



**CITY COUNCIL
REGULAR SESSION MINUTES
DECEMBER 7, 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
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Scott Dunlop, Development Services Director
James Allen, Lieutenant
Scott Jones, Economic Development Director
Phil Green, IT Director
Matthew Woodard, Public Works Director
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 7:07 p.m. on Wednesday, December 7, 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.

PROCLAMATIONS

A. Declaring Wednesday, December 7, 2022, as “Pearl Harbor Remembrance Day”

Mayor Harvey read proclamation declaring Wednesday, December 7, 2022, as “*Pearl Harbor Remembrance Day*”.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and asked to speak in regard to the Committee’s interaction with Council. Mr. Battaile became irate when asked if comments were regarding committees. Mayor Harvey stated that discussions would need to wait until the agenda item was called upon.

Edith Roman, 12301 Ryden St. Manor, Texas, submitted a speaker card and spoke in regard to the land at 12007 Sparks Rd. her and her husband along with ten (10) other families had purchased. She stated the land was never subdivided legally as they were told and now, they all face a financial burden. Mrs. Roman is asking for justice and assistance in this matter from City Council.

No one else appeared at this time.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the City Council Minutes.

- November 16, 2022, City Council Regular Meeting; and
- November 22, 2022, City Council Called Special Session

2. Second and Final Reading: Consideration, discussion and possible action on an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: SEC Planning, LLC; Owner: Blackburn Group

Ordinance No. 681: An Ordinance of The City of Manor, Texas, Amending Ordinance 636 to Modify the Planned Unit Development Site Plan for the Monarch Ranch Final Planned Unit Development; Rezoning From Planned Unit Development (PUD) to Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

3. Second and Final Reading: Consideration, discussion, and possible action on an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB). Applicant: Oxford Stratton Estates LLC; Owner: Akshay Pohekar

Ordinance No. 682: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Light Commercial (C-1) to Downtown Business (DB); Making Findings of Fact; and Providing for Related Matters.

4. **Second and Final Reading:** Consideration, discussion, and possible action on an Ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2). *Applicant: Baeza Engineering, PLLC; Owner: John and Sandy Kerr*

Ordinance No. 683: 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.

5. **Second and Final Reading:** Consideration, discussion, and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to approve the Consent Agenda.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

At the request of Mayor Harvey, Item Nos 12-23 were conducted next.

12. **Consideration, discussion, and possible action on the appointment of Mayor Pro Tem to serve a two-year term.**

The city staff recommended that the City Council appoint a Mayor Pro Tem to serve a two-year term.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Amezcua to re-appoint Council Member Emily Hill as Mayor Pro Tem to serve a two-year term.

There was no further discussion.

Motion to approve carried 7-0

13. **Consideration, discussion, and possible action on the appointment of two (2) Budget Committee Council Members; and a chairperson to serve a two-year term.**

The city staff recommended that the City Council appoint two (2) Budget Committee Council Members; and a chairperson to serve a two-year term.

Robert Battaile, 502 E. Eggleston St. Unit A Manor, TX., submitted a speaker card and spoke in regard to members of the committees and requested for Town Hall meetings. He suggested for additional feedback between the committee members and the community.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to re-appoint Council Member Amezcua and Council Member Deja Hill to the Budget Committee and appoint Council Member Amezcua as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

14. Consideration, discussion, and possible action on the appointment of two (2) Public Improvement District (PID) Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Public Improvement District (PID) Committee Council Members; and a chairperson to serve a two-year term.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to re-appoint Council Member Weir and Council Member Moreno to the PID Committee and appoint Council Member Weir as Chair for a two-year term.

Council Member Weir declined the Chair position and stated she would like Council Member Moreno to continue to serve as Chair.

MOTION: Upon an amended motion made by Council Member Wallace and seconded by Council Member Amezcua, to re-appoint Council Member Weir and Council Member Moreno to the PID Committee and appoint Council Member Moreno as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

15. Consideration, discussion, and possible action on the appointment of two (2) Park Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Park Committee Council Members; and a chairperson to serve a two-year term.

Robert Battaile, 502 E. Eggleston St. Unit A Manor, TX., submitted a speaker card and spoke in regard to his disagreement on the reappointments of the current committee members.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to re-appoint Council Member Wallace and Council Member Moreno to the Park Committee and appoint Council Member Wallace as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

16. Consideration, discussion, and possible action on the appointment of two (2) Public Tree Advisory Board P&Z Members; and a chairperson to serve a two-year term.

Development Services Director Dunlop stated that Council could reappoint P&Z Commissioners' Julie Leonard and LaKesha Small, but he hadn't received confirmation from them and would ask them at the next P&Z Commission meeting if still interested to serve.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emily Hill, to postpone item to the December 21, 2022, regular council meeting.

There was no further discussion.

Motion to postpone carried 7-0

17. Consideration, discussion, and possible action on the appointment of two (2) Economic Development Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Economic Development Committee Council Members; and a chairperson to serve a two-year term.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to re-appoint Mayor Harvey and Council Member Weir to the Economic Development Committee and appoint Mayor Harvey as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

18. Consideration, discussion, and possible action on the appointment of the Mayor, City Manager, Chief of Police, and two (2) Emergency Management Committee Council Members to serve a two-year term.

The city staff recommended that the City Council appoint the Mayor, City Manager, Chief of Police, and two (2) Emergency Management Committee Council Members to serve a two-year term.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to re-appoint Council Member Amezcua and Council Member Moreno to the Emergency Management Committee and re-appoint Chief Phipps as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

19. Consideration, discussion, and possible action on the appointment of two (2) Public Safety Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Public Safety Committee Council Members; and a chairperson to serve a two-year term.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to re-appoint Mayor Pro Tem Emily Hill and Council Member Wallace to the Public Safety Committee and re-appoint Mayor Pro Tem Emily Hill as Chair for a two-year term.

Mayor Pro Tem Emily Hill declined the Chair position and stated she would like Council Member Wallace to serve as Chair.

MOTION: Upon an amended motion made by Council Member Moreno and seconded by Council Member Amezcua, to re-appoint Mayor Pro Tem Emily Hill and Council Member Wallace to the Public Safety Committee and appoint Council Member Wallace as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

20. Consideration, discussion, and possible action on the appointment of two (2) Capital Improvement Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Capital Improvement Committee Council Members; and a chairperson to serve a two-year term.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to re-appoint Mayor Harvey and Council Member Amezcua to the Capital Improvement Committee and re-appoint Mayor Harvey as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

21. Consideration, discussion, and possible action on the appointment of two (2) Healthcare Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Healthcare Committee Council Members; and a chairperson to serve a two-year term.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to re-appoint Council Member Weir and Council Member Moreno to the Healthcare Committee and re-appoint Council Member Weir as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

22. Consideration, discussion, and possible action on the name change of the Education Committee to the Community Collaborative Committee.

The city staff recommended that the City Council approve the name change of the Education Committee to the Community Collaborative Committee.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve the name change of the Education Committee to the Community Collaborative Committee.

There was no further discussion.

Motion to approve carried 7-0

23. Consideration, discussion, and possible action on the appointment of two (2) Community Collaborative Committee Council Members; and a chairperson to serve a two-year term.

The city staff recommended that the City Council appoint two (2) Community Collaborative Committee Council Members; and a chairperson to serve a two-year term.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Deja Hill, to appoint Mayor Harvey and Mayor Pro Tem Emily Hill to the Community Collaborative Committee and appoint Mayor Harvey as Chair for a two-year term.

There was no further discussion.

