.

Ordinance No. 649: An Ordinance of The City Council of The City of Manor, Texas, Canvassing the Election Returns and Declaring the Results of the Special Election of the City of Manor Held on Saturday, May 7, 2022, for the City of Manor's Council Member Place No. 6 Vacancy; and Declaring the Effective Date of This Ordinance.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to approve Ordinance No. 649 declaring the results of May 7, 2022, City of Manor Special Election.

There was no further discussion.

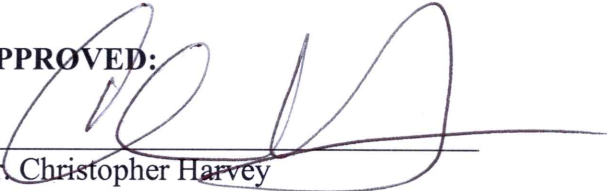
**Motion to approve carried 5-0**

### **ADJOURNMENT**

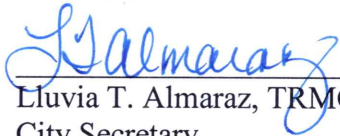
The Regular Session of the Manor City Council Adjourned at 11:40 p.m. on Wednesday, May 18, 2022.

These minutes approved by the Manor City Council on the 1<sup>st</sup> day of June 2022. (*Audio recording archived*)

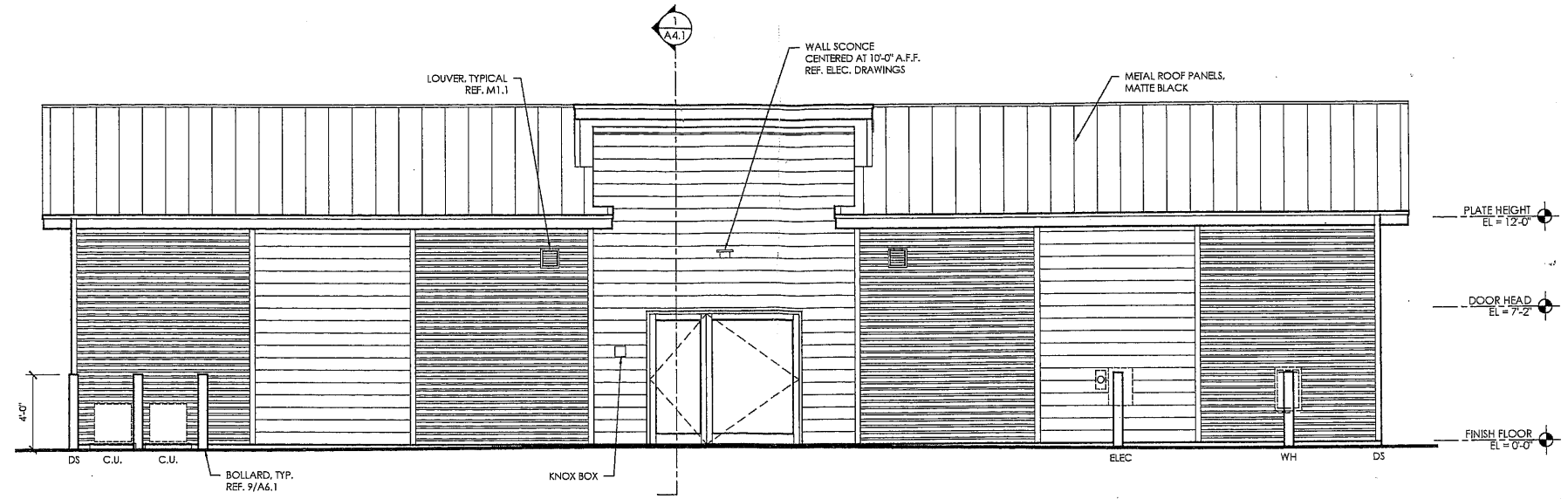
**APPROVED:**

  
\_\_\_\_\_  
Dr. Christopher Harvey  
Mayor

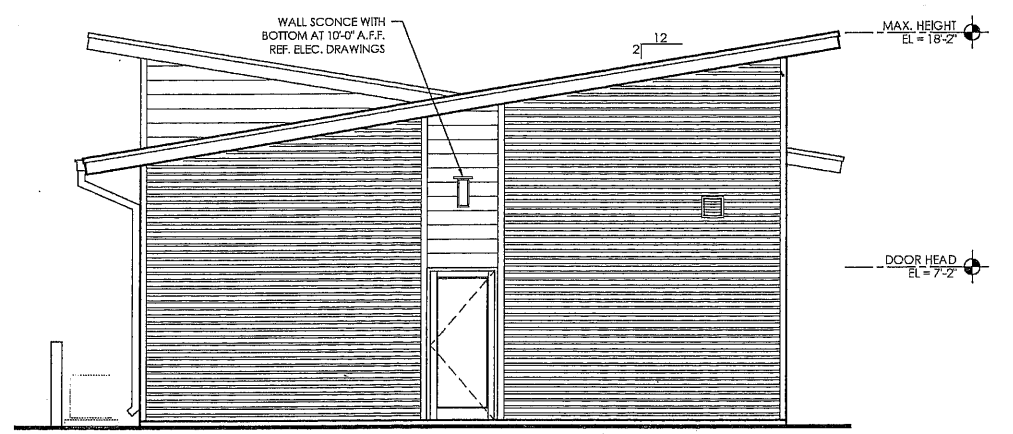
**ATTEST:**

  
\_\_\_\_\_  
Luvia T. Almaraz, TRMC  
City Secretary

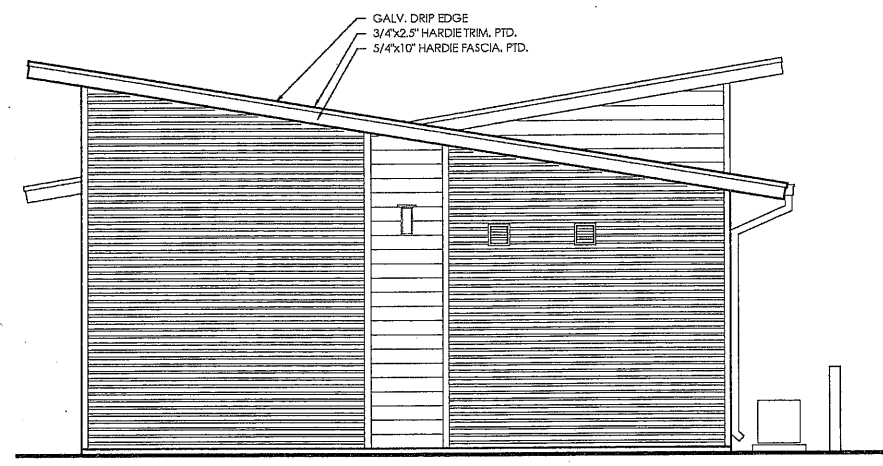




WEST ELEVATION  
 1/4" = 1'-0" 4



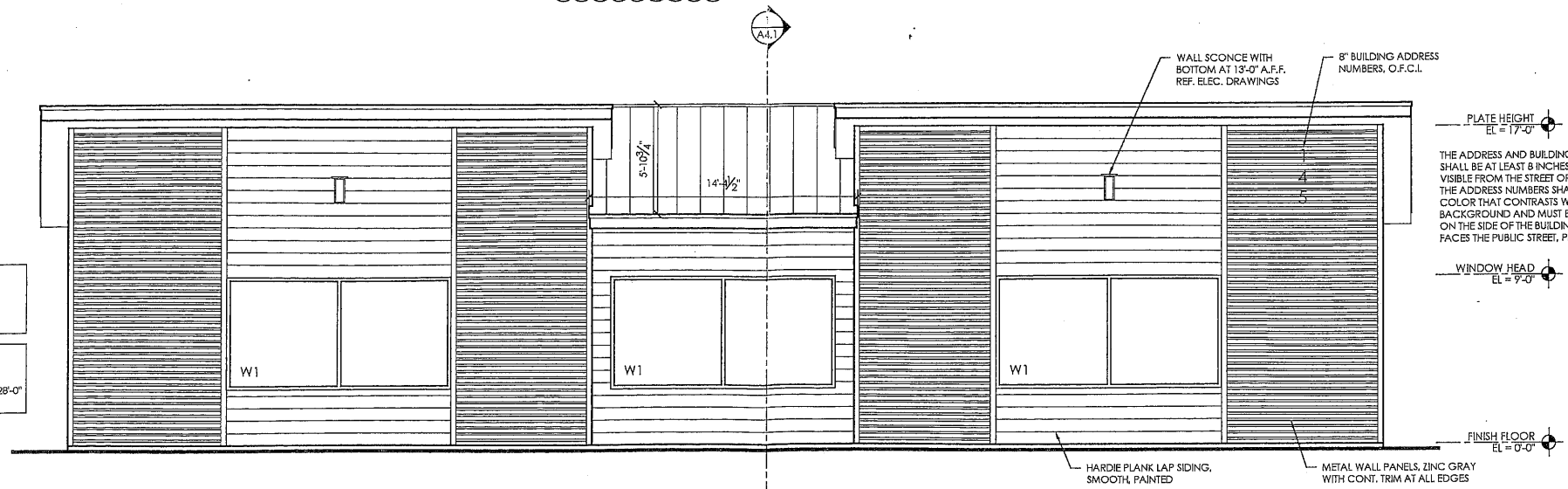
SOUTH ELEVATION  
 1/4" = 1'-0" 3



NORTH ELEVATION  
 1/4" = 1'-0" 2

HORIZONTAL ARTICULATION  
 17'-0" HEIGHT x 10% = 1'-9" MIN. OFFSET  
 ACTUAL OFFSET IS 1'-9"

VERTICAL ARTICULATION  
 17'-0" HEIGHT x 15% = 2'-6" MIN. OFFSET  
 ACTUAL OFFSET IS 5'-10"  
 EXTENTS: MIN: 20% = 14'-0", MAX: 40% = 28'-0"  
 ACTUAL LENGTH IS 14'-4 1/2"



EAST ELEVATION  
 1/4" = 1'-0" 1













A decorative graphic consisting of a teal circle on the left side, a teal horizontal bar across the middle, and a teal bracket on the right side. The text is centered within the teal bar.