Motion to approve carried 7-0

6. Second and Final Reading: Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

The city staff recommended that the City Council approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX with modifications for better access to Park B, a teen amenity, and parking.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and spoke in regard to parking, trails and additional amenities needed at the park.

Development Services Director Dunlop discussed the proposed Preliminary PUD for the New Haven Development.

Charley Dorsaneo with Dreener Group submitted a speaker card in support of this item and 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 Emily Hill, to approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX with modifications for better access to Park B, a teen amenity, and parking.

There was no further discussion.

Motion to approve carried 7-0

7. Consideration, discussion, and possible action on entering into a finance agreement for the purchase of a new in-car and body camera system for the Police Department and authorizing the sale of old equipment.

The city staff recommended that the City Council approve and authorize the City Manager to sign the finance agreement with Axon Enterprises, Inc. for the replacement of the Police Department's in-car and body camera system; and authorize the Manor Police Department to sell replaced video equipment (with report back to Council); and for the 1st year of payment being \$9,999.95 due prior to January 1, 2023 and 0% interest payments starting in 23-24 B.Y. at \$207,188.55 for 5 years.

Lt. Allen discussed the proposed agreement.

Discussion was held regarding the payment fees.

MOTION: Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Hill, to approve and authorize the City Manager to sign the finance agreement with Axon Enterprises, Inc. for the replacement of the Police Department's in-car and body camera system; and authorize the Manor Police Department to sell replaced video equipment (with report back to Council); and for the 1st year of payment being \$9,999.95 due prior to January 1, 2023 and 0% interest payments starting in 23-24 B.Y. at \$207,188.55 for 5 years.

Discussion was held regarding clarification on funding for the purchase.

Discussion was held regarding current equipment malfunctions.

Mayor Harvey requested for staff to meet with the Budget Committee prior to presenting any future purchases to council that would impact the budget.

There was no further discussion.

Motion to approve carried 7-0

8. Consideration, discussion, and possible action on an ordinance amending Chapter 5, Fire Prevention and Protection, of the Code of Ordinances of the City of Manor Texas, providing for the amendment of the County Fire Code adopted, and Definitions, providing severability, savings clause, open meetings, and effective date clauses and providing for related matters.

The city staff recommended that the City Council approve Ordinance No. 684 amending Chapter 5, Fire Prevention and Protection, of the Code of Ordinances of the City of Manor Texas, providing for the amendment of the County Fire Code adopted, and Definitions; providing severability, savings clause, open meetings and effective date clauses and providing for related matters.

Ordinance No. 684: An Ordinance of the City of Manor, Texas, Amending Chapter 5, Fire Prevention and Protection of the Code of Ordinances of the City of Manor, Texas Providing for the Amendment of the County Fire Code Adopted, and Definitions; Providing Severability, Savings Clause, Open Meetings and Effective Date Clauses; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Mayor Pro Tem Emil Hill, to approve Ordinance No. 684 amending Chapter 5, Fire Prevention and Protection, of the Code of Ordinances of the City of Manor Texas, providing for the amendment of the County Fire Code adopted, and Definitions; providing severability, savings clause, open meetings and effective date clauses and providing for related matters.

There was no further discussion.

Motion to approve carried 7-0

9. First Reading: Consideration, discussion, and possible action on an Ordinance adopting Destination 2050, the City of Manor Comprehensive Plan.

The city staff recommended that the City Council approve the first reading of an ordinance adopting Destination 2050, the City of Manor Comprehensive Plan.

Robert Battaile, 502 E. Eggleston St., Unit A, Manor, Texas, submitted a speaker card and expressed his concerns and frustrations regarding the Comprehensive Plan.

Caitlin Admire with Freese & Nichols along with Travis James with TXP presented and discussed the attached PowerPoint Presentation regarding the Destination 2050, City of Manor Comprehensive Plan.

Discussion was held regarding existing businesses within the plan.

Discussion was held regarding the city's achievement with the planning and process of the comprehensive plan.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Weir, to approve the first reading of an ordinance adopting Destination 2050, the City of Manor Comprehensive Plan

There was no further discussion.

Motion to approve carried 7-0

10. Consideration, discussion, and possible action on providing direction for the Community Impact Fee Advisory Committee regarding Roadway Impact Fees

The city staff recommended that the City Council discuss and provide direction for the Community Impact Fee Advisory Committee (CIF AC) in regard to the Roadway Impact Fee.

Development Services Director Dunlop presented and discussed the attached PowerPoint Presentation regarding the Roadway Impact Fees.

Discussion was held regarding the following options the city could take regarding the annexation of county roads.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to discuss and provide direction for the CIF AC in regard to the Roadway Impact Fee.

Mayor Harvey expressed his concerns regarding the annexation of county roads.

Discussion was held regarding the county's responsibility for maintaining the county roads within the city before considering annexation.

Discussion was held regarding the continuation of the roadway impact fees as scheduled without annexation.

MOTION: Upon an amended motion made by Council Member Deja Hill and seconded by Council Member Amezcua, to approve and continue the roadway impact fees as scheduled without annexation.

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion and possible action on a Resolution of the City of Manor, Texas, Adopting an Incentives Policy to Promote Economic Development and Stimulate Business and Commercial Activity in the City; Establishing Guidelines and Criteria for Approval of Incentives; and Providing an Effective Date.

The city staff recommended that the City Council approve Resolution No. 2022-20 adopting an incentive policy pursuant to Chapter 380 of the Texas Local Government Code.

Economic Development Director Jones discussed the proposed Incentive Policy.

City Manager Moore thanked Director Scott Jones and legal staff for providing the proposed policy.

Resolution No. 2022-20: A Resolution of the City of Manor, Texas, Adopting an Incentives Policy to Promote Economic Development and Stimulate Business and Commercial Activity in the City; Establishing Guidelines and Criteria for Approval of Incentives; and Providing an Effective Date.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Resolution No. 2022-20 adopting an incentive policy pursuant to Chapter 380 of the Texas Local Government Code.

Discussion was held regarding the clarification of the Policy, Section 6 Minimum Performance Requirements.

There was no further discussion.

Motion to approve carried 7-0

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:56 p.m. on Wednesday, December 7, 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 *Section 551.074 (Personnel Matters) to Interview Candidates for appointments to the Planning and Zoning Commission for Place No. 4 to fill an unexpired term; Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding 12700 Sparks Road; and Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EPCOR Wholesale Water Agreement* at 8:56 p.m. on Wednesday, December 7, 2022.

The Executive Session was adjourned at 10:47 p.m. on Wednesday, December 7, 2022

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 10:47 p.m. on Wednesday, December 7, 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 appoint Felix Paiz to the Planning and Zoning Commission for Place No. 4 to fill an unexpired term for a 2 year term.

There was no further discussion.

Motion to approve carried 7-0

There was no further action taken.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 10:47 p.m. on Wednesday, December 7, 2022.

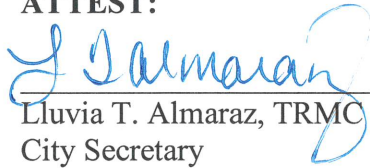
These minutes approved by the Manor City Council on the 21st day of December 2022. *(Audio recording archived)*

APPROVED:



Dr. Christopher Harvey
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary





Destination 2050 Manor Comprehensive Plan

City Council

December 7, 2022



Presentation Preview

- Process & Engagement Overview
- Document Summary
- Using the Document
- Questions & Comments

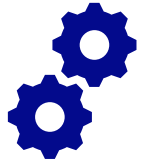
Process & Engagement Overview

Destination 2050

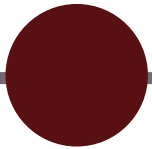
- City of Manor's first Comprehensive Plan.
- Guides growth and development for the next 10 - 20 years.
- Decision making tool for city leaders and staff, professionals, and local residents.
- Ensure growth is promoting community values and the health, safety, and welfare of residents.