13.95 acres - Las Entradas South Project  
located along the future Gregg Manor  
Extension and North of Old Highway 20

Rezoning Request

# Background

Privately owned General Contractor/Developer with 40+ years of experience developing and holding properties in Texas, Virginia and Maryland



Founded by Dolat Mehta an immigrant from India. Successful business operations since 1981. Incorporated in Maryland



Value relationships with our team partners and communities. Most of our properties we develop are held as investment assets. We are involved in all phases of development: Design/permitting/construction and through final asset management



Current Ownership solely under Sushil Mehta President lives in San Antonio Texas. Grew up in Maryland and has Masters degree from John Hopkins University and undergrad from UMD



Selective about our projects. Only developers projects where we can be involved in the entire process. Able to handle projects ranging from \$25k to \$50M in project size

# Geographic Region and Project Types

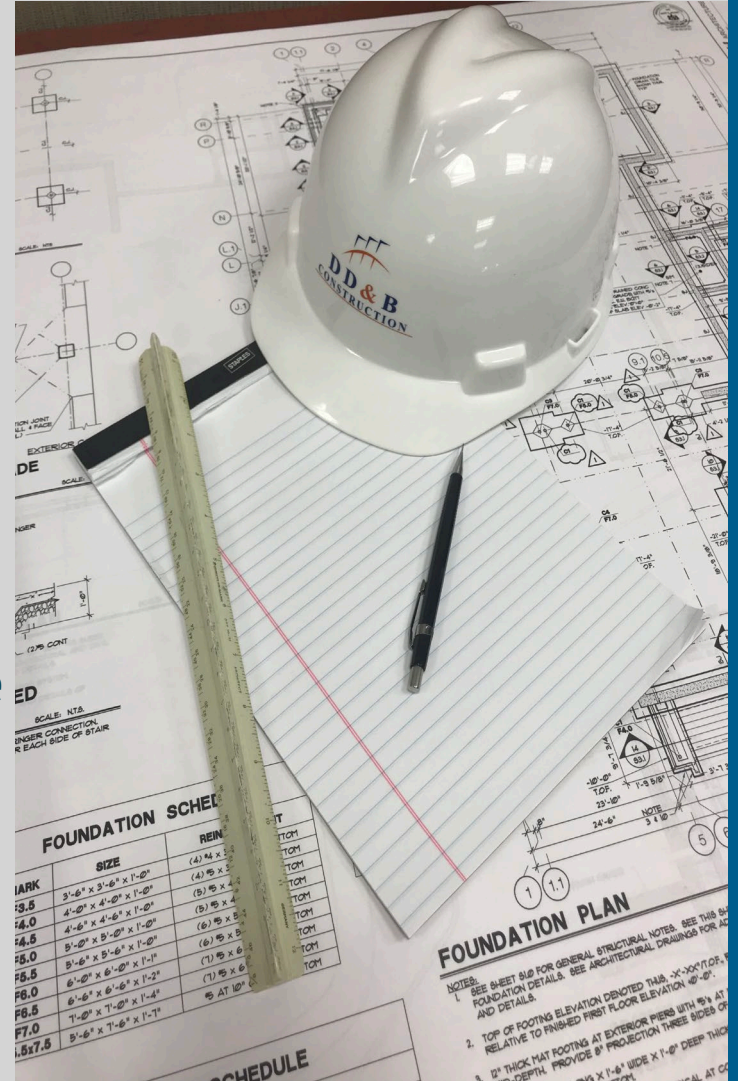
- Licensed in over 25 states as a General Contractor
- Development projects center around Texas, Virginia and Maryland regions
- Partial list of Texas Development Projects:
  - Homewood Suites Austin Downtown
  - Hampton Inn Cedar Park (Just opened May 5, 2022)
  - Austin Downtown Single Family Homes
  - Reserve at Babcock in San Antonio Texas





# Who we are....

- Twenty-six employees
- Project manager and superintendent focused
  - 6 Project Managers, 5 Superintendents, 7 Project engineers
  - Most employees have degrees in construction management and civil engineering
  - Longevity
    - More than 50% of employees have been with the organization for 9+ years



# Our qualifications

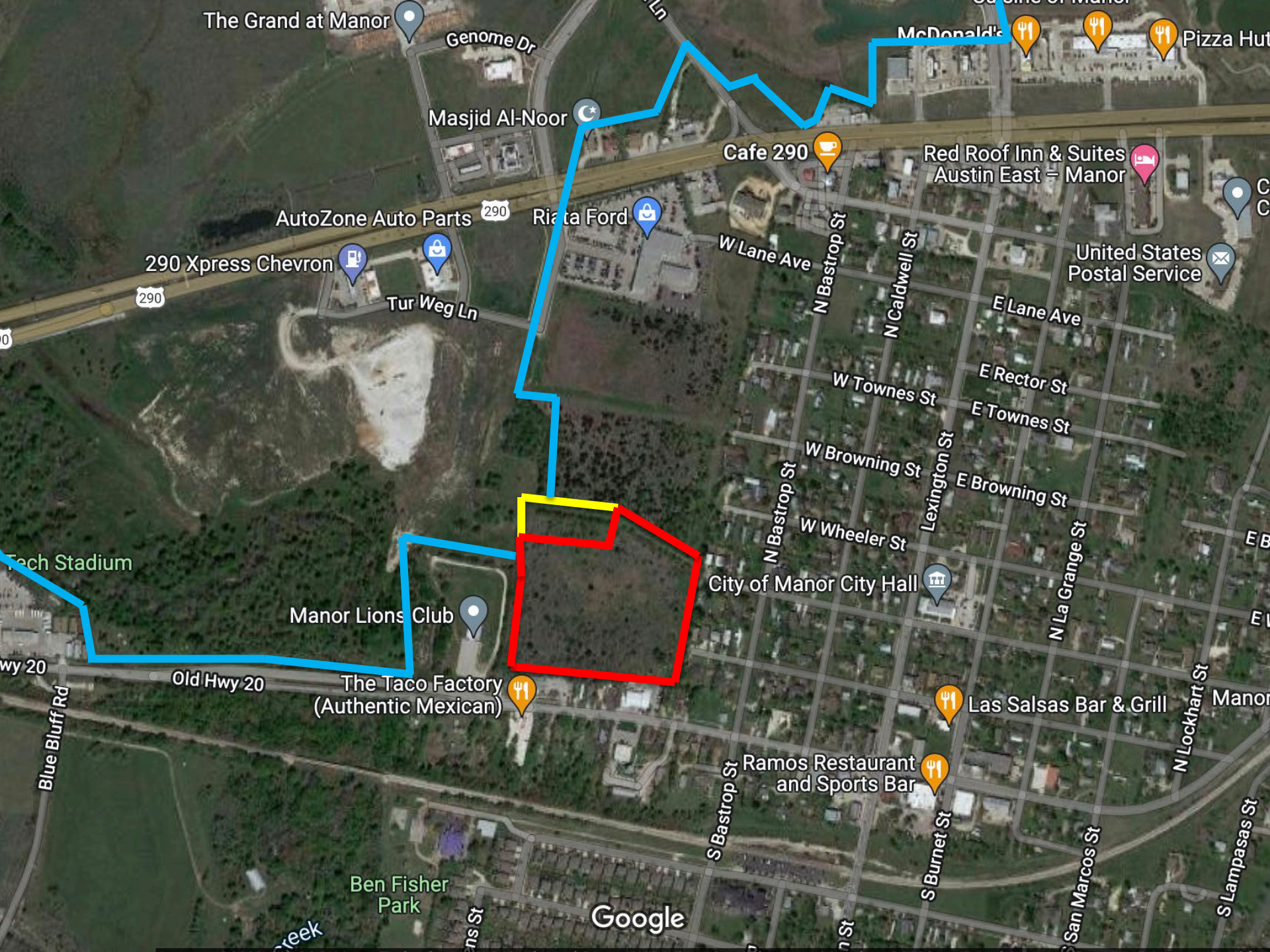
## •Why choose DD&B as a developer

- Proven track record: Have completed over 150 ground up construction and development projects
- Financial stability
- Track record of on time completion with high quality
- Longevity of our staffing and project partners
- Hands on development approach. Involved through development lifecycle