Process



April 2021 –
August 2022



Initial Engagement of
CPAC, Community and
Stakeholders

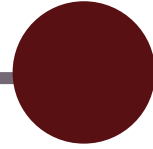
Online Survey

Community Analysis

Established Vision &
Guiding Principles



September
2022



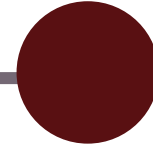
Initial
Recommendations

Feedback from
CPAC, Community
and Stakeholders

Community Open
House



October
2022

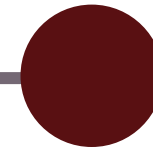


Full Plan Draft
Delivered

Review and
comments from
CPAC



November
2022

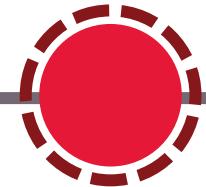


Draft for Public
Review &
Comment

P&Z Briefing



December
2022



Council
Approvals

Stakeholder Groups

- Comprehensive Plan Advisory Committee (CPAC)
- City Council
- Public/Residents, Community at large
- Economic Development and Real Estate professionals
- Community and Cultural Organizations
- Religious Leaders
- Youth



Engagement Activities



5

Public
Events



592

Survey
Responses



3

Virtual Public
Engagements



6

Advisory
Committee
Meetings



9

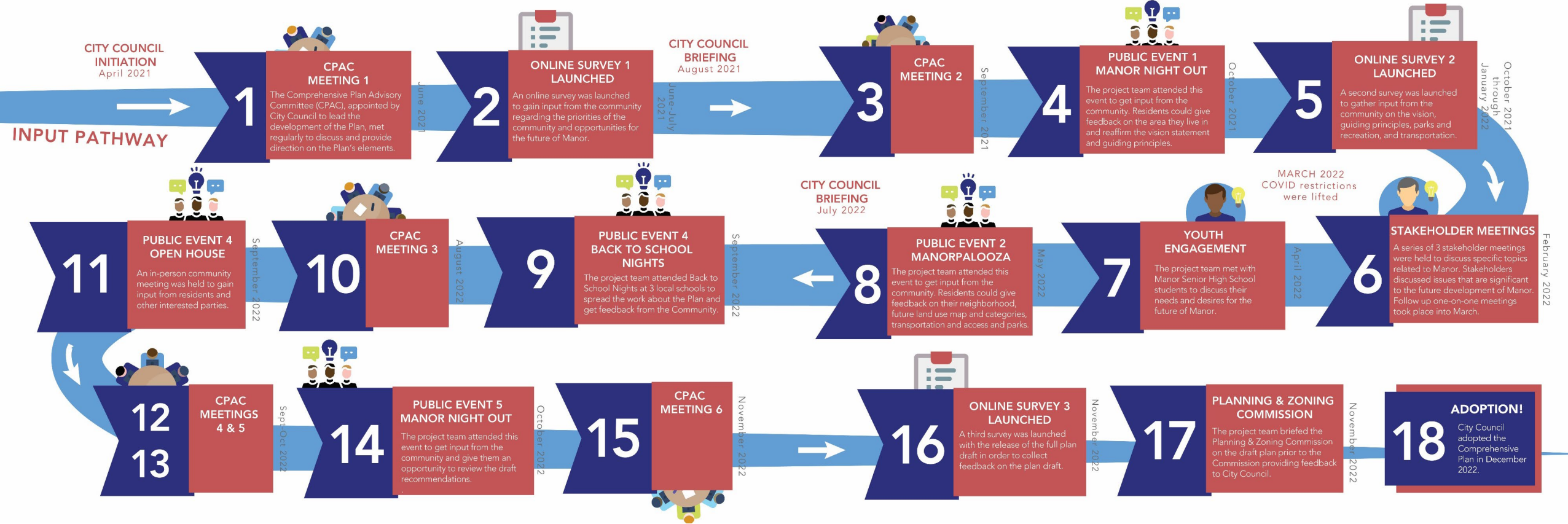
One-
on-one
Interviews



4

Focus
Group
Meetings

Engagement Activities



What We Heard

Priorities & Themes

Transportation & Mobility

Infrastructure

Economic Development

Growth & Land Use

Parks & Open Space

City Services & Facilities

Urban Design & Character

Housing & Neighborhoods

ASSETS, OPPORTUNITIES & CHALLENGES



There is a need for fresh and healthy food options



Focus on local retail and hiring locally



Revitalize downtown



Improve sidewalk and bike lane network for better connectivity



We need activities for to keep teens active in the community



Increase access to natural spaces



There is a need for better public transportation; more frequency and better routes



Parks need more shade structures and trees to be a respite from the heat

Leading with Community Input

LEADING WITH COMMUNITY INPUT - LAND USE & DEVELOPMENT



Each chapter has a **"Leading with Community Input"** spread summarizing the input received related to that topic, the key takeaways from stakeholder engagement, and how that input impacted the recommendations and outcomes of the Plan.

Document Summary

Plan Outline

1. Community Snapshot
2. Vision & Guiding Principles
3. Land Use
4. Transportation & Mobility
5. Parks, Recreation & Open Space (PROS) Plan
6. Economic Development & Fiscal Sustainability
7. Infrastructure & Facilities
8. Downtown & Urban Design
9. Implementation



Community Snapshot

Key Takeaways

- Manor has seen **explosive population growth** in the last 20 years, spurring major development activity and annexations.
- Manor is becoming an **increasingly diverse** area, both racially, ethnically and economically.
- **Manor's population skews young** with the largest age sector being under 14 years of age, denotes lots of families.
- **Strong labor force** (people age 16-65)
- **Age 65+ is only sector that's shrinking**
- Work to be done on increasing **educational and employment opportunities** in Manor.
- Mean commute time for Manor residents is 28.5 minutes, suggesting **most residents commute outside the City for work.**
- Housing is **90% single-family product** and 80% of households are families; 88% of the housing stock has been built since 2000.
- Manor housing prices remain **relatively affordable** and Manor is seeing less disparity between income and housing costs, when compared to the region. However, **renters are more cost burdened** than homeowners.

Vision & Guiding Principles

People from **all backgrounds** call Manor home. This community provides the opportunity to **raise a family, start a job, or grow a business**. The community is **well connected** and **supports local businesses**. Multiple **transportation options** position Manor perfectly to have a **booming economy**. This makes Manor a gem in the region.



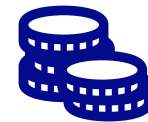
Embedded equity



Healthy community



Connected community

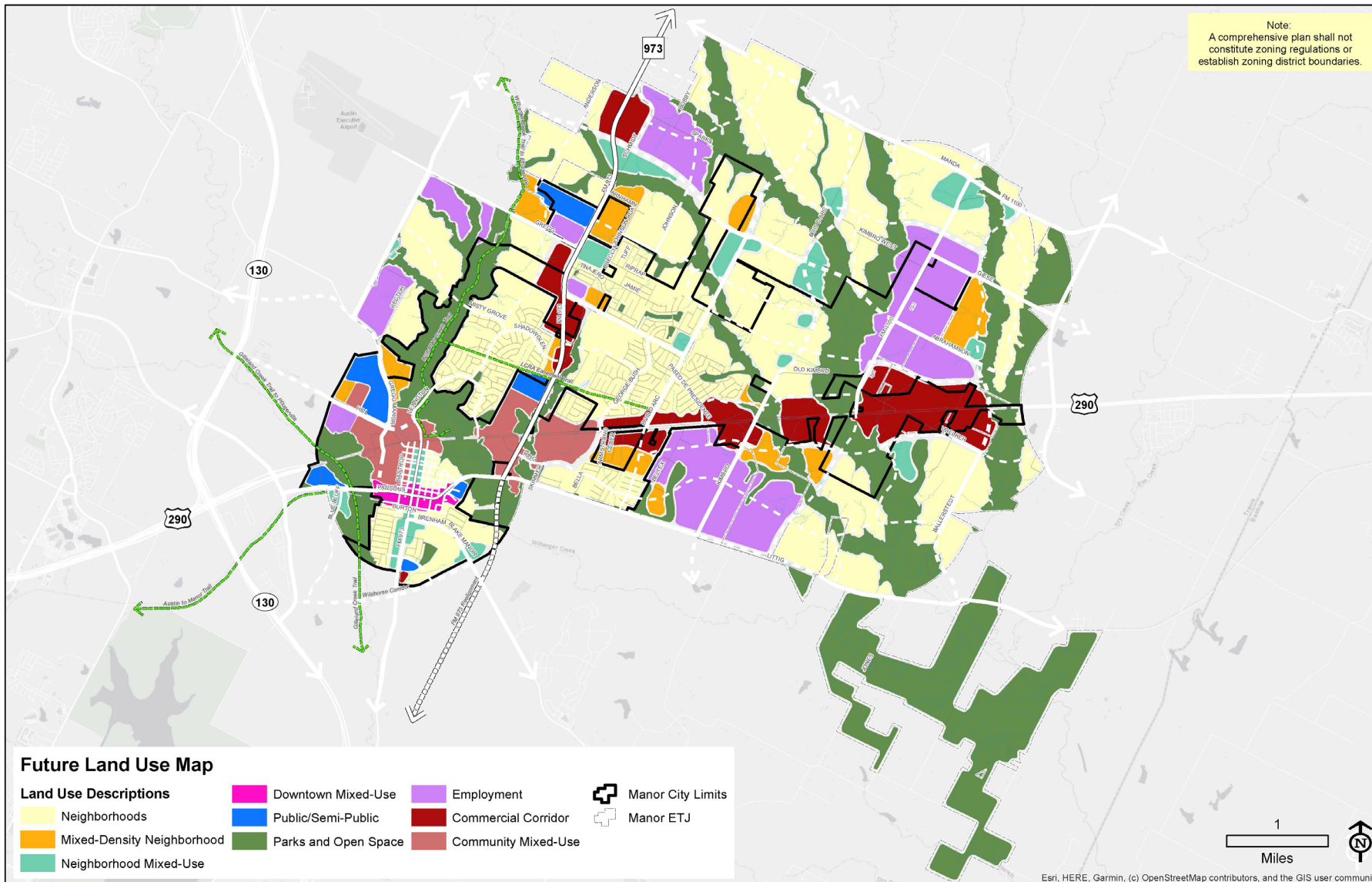


**Resilient &
transformative economy**



Livable places for all

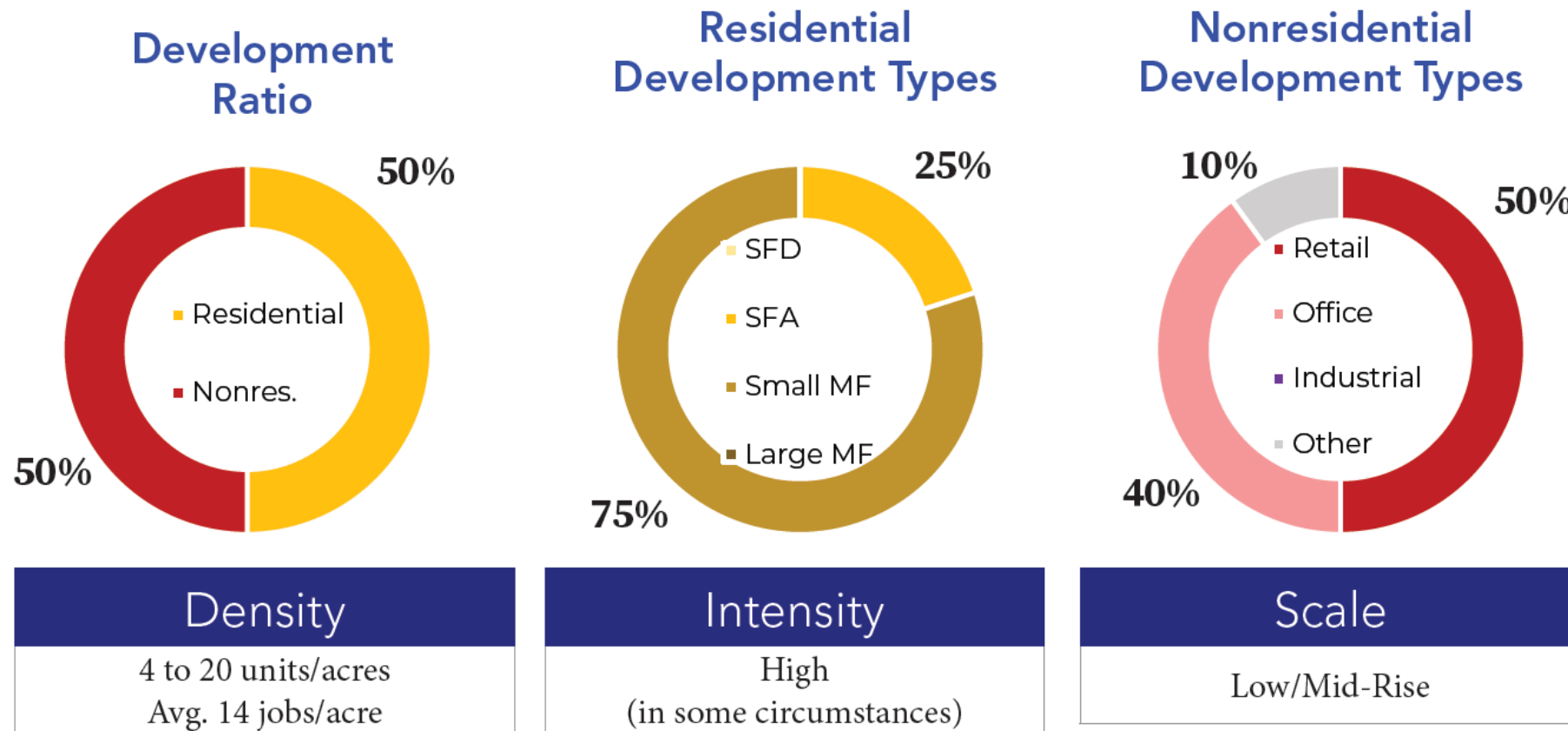
Future Land Use Map (FLUM)



- **City Staff will use the Future Land Use Map daily** for reviewing zoning cases, planning for future facilities, and other development and policy decisions.
- Focus on **missing middle housing. mixed-use & complete communities.**

Future Land Use Dashboards

Figure 3.3. Sample Land Use Mix Dashboard



Land Use Policies & Procedures

- How to use the FLUM to evaluate development proposals.
- Guidance on special contextual situations, such as infill, neighborhood centers, corridors, and intersection nodes.
- Strategies to implement mixed-use.
- Additional policy considerations.
- Land use policy statements and explanations.