“Because of their overall integrity and positive attitude towards each project, I have and will continue to recommend DD&B Construction for any future development work.”  
Pete Rudewicz VP Hilton Hotels







The Grand at Manor

Genome Dr

Masjid Al-Noor

McDonald's

Pizza Hut

Cafe 290

Red Roof Inn & Suites  
Austin East - Manor

AutoZone Auto Parts

Riata Ford

290 Xpress Chevron

Tur Weg Ln

W Lane Ave

N Bastrop St

N Caldwell St

United States  
Postal Service

E Lane Ave

290

W Townes St

E Rector St

E Townes St

W Browning St

E Browning St

W Wheeler St

Lexington St

N La Grange St

Tech Stadium

Manor Lions Club

City of Manor City Hall

Hwy 20

Old Hwy 20

The Taco Factory  
(Authentic Mexican)

Las Salsas Bar & Grill

Blue Bluff Rd

Ramos Restaurant  
and Sports Bar

Ben Fisher  
Park

Google

S Bastrop St

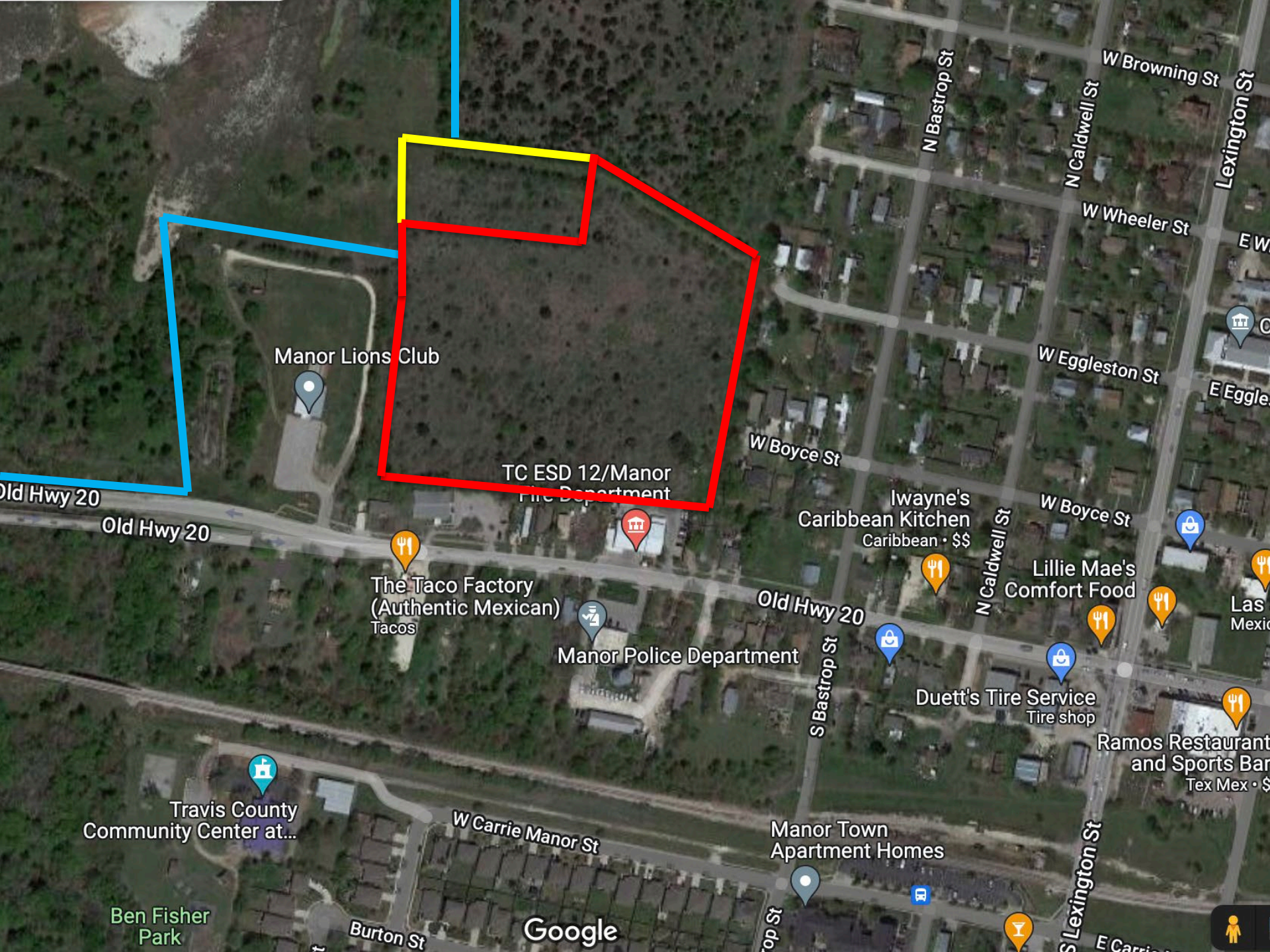
S Burnet St

S San Marcos St

N Lockhart St

S Lampasas St





Manor Lions Club

TC ESD 12/Manor  
Fire Department

The Taco Factory  
(Authentic Mexican)  
Tacos

Manor Police Department

Iwayne's  
Caribbean Kitchen  
Caribbean • \$\$

Lillie Mae's  
Comfort Food

Duett's Tire Service  
Tire shop

Ramos Restaurant  
and Sports Bar  
Tex Mex • \$

Manor Town  
Apartment Homes

Travis County  
Community Center at...