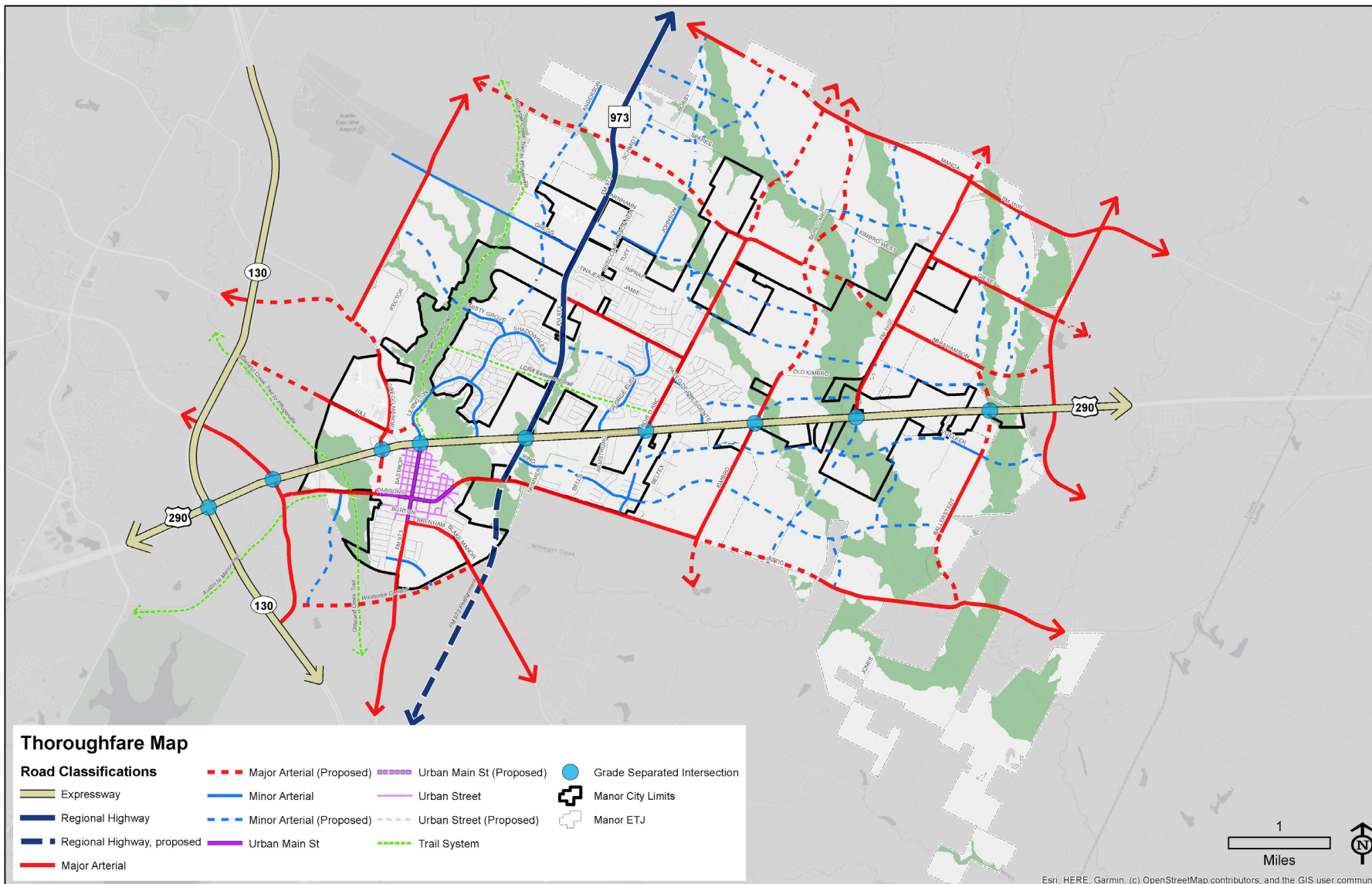
Transportation & Mobility

Key Takeaways

- **Traffic congestion and lack of mobility choices** are key concerns.
- More could be done to strengthen **local connectivity**.
- **Future roadways** will be needed as the ETJ develops.
- Need for a robust transportation **network with redundancies**.
- Most **residents commute outside the city for work**, mostly to Austin or Pflugerville.
- Focus on **complete streets**.
- Note the **intersections of mobility, land use, and affordability**.



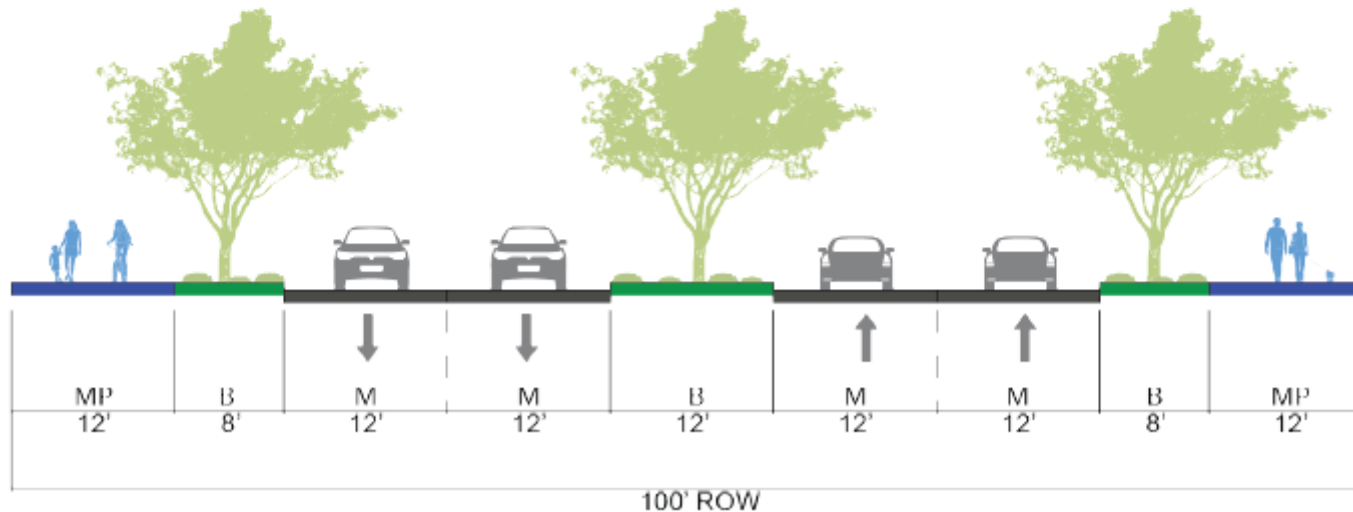
Thoroughfare Plan



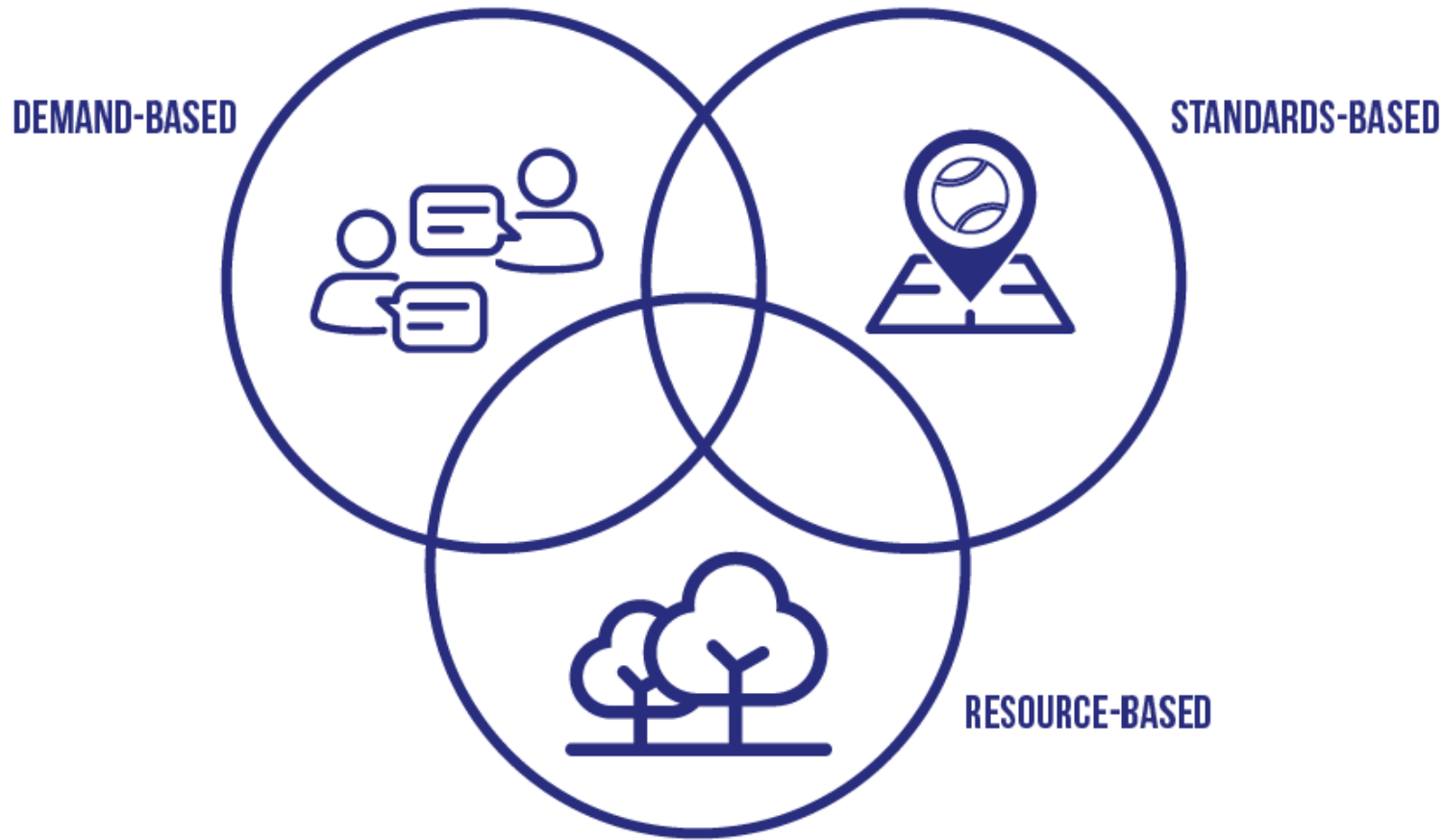
Thoroughfare Design

	Element	Size	Material
B	Buffer/Median	8 - 12 ft.	Landscape
MP	Multi-use path/sidewalk	12 ft.	Concrete
M	Main Travel Lane	12 ft.	Concrete or asphalt

Figure 4.13. Major Arterial Section



PROS Assessment

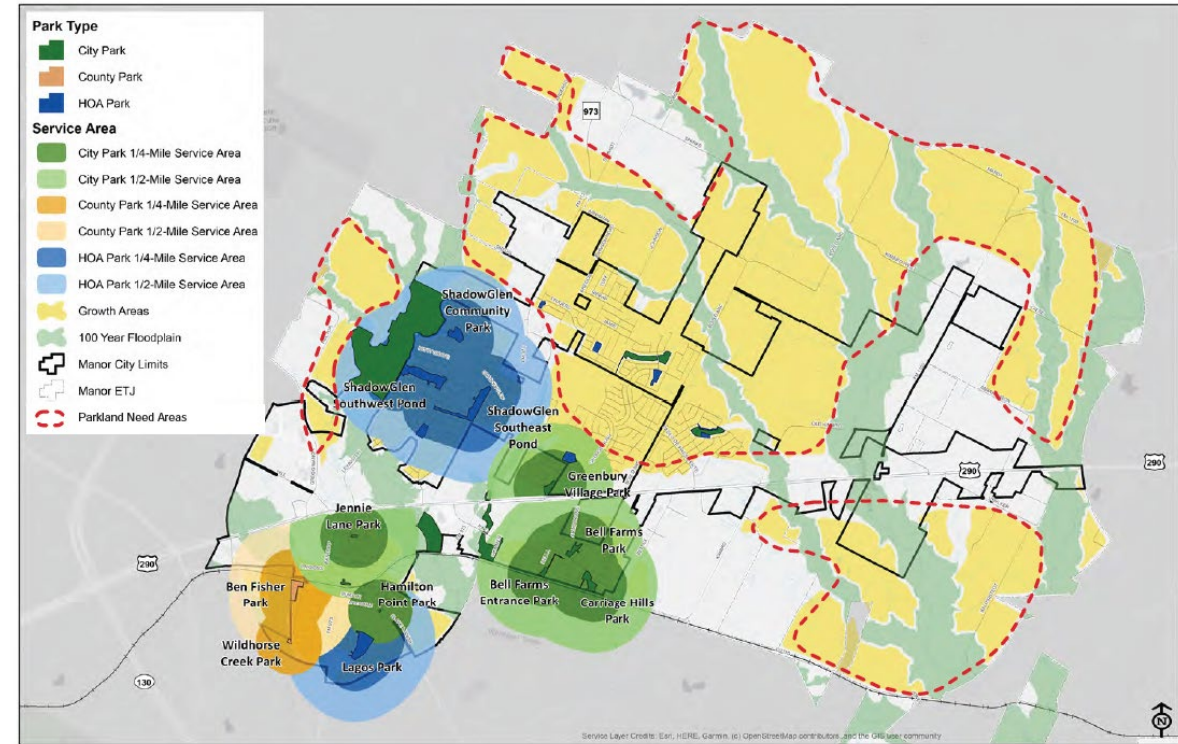


- **Demand:** analysis of public feedback to identify what the community wants
- **Standards:** utilizes established standards to analyze parks needs based on current population and future growth areas.
- **Resource:** evaluates existing resources to identify opportunities to leverage for public recreation benefit.

PROS Assessment

Assessment Key Takeaways

- Strong desire from the community for more **accessible recreation opportunities** and for a wider variety of age groups.
- Manor is **missing community buildings** like community centers, recreation centers, and libraries.
- Existing parkland **amenities lack variety** and are heavily geared towards passive recreation.
- There are **many HOA parks** in Manor, but these are not accessible by all Manor residents.
- The City's parks need **more signage and better boundary delineation**.
- The City needs a plan to connect its neighborhoods, parks, and other destinations via a **trail system**.
- **More parks will be needed to serve future growth** in the ETJ.