Ben Fisher  
Park

Google

Old Hwy 20  
Old Hwy 20

Burton St

W Carrie Manor St

S Bastrop St

S Bastrop St

Old Hwy 20

N Caldwell St

W Boyce St

W Boyce St

W Eggleston St

W Wheeler St

W Browning St

N Bastrop St

N Caldwell St

Lexington St

E W

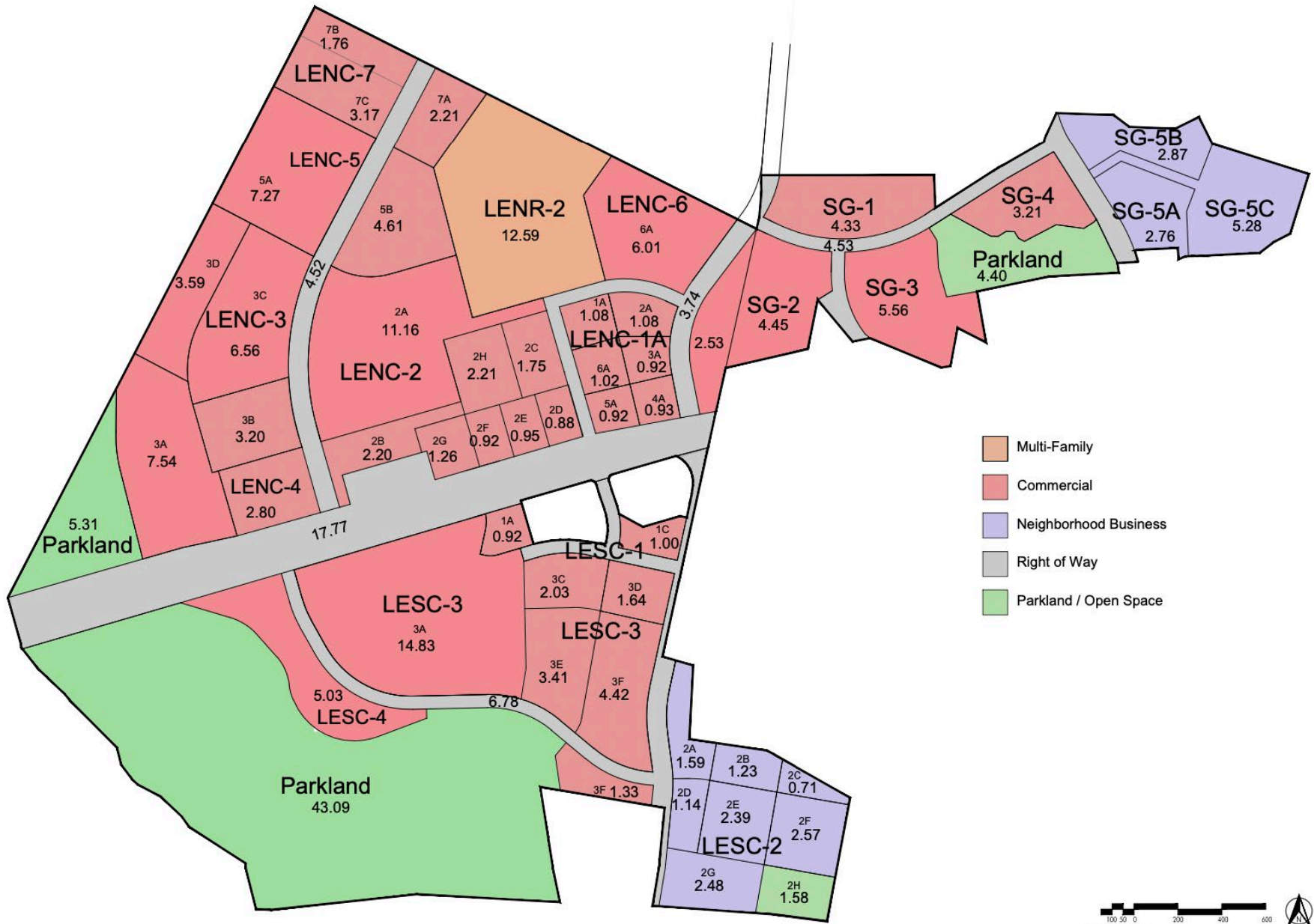
E Eggle

Las  
Mexic

S Lexington St

E Carri







# Entrada Glen Regional Park

Gilleland Creek Greenway trail

The Entrada Glen Regional Park will provide a connection between the Future Travis County Gilleland Creek Greenway Trail and the future City of Austin, to Manor Trail while creating a space for the Manor community to come together in either active or passive recreation. Various spaces across the park are linked by trails of varying width and material. The main circulation route through the park (approximately 0.75 miles), in red, will serve as the extension of the Future Travis County Gilleland Creek Greenway and is proposed to be 10 to 15 feet in width and made of concrete. The secondary trails (approximately 1 mile total), in orange, represent pedestrian access and natural trails constructed of stabilized materials that will incorporate a multitude of BMPs to assure proper placement, longevity, and enjoyment (See New Hampshire Bureau of Trails or state or locally acceptable trail specifications for more information on acceptable practices). The trails will vary from 4 to 8 feet in width in various locations throughout the park network. This secondary trail network accounts for the ability to expand the trail system as its popularity and use increases over time. There are approximately 6 types of amenities/facilities envisioned throughout the park along with the required ADA access points. They are comprised of open recreation spaces, an amphitheater, overlooks, an observation deck, potential off-leash dog areas, and shared parking areas. These parking areas will coordinate with the Entrada Glen PID to provide space for park users to easily enter the park. Access to the trail system can also be found at 5 different trailhead locations at strategic points around the Entrada Glen development and the areas beyond. Overall, this park will serve to connect people and spark interactions between its users that will bring the outlying community together as an extension of the proposed Entrada Glen PID project.

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><span style="color: red;">—</span> FUTURE TRAVIS COUNTY GILLELAND CREEK GREENWAY TRAIL</li> <li><span style="color: orange;">—</span> POTENTIAL FUTURE GILLELAND CREEK GREENWAY TRAIL EXTENSION (10 TO 15 FOOT)</li> <li><span style="color: orange;">- - -</span> POTENTIAL FUTURE SEMI-STABILIZED TRAIL (4 TO 8 FOOT)</li> <li><span style="color: orange;">- - -</span> POTENTIAL FUTURE SEMI-STABILIZED TRAIL (4 FOOT)</li> <li><span style="color: blue;">.....</span> OPEN RECREATION SPACE</li> <li> TRAILHEAD</li> <li> OVERLOOK LOCATION</li> <li> CREEK CROSSING</li> <li> PARK AMENITY/FACILITY</li> </ul> | <p><b>PARK AMENITY/FACILITY LIST:</b></p> <ul style="list-style-type: none"> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">1</span> OPEN RECREATION SPACE</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">2</span> AMPHITHEATER/OVERLOOK</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">3</span> ADA ACCESS</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">4</span> OVERLOOK</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">5</span> OBSERVATION DECK</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">6</span> POTENTIAL OFF-LEASH DOG AREA</li> <li><span style="border: 1px solid black; border-radius: 50%; padding: 2px;">7</span> SHARED PARKING AREA</li> </ul> |
|---|---|



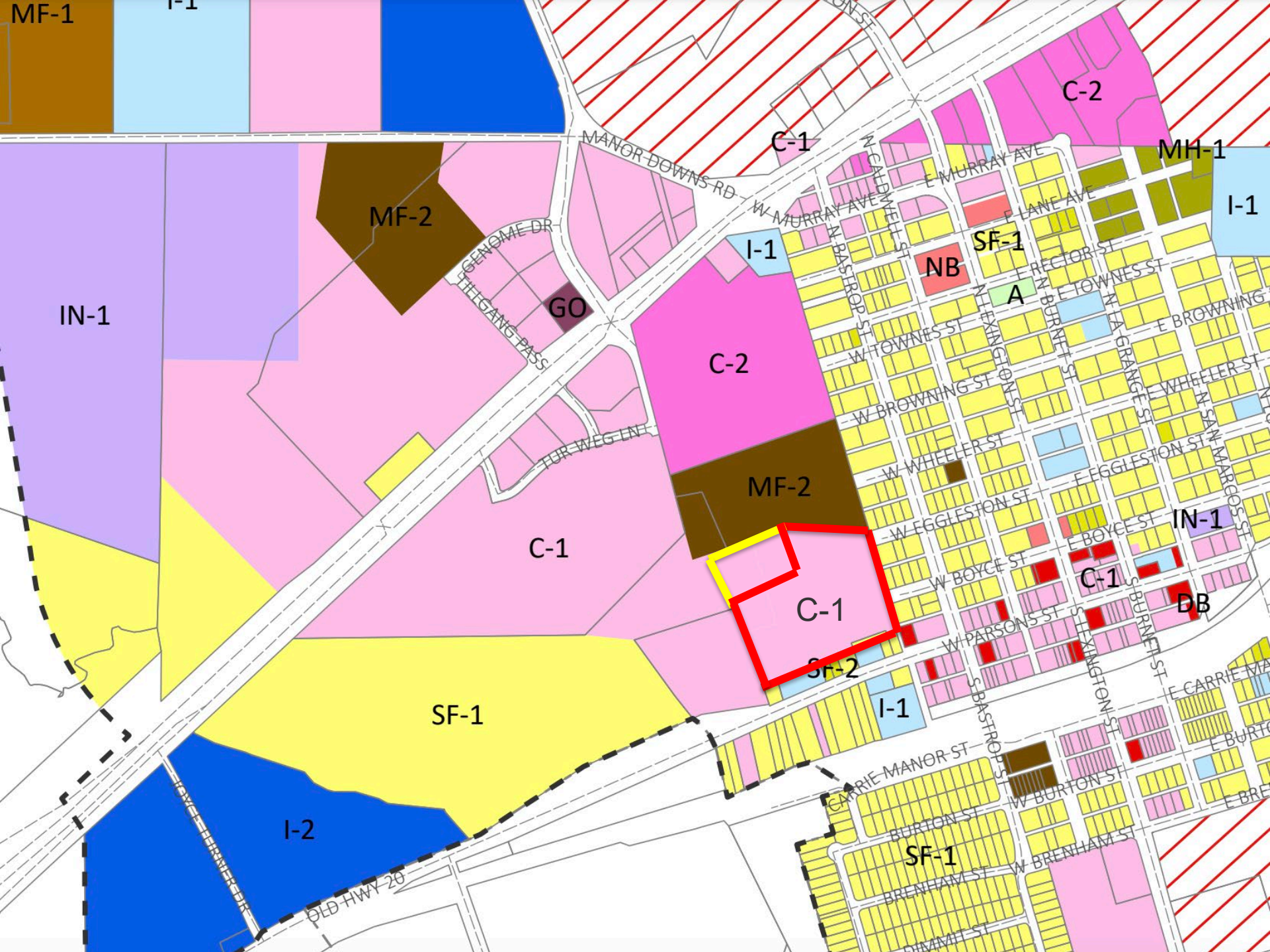
SCALE: 1" = 200'  
06.04.2021



DWYER REALTY COMPANIES

Austin to Manor Trail









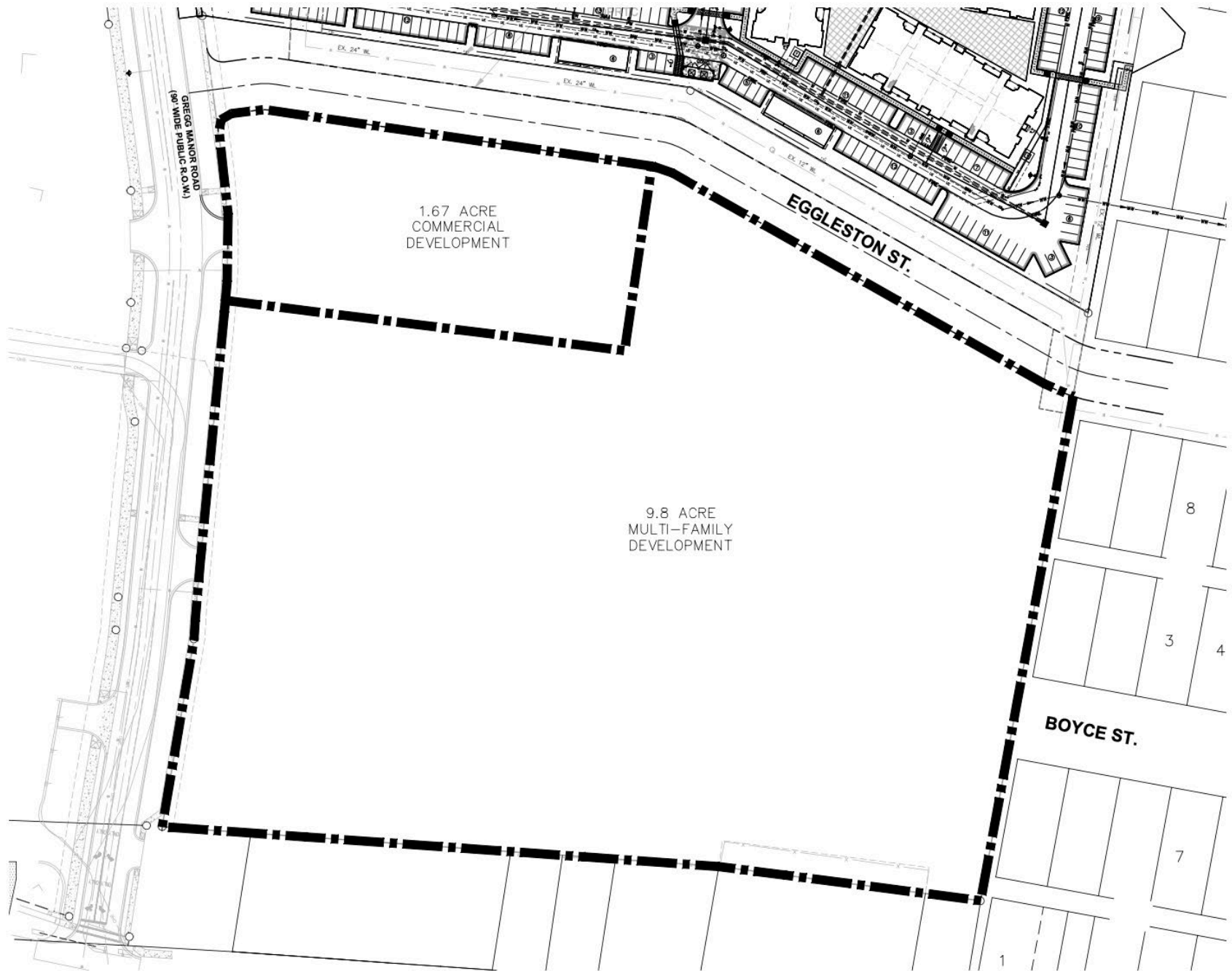
# [ Site Summary ]

## Rezoning Area

- +/- 9.8 acres
- C-1 Zoning  MF-2

## Overall Project Area

- +/- 13.224 total acreage of site
- +/- 1.67 acres left C-1
- +/- 1.754 acres dedicated ROW  
(developer will built)



1.67 ACRE  
COMMERCIAL  
DEVELOPMENT

9.8 ACRE  
MULTI-FAMILY  
DEVELOPMENT

GREGG MANOR ROAD  
(90' WIDE PUBLIC ROW)

EGGLESTON ST.

BOYCE ST.

8

3

4

7

1

EX. 24" W.

EX. 24" W.

EX. 12" W.

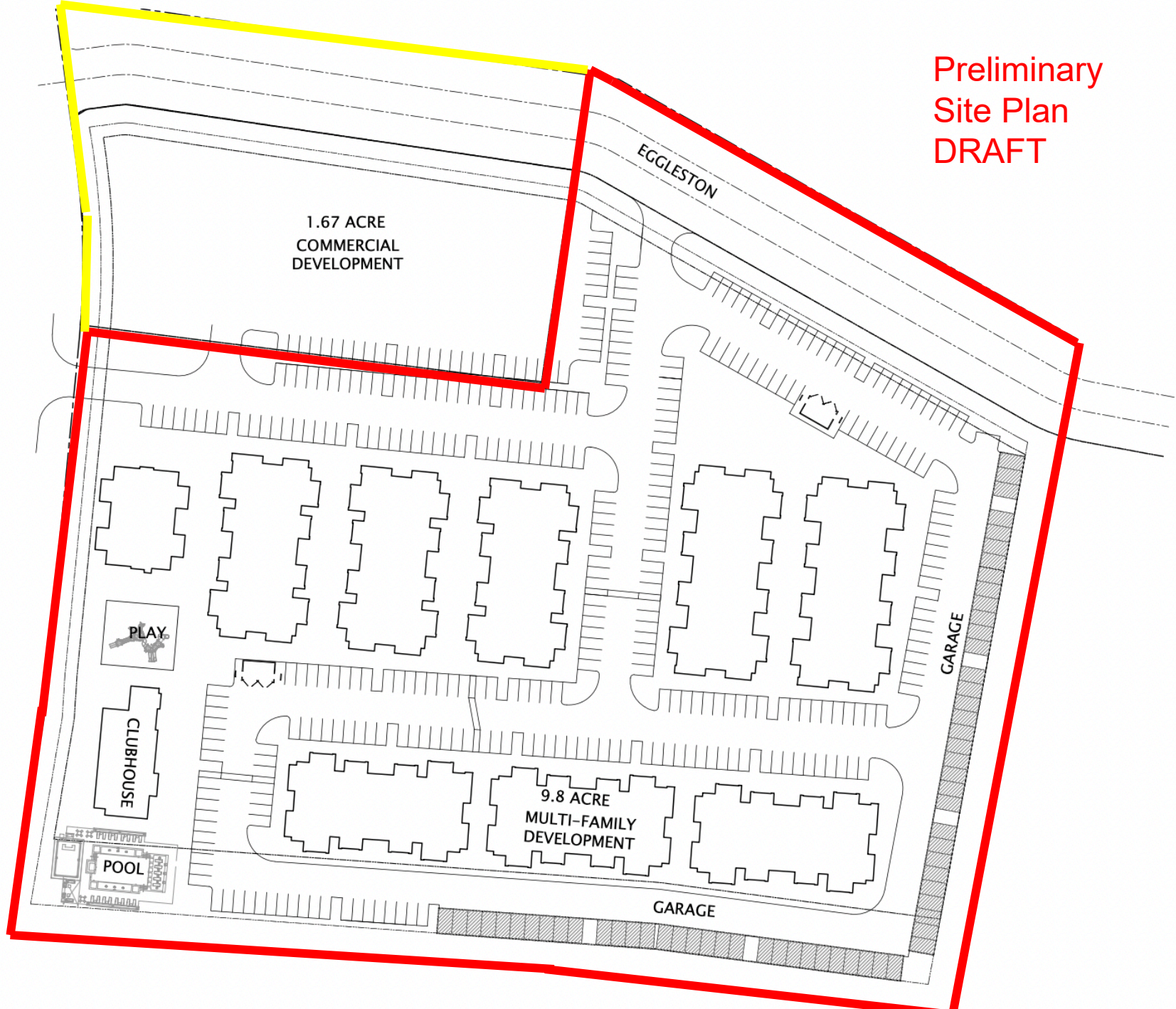
# [ Proposed Project ]

- 204 apartment units
  - 3 story building
- Parking required: 397
  - Parking provided in MF-2: 375 (including 62 in garages)
  - Shared parking with C-1: 36

# Amenities

- Clubhouse that will provide areas for family and community gathering:
  - Pool Table, Theater Room, Shuffle Board
  - Business Center i.e 3/4 computers with a printer
  - Resident lounge with Televisions
- Fitness Center and Pool with area for BBQ and an outdoor firepit area to gather with family and friends
- Children Playground as well as a pet park area

Preliminary  
Site Plan  
DRAFT



# [ Summary ]

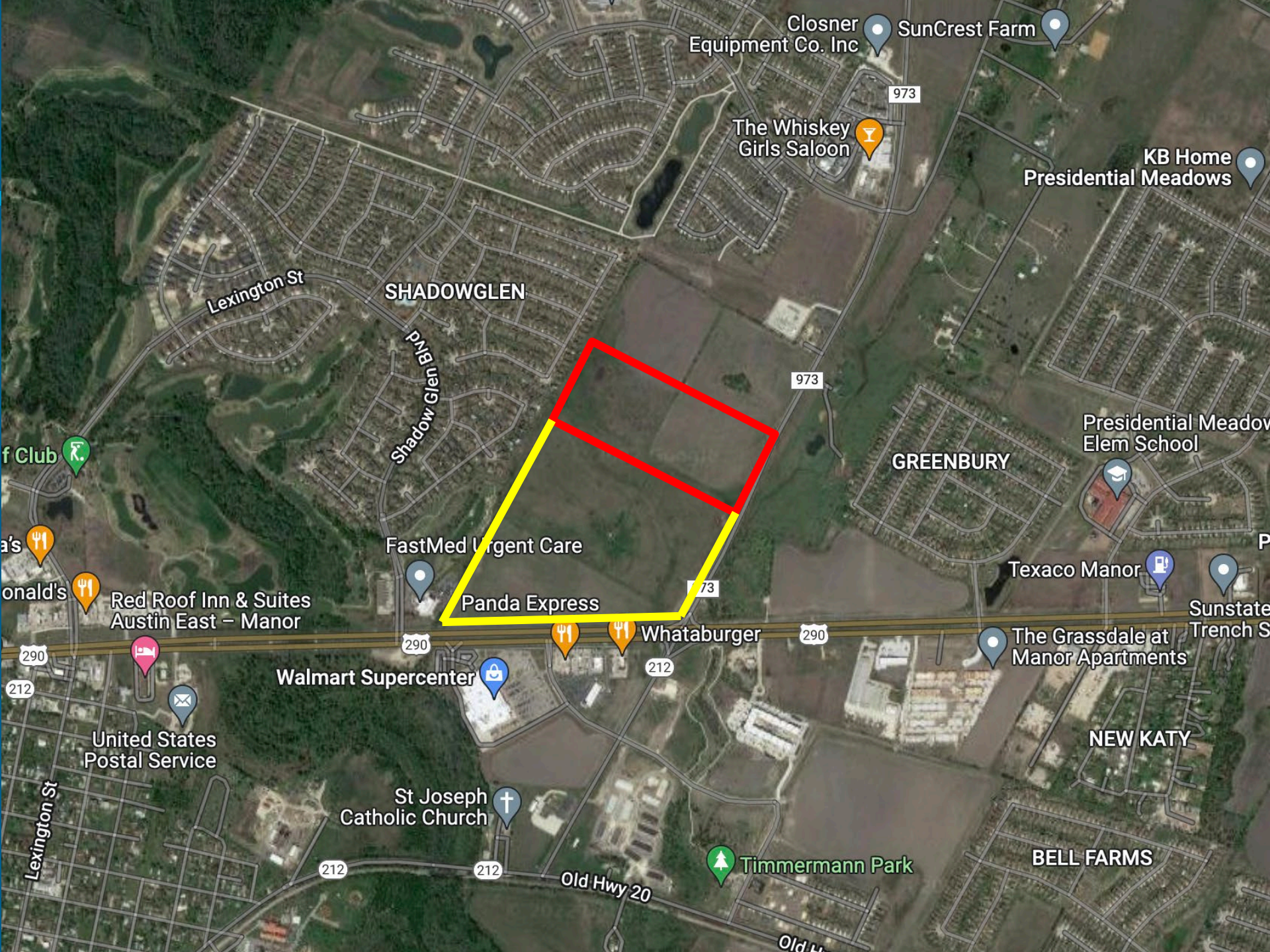
- Existing C-1 zoning
  - Requesting +/- 9.8 acres rezoned to MF-2
- +/- 1.67 acres commercial area
- +/- 1.754 acres dedicated for Eggleston St. R.O.W.
- 204 apartment units proposed
- Total parking: 411 spaces (total required: 397)
- Amenities:
  - Clubhouse
  - Pool area
  - Play area

A decorative graphic consisting of a teal circle on the left side, partially overlapping a horizontal teal bar. The bar contains white text. On the right side of the bar, there is a teal bracket shape. The background is a solid teal color.

26.30 acres within the Butler-Manor Project  
located at E. US 290 and 13100 N. FM 973

Rezoning Request





Closner Equipment Co. Inc SunCrest Farm

973

The Whiskey Girls Saloon

KB Home Presidential Meadows

Lexington St

SHADOWGLEN

Shadow Glen Pkwy

973

GREENBURY

Presidential Meadow Elem School

f Club

FastMed Urgent Care

Panda Express

973

Texaco Manor

a's

onald's

Red Roof Inn & Suites Austin East - Manor

Whataburger

Sunstate Trench S

290

290

290

The Grassdale at Manor Apartments

212

Walmart Supercenter

212

United States Postal Service

NEW KATY

Lexington St

St Joseph Catholic Church

212

212

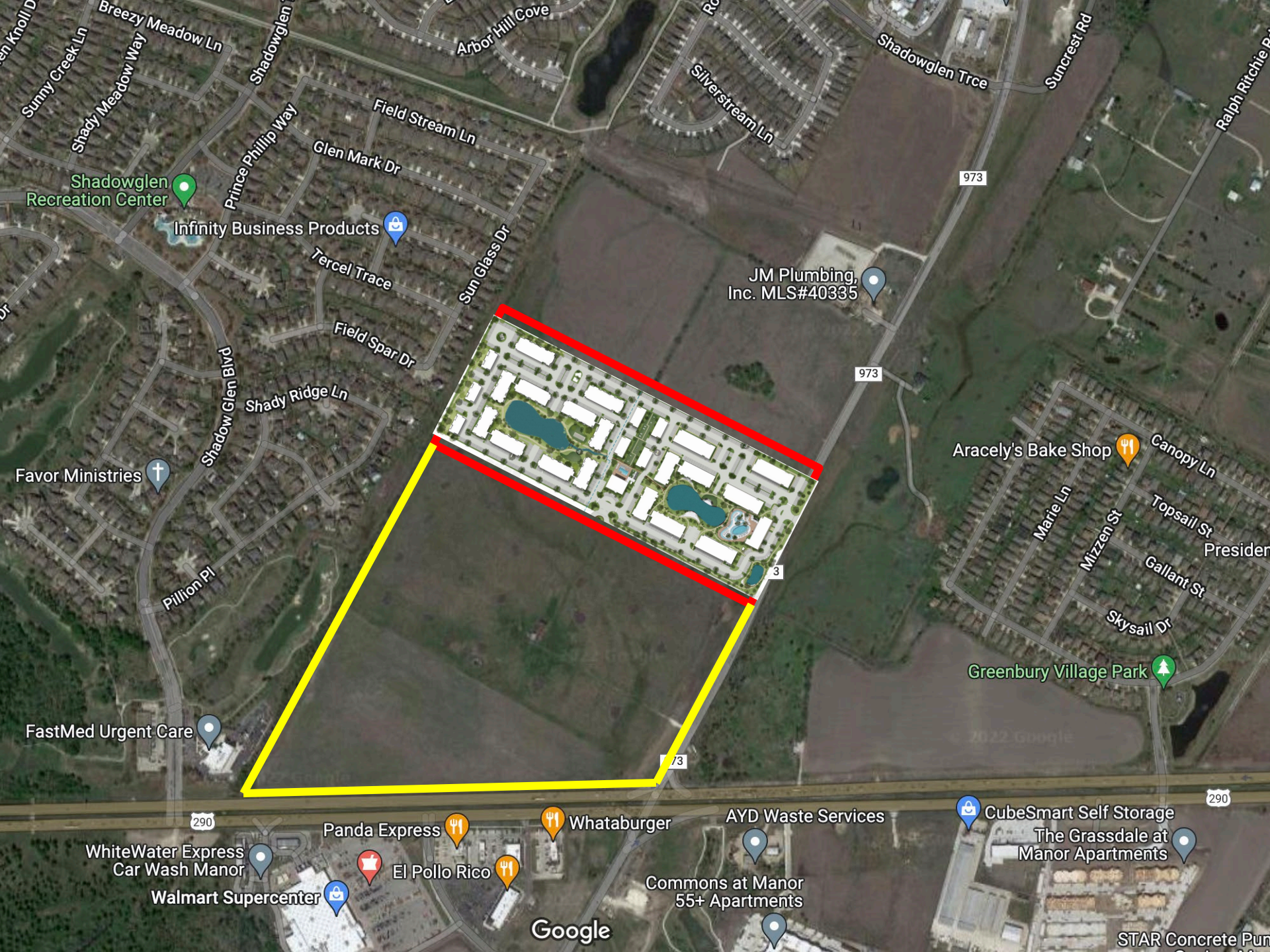
Old Hwy 20

Timmermann Park

BELL FARMS

Old H





Shadowglen Recreation Center

Infinity Business Products

JM Plumbing, Inc. MLS#40335

Aracely's Bake Shop

Favor Ministries

FastMed Urgent Care

Greenbury Village Park

WhiteWater Express Car Wash Manor

Walmart Supercenter

Panda Express

El Pollo Rico

Whataburger

AYD Waste Services

Commons at Manor 55+ Apartments

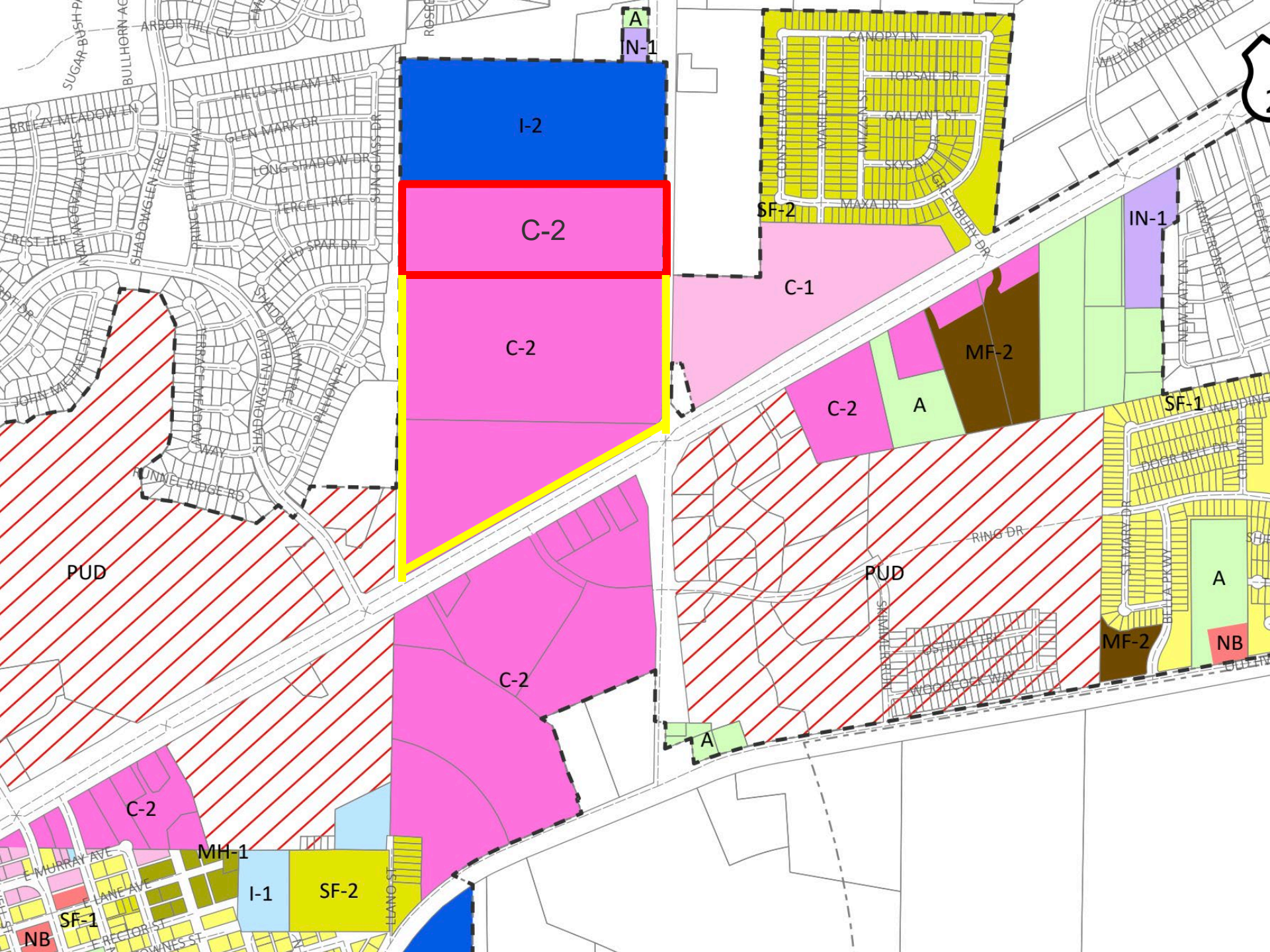
CubeSmart Self Storage

The Grassdale at Manor Apartments

Google

STAR Concrete Pun





# [ Site Summary ]

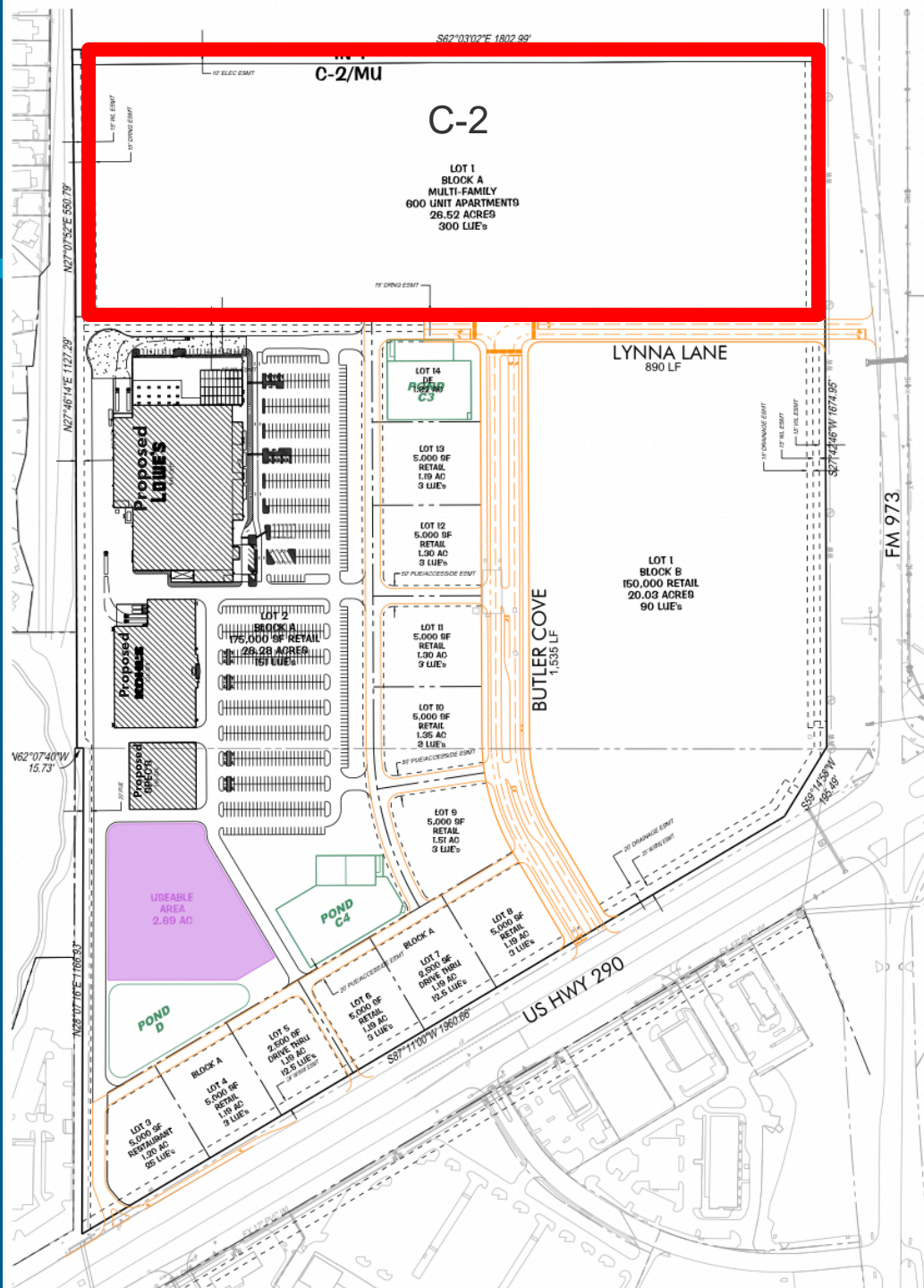
## Rezoning Area

- 26.30 acres
- C-2 Zoning  MF-2

## Overall Project Area

- ±135 total acreage of site
- ± 40 acres Manor ISD
- ± 69 acres total commercial
- ± 26.30 acres residential





# [ Proposed Project ]

- 586 apartment units
  - 3-story buildings
- Parking required: 1155 spaces
- Open space including ponds: 6.8 ac.

# LANDSCAPE PLAN



**DRAFT**



# Amenity Preliminary Design

## PHASE 1 CLUBHOUSE - POOL AMENITY & BIER GARTEN - "REFINED HILLCOUNTRY"



### PROGRAM/ OBJECTIVES

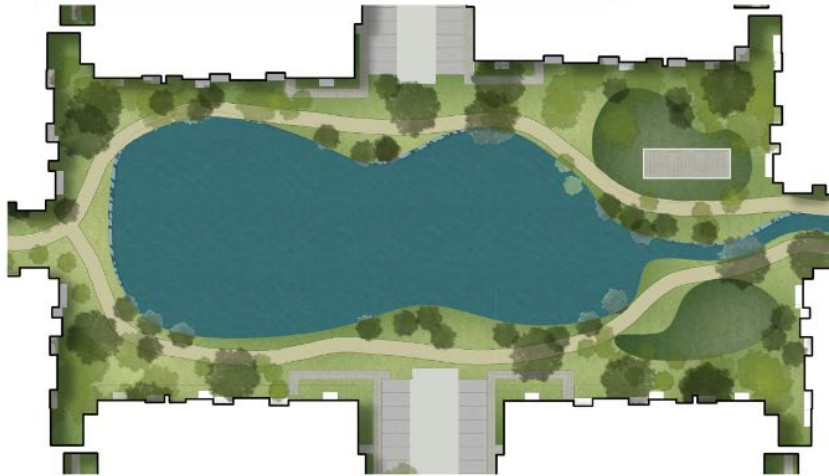
- 1 GATHERING SPACE
- 2 COMMUNITY GARDEN
- 3 FLEX LAWN/DECK
- 4 SHADE STRUCTURE
- 5 WARM / INVITING
- 6 WOW VIEWS!





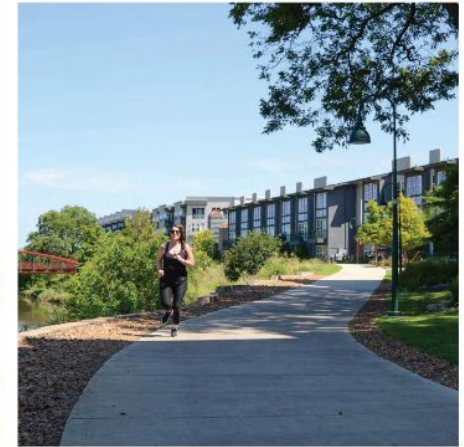
# Pond and Activity Coordination

## ACTIVATED DETENTION/RETENTION



### PROGRAM/ OBJECTIVES

- 1 WALKING TRAILS
- 2 SAFE ACCESSIBLE
- 3 WAYFINDING
- 4 TOPOGRAPHY OPPORTUNITIES
- 5 PHOTO MOMENTS
- 6 NATURAL REPREIVE





# [ Summary ]

- Existing C-2 zoning
  - Requesting 26.30 acres rezoned to MF-2
- 586 apartment units proposed
- Total parking: 1155 spaces
- Amenities:
  - Bier Garden
  - Water feature
  - Dog park/wet dog park at the pond
  - Walking trails
  - Wet ponds w/ fountains
  - Professionally designed fitness
  - Golf simulator
  - Business center
  - Private office spaces
  - Outdoor cooking and gathering spaces
  - 2 resort-style pools w/ cabanas
  - Attached garage parking
  - Outdoor games

## **Zoning Code Amendments**

### Section 3

- Clarified that the definition for “Church or rectory” is the same as “Religious Assembly”
- Added in “Construction and Equipment Sales, minor” that electrical, plumbing, and HVAC sales are included
- Added definitions for Drive Aisle and Drive Aisle, Major
- Clarified that the definition for “Dwelling (single-family attached) is the same as Townhouse
- Added in “Religious Assembly” definition that education facilities, community recreation, daycare facilities, and park facilities are excluded as principle uses.

### Section 4

- Removed from the Single Family Attached conditions the standard that Townhome areas within MF-1 or MF-2 zoned area be at the TH density of 12 units acre.
  - If a property is provided MF-1 (15 units/acre) or MF-2 (25 units/acre) then Townhomes built in those zoning districts could also be at that density rather than 12 units/acre

### Section 5

- Increased MF-2 to 4-stories
- Increased maximum height to 55’
  - Was 3-stories and 45’

### Section 6

- Added “Offices, Showroom” as a permitted use in C-2
  - It’s primarily a retail, sales tax generating use so would appropriate in C-2. It had just been in C-3 and IN-1

### Section 7

- Specified the residential districts that “Office, Warehouses” must be located 600’ or further away from.
  - Had been all residential districts. Now MF-1 and MF-2 are excluded and can be within 600’ of an Office, Warehouse

### Section 8

- Increased C-1 Light Commercial to 60’ to match C-2 and C-3
  - Had been 45’

### Section 9

- Pulled IN-1 and IN-2 out of the section with other non-residential uses that provided for masonry and created a separate section to provide masonry standards that are specific for IN-1 and IN-2 uses. This was set at 40% of the front façade, when we can enforce it.
  - It had been 60% and 50% overall, which on large 100,000 sf or larger industrial buildings is not necessary

- Added a new section that allows for NB and C-1 lots that are 5,750 sf (standard lot size in the older part of the city) to reduce their setbacks via Planning Commission approval.
  - This is already allowed for in residential districts but allowing it for NB and C-1 will help make development in the older part of the city easier for commercial projects

#### Section 10

- Updated the garage standards for Single Family attached (Townhomes)
  - The front façade garage percentage had been capped at 40%, but it was changed to mirror what is permitted for Single Family detached homes that allows them to go up to 65% with additional architectural detailing

#### Section 11

- Updated garage standards for Multi-Family (MF-1 and MF-2) to not make a certain percentage of the parking mandatory garage spaces.
  - The update provides mitigations IF garages are required, like bufferyards if they face a public right of way, minimum dimensions, and that single story detached garage structures can be an additional buffer to other residential uses
  - Prior code had 50% of the number of units had to be garage spaces and 50% of those had to be incorporated into the principle structure(s). For example, a 300 unit project would need 150 garage spaces and of that 75 had to be within the multi-family buildings themselves.

#### Section 12

- Updated the Nonconforming Structures sections to better clarify that modifying facades beyond normal maintenance requires the façade to meet our masonry standards, when we can enforce them.



STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	863,952			
Ballots Cast - Total	97,529	37,619	48,722	11,188
Voter Turnout - Total	11.29%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	Election Day	Early Voting	By Mail
Sheila Strutz	27	8	17	2
Neal Edwards	24	7	15	2
Anthony Butler Sr.	28	11	13	4
Kathy White	56	22	30	4
Robert Battaile	23	8	14	1
Deja Hill	91	34	50	7
Total Votes Cast	249	90	139	20

126

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	4,084			
Ballots Cast - Total	247	109	112	26
Voter Turnout - Total	6.05%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	2	4.26%	2	0	0
Neal Edwards	4	8.51%	1	3	0
Anthony Butler Sr.	4	8.51%	1	2	1
Kathy White	6	12.77%	3	3	0
Robert Battaile	6	12.77%	1	5	0
Deja Hill	20	42.55%	8	9	3
<b>Total Votes Cast</b>	<b>42</b>	<b>89.36%</b>	<b>16</b>	<b>22</b>	<b>4</b>
Overvotes	0	0.00%	0	0	0
Undervotes	5	10.64%	0	5	0



127

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	3,837			
Ballots Cast - Total	208	76	110	22
Voter Turnout - Total	5.42%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	14	12.39%	1	12	1
Neal Edwards	9	7.96%	2	6	1
Anthony Butler Sr.	5	4.42%	3	1	1
Kathy White	19	16.81%	9	8	2
Robert Battaile	10	8.85%	5	4	1
Deja Hill	39	34.51%	11	25	3
<b>Total Votes Cast</b>	<b>96</b>	<b>84.96%</b>	<b>31</b>	<b>56</b>	<b>9</b>
Overvotes	0	0.00%	0	0	0
Undervotes	17	15.04%	5	11	1

142

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	3,163			
Ballots Cast - Total	218	88	111	19
Voter Turnout - Total	6.89%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	0		0	0	0
Neal Edwards	0		0	0	0
Anthony Butler Sr.	0		0	0	0
Kathy White	0		0	0	0
Robert Battaile	0		0	0	0
Deja Hill	0		0	0	0
Total Votes Cast	0		0	0	0
Overvotes	0		0	0	0
Undervotes	0		0	0	0

143

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	3,851			
Ballots Cast - Total	116	44	61	11
Voter Turnout - Total	3.01%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	3	6.00%	1	1	1
Neal Edwards	8	16.00%	3	4	1
Anthony Butler Sr.	11	22.00%	4	5	2
Kathy White	12	24.00%	5	7	0
Robert Battaile	3	6.00%	2	1	0
Deja Hill	9	18.00%	3	5	1
<b>Total Votes Cast</b>	<b>46</b>	<b>92.00%</b>	<b>18</b>	<b>23</b>	<b>5</b>
Overvotes	0	0.00%	0	0	0
Undervotes	4	8.00%	3	0	1



144

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	2,242			
Ballots Cast - Total	77	30	45	2
Voter Turnout - Total	3.43%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	7	9.86%	4	3	0
Neal Edwards	3	4.23%	1	2	0
Anthony Butler Sr.	8	11.27%	3	5	0
Kathy White	18	25.35%	5	11	2
Robert Battaile	4	5.63%	0	4	0
Deja Hill	23	32.39%	12	11	0
<b>Total Votes Cast</b>	<b>63</b>	<b>88.73%</b>	<b>25</b>	<b>36</b>	<b>2</b>
Overvotes	0	0.00%	0	0	0
Undervotes	8	11.27%	3	5	0

145

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	1,780			
Ballots Cast - Total	145	69	68	8
Voter Turnout - Total	8.15%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	1	20.00%	0	1	0
Neal Edwards	0	0.00%	0	0	0
Anthony Butler Sr.	0	0.00%	0	0	0
Kathy White	1	20.00%	0	1	0
Robert Battaile	0	0.00%	0	0	0
Deja Hill	0	0.00%	0	0	0
Total Votes Cast	2	40.00%	0	2	0
Overvotes	0	0.00%	0	0	0
Undervotes	3	60.00%	1	2	0

490

STATISTICS

	TOTAL	Election Day	Early Voting	By Mail
Registered Voters - Total	3,414			
Ballots Cast - Total	176	64	73	39
Voter Turnout - Total	5.16%			

City of Manor City Council Place 6 Unexpired Term

Vote For 1

	TOTAL	VOTE %	Election Day	Early Voting	By Mail
Sheila Strutz	0		0	0	0
Neal Edwards	0		0	0	0
Anthony Butler Sr.	0		0	0	0
Kathy White	0		0	0	0
Robert Battaile	0		0	0	0
Deja Hill	0		0	0	0
Total Votes Cast	0		0	0	0
Overvotes	0		0	0	0
Undervotes	0		0	0	0