Map 5.4. Pocket and Neighborhood Park Service Areas

PROS Plan Objectives

1. **Acquire and preserve** publicly accessible parkland for use by the whole community.
2. Improve and **enhance existing parks.**
3. **Develop new parks and facilities** to address acreage and facility deficiencies.
4. Provide **system-wide park improvements** to enhance user experience and increase community awareness.
5. Provide **enhanced programming** to meet the varying needs of residents.
6. Enhance opportunities for **bicycle and pedestrian** recreation, fitness, and transportation throughout the community.
7. Enhance **safety and maintenance** practices to improve the quality of the parks system.
8. Pursue **partnerships and varying funding sources** to support the expansion and improvement of the parks and recreation system.



PROS Plan Recommendations

RANK	ACTION		INITIATION TIME FRAME (YEARS)				POTENTIAL COST RANGE
			SHORT-TERM 1-3	MID-TERM 4-6	LONG-TERM 7-10+	ON-GOING	
GOAL 1: PROACTIVELY PROTECT OPEN SPACE							
1	PR.2	Review and modify parkland dedication policies as necessary.	✓				Staff hours
2	PR.1	Evaluate opportunities for additional close-to-home parkland in target acquisition areas.	✓			✓	TBD
GOAL 2: IMPROVE OR EXPAND PARKS AND RECREATION AMENITIES							
1	PR.28	Develop park design guidelines.	✓				Staff hours
2	PR.26	Increase shade opportunities within parks.	✓			✓	TBD
3	PR.27	Provide consistent parks signage to increase community awareness of City parks.	✓				\$500 - \$2,000 per sign
4	PR.29	Update the City's website on a regular basis to include complete information about parks and recreation offerings.	✓			✓	Staff hours
5	PR.31	Create consistent fishing policy.	✓				Staff hours
6	PR.18	Evaluate opportunities to provide a recreation center and aquatic facility in Manor.	✓				\$90,000 - \$125,000
7	PR.30	Enhance park beautification efforts.	✓			✓	TBD
8	PR.5	Improve Bell Farms Park.	✓				\$435,500 - \$791,500
9	PR.9	Prepare an updated Timmermann Park Master Plan.	✓				\$75,000 - \$100,000
10	PR.11	Develop a ShadowGlen Open Space Master Plan.	✓				\$175,000 - \$250,000
11	PR.20	Develop a Community Center/Recreation Center.	✓				\$6,000,000 - \$12,000,000
12	PR.24	Evaluate opportunities to develop additional splash pads in City parks.	✓			✓	\$100,000 - \$250,000
13	PR.6	Improve Carriage Hills Park.	✓				\$450,000 - \$510,000
14	PR.17	Improve Art Park.	✓				\$515,000 - \$875,000
15	PR.25	Evaluate opportunities to develop athletic facilities for use by local athletic leagues and the public.	✓				TBD

Economic Development

Assessment Key Takeaways

- **Lack of a strong identity** or brand within a crowded Austin region.
- Continued **traffic congestion** along U.S. 290.
- **Shortage of restaurant, retail, and entertainment options** for residents.
- Limited **economic development resources**.
- No **shovel ready sites**.
- Lack of major **private sector employers**.
- **Limited existing commercial and industrial buildings** (vacant or underutilized) that could be occupied by new companies.
- **Infrastructure capacity and availability.**



Economic Development

Keys to Economic Success in Manor

- Define and resource manor's **long-term economic development goals** and objectives.
- Create an economic development **identity** for Manor.
- Expand existing **utility infrastructure**.
- Determine the feasibility of **new local locations for residents' employers**.
- Continually push for **transportation improvements**.
- Establish a **dedicated economic development fund**.



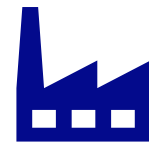
Healthcare and Hospital Services



Information Technology



Skilled Trades



Advanced Manufacturing

Infrastructure & Facilities

Utilities & Infrastructure

- **Dual-purpose, multi-benefit** facilities.
- **Systems thinking**, the “One Water” Approach.
- Need to undertake **holistic W/WW planning** process.
- **Wastewater beneficial reuse**.
- Utilizing **natural drainageways for trail connections**.
- Promoting water quality via **green infrastructure**.



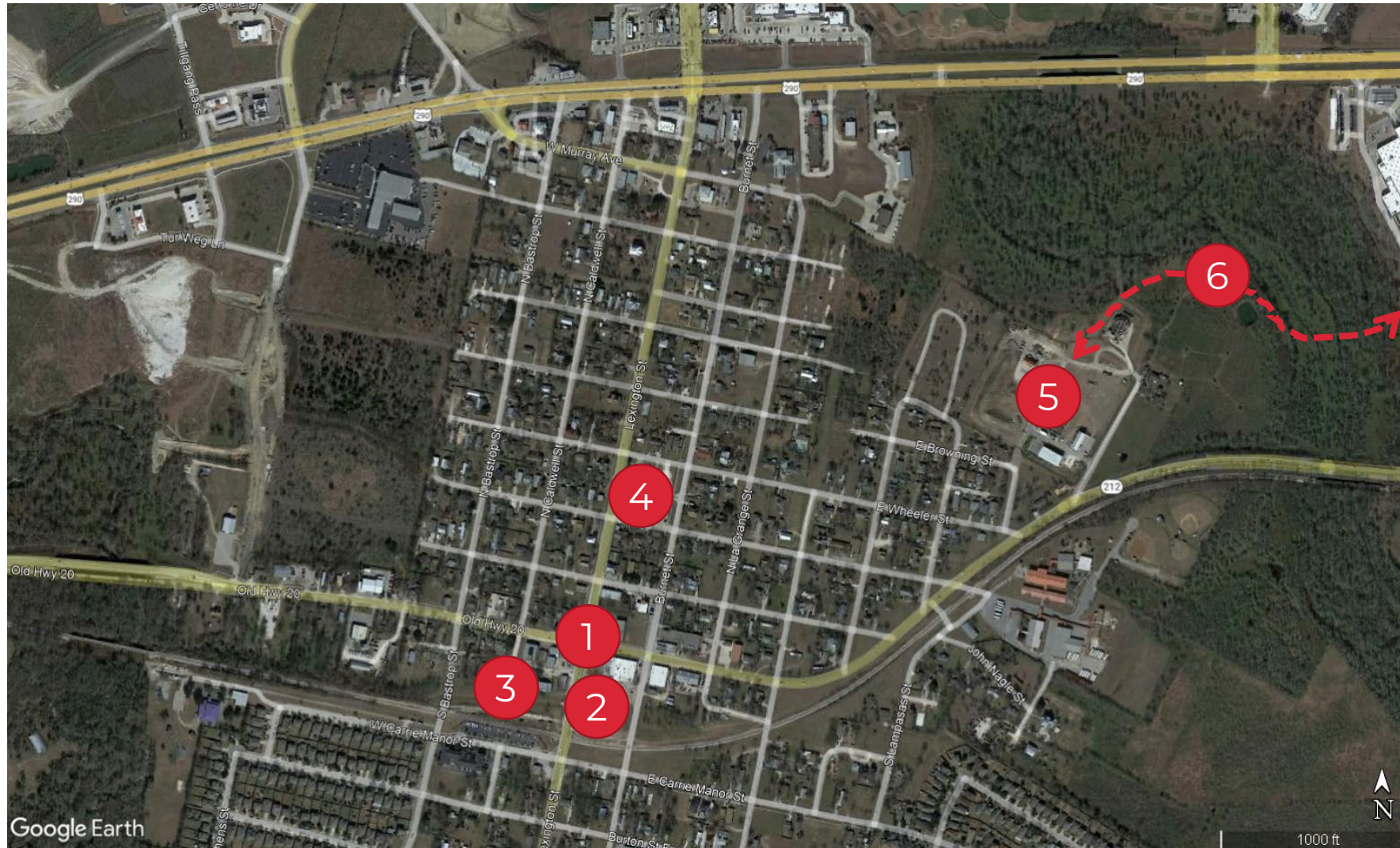
Infrastructure & Facilities

Public Facilities

- Focus on **smart, flexible, efficient design** and siting for all public buildings and facilities
- **Main Facility Needs:**
 - City Hall
 - Police Station
 - Library
 - Recreation Center
- Recommendations for **siting and funding** of new facilities.



Downtown & Urban Design



- Community branding and identity, including signage.
- Shaping the built environment through urban design and building form.
- Downtown catalyst sites.
 1. Lexington & Parsons
 2. Art Park
 3. Downtown Lawn
 4. City Hall Reuse
 5. WWTP Site Reuse
 6. Connections to new Municipal Complex

Implementation

Action Plan

- Actions items for each topical chapter, include:
 - **Description** of the action to be done
 - Strategy **Category**
 - **Timeframe** for completion (short-, mid- and long-term, or ongoing), to assist in prioritization.



Using the Document

City Staff

- Guiding everyday decisions across all departments, **aligning all City staff towards a single vision.**
- Assists in **major policy and budget decisions.**
- Utilized in **reviews of zoning cases.**
- Planning for future **facility and infrastructure needs and proactive maintenance/updates.**
- Provides **justification and prioritization for City projects and programs** that align with the Plan.
- Provide the basis for **updating city codes and ordinances.**



P & Z Commission

- Aid in **discussing and reviewing zoning cases** and other development decisions.
- Provides **justification for zoning case recommendations**.
- Allows for the **balancing of the community needs and values with individual interests**.



City Council

- Annual reporting allows Council to **track if the City is achieving or falling short of its goals.**
- Allows for alignment of public goals and a **more efficient use of City resources.**
- When discussing zoning cases, development decisions, and other major topics related to **land use policy.**
- Aid in **aligning Manor's plans with surrounding jurisdictional entities.**
- Can act as the **basis for the City's Strategic Planning.**



Business Community

- Developers, potential property buyers, businesses, and other interested parties can **better understand the future development patterns** in Manor when making decisions.
- Property owners and developers can **propose developments that better align with the goals of the community.**



Residents

- **Engages and educates** community members and stakeholders in planning for their City's future.
- Aids in shaping the desired outcomes and appearance of the community, **enhancing quality of life** for residents.
- Annual reporting **allows community members to keep the City accountable** in achieving its goals.



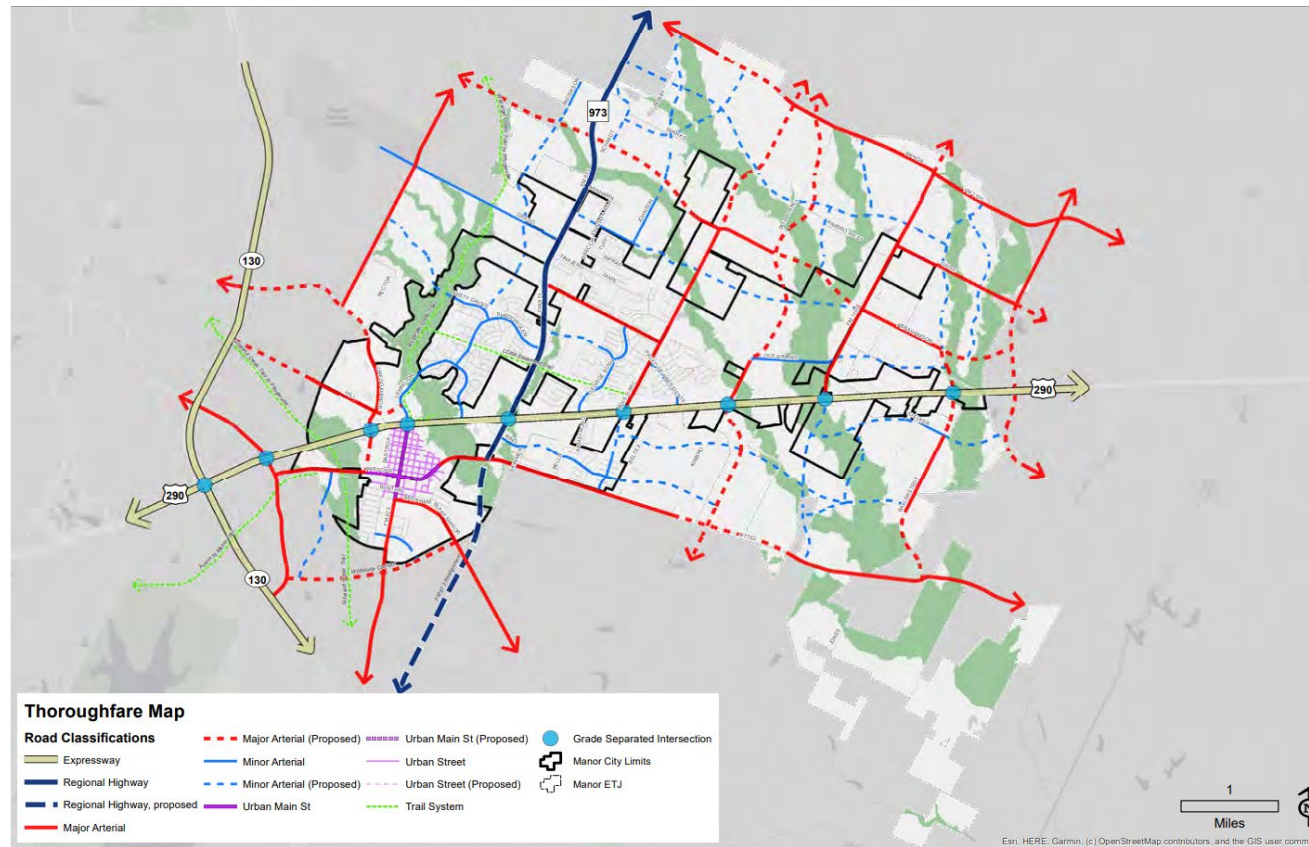
Questions & Comments

Roadway Impact Fees

What are roadway impact fees?

- Impact fees are meant to recover the incremental cost of the impact of each new unit of development creating new infrastructure needs. In the case of Roadway Impact Fees, the infrastructure need is the increased capacity on arterial and collector roadways that serve the overall transportation system.
- City Council approved reconvening the Community Impact Fee Advisory Committee on September 7, 2022 – which included evaluation of a Roadway Impact Fee
- Impact fees can only be collected from developments within the city limits and can only fund roadway projects within the city limits

Transportation Master Plan



- There are a few County-controlled roadways adjacent to Manor's city limits that are proposed to be major arterials but would be ineligible for impact fee funding unless annexed. These include Old Highway 20 from FM 973/Loop 212 to Carriage Hills, Tower Road, and Bois D'Arc.
- First: Would the City Council like staff to study annexing these and any other similar County roadways so improvements to them can be included in the Roadway Impact Fee?
 - Note that improvements to roadways if/when impacts fees are collected is not immediate so the City would very likely have maintenance of these roads for years before a project could be funded.
- Second: If the City Council would like the annexation of these roads evaluated, can staff proceed with the water/wastewater impact fee updates separate from the roadway impact fee? On the current approved schedule, the impact fees are to be presented to the City Council on April 19th, 2023. This date can be maintained for the water/wastewater fees, but a new schedule with a later date would be set for just the roadway impact fees.

Proposed roads to annex highlighted:

