



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
NOVEMBER 9, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1 (Absent)
LaKeshia Small, Vice Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6

CITY STAFF:

Scott Dunlop, Development Services Director
Pauline Gray, City Engineer
Mandy Miller, Permit Technician

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Small at 6:43 p.m. on Wednesday, November 9, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding New Downtown. Mr. Battaile presented a handout to the Commission. (See attached.) The handout detailed his idea of a new downtown. He expressed his belief that the current downtown would never be big enough. Mr. Battaile stated he thinks we need to buy up approximately 30 or more acres to create a new downtown.

PRESENTATIONS

A. Overview of the Manor 2050 Comprehensive Plan - Presented by Chance Sparks, Freese and Nichols.

Chance Sparks with Freese and Nichols, 1251 Sandler Dr., San Marcos, Texas, stated the purpose of the presentation was to introduce the Comprehensive Plan draft, give an overview, and make suggestions on how to approach the information. (Presentation attached.)

Mr. Sparks stated the Comprehensive Plan would direct the growth of the city for the next 10 to 20 years with updates needing to be made every 5 years or so. Once adopted, this document would be used as a guideline for lawmakers. He gave feedback on the methods used to collect the data for the Comprehensive Plan.

Mr. Sparks stated many key takeaways from the studies done. The studies showed explosive population growth. Manor is remaining diverse with an increase of a younger population. Core values of the Community was a major focus with the drafting as well as the resources wanted or needed by the community.

Mr. Sparks answered questions from the Commissioners and gave examples of the other cities Freese and Nichols have assisted with creating Comprehensive Plans.

PUBLIC HEARING

- 1. Public Hearing: Conduct a public hearing 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 located near the intersection of Gregg Lane and N. FM 973, Manor, TX.** Applicant: Drenner Group. Owner: Ashton Grey Engineering.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing and requested back-ground information regarding this item from Director Dunlop.

Director Dunlop gave a summary of the location details and history of the property owners. He stated voluntary annexation was in progress. Ashton Grey is working with the city and cooperating with the future thoroughfare plan.

Charley Dorsaneo with Drenner Group, 2705 Bee Caves Rd, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Dorsaneo gave a presentation with slide show. He stated they are requesting annexation which was accepted last week by Manor City Council. He gave detailed information to the Commission regarding the planned development which included parks, nature preserve, and trails. Additional roadway infrastructure, right of way, parkland in lieu fees and storage space for water will also be provided by the PUD (Presentation attached)

Mr. Dorsaneo and Director Dunlop answer questions from the Commissioners regarding planned roadway improvements and the connection points to other existing roads. Concerns were expressed regarding the increase of traffic flow in the area of Gregg Lane.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. He expressed his disapproval of the wording being used in connection with this development. Mr. Battaile requested additional information regarding the in lieu fees, dedication of the parks, parking details, and who would be maintaining the parks. He stated the details look more like private parks instead of public parks.

Mr. Dorsaneo and Director Dunlop answer questions from the Commissioners regarding Nature Preserve as designed by this development. It was clarified the land would not be developed or graded but would remain open space with a trail going through it. This portion of the land is in flood plain area.

Discussion was held regarding parking for the trails and parks located in the development. Options were discussed however Mr. Dorsaneo stated this portion of the development was still in planning.

Discussion was held regarding lot size and layout within this development. It was clarified the sizes were 50 and 60-foot frontage lots with single family homes and no apartments or townhomes.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

2. **Public Hearing: Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.** Applicant: Drenner Group. Owner: Ashton Grey Engineering.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop explained the process of submitting the Preliminary and Final PUD to be seen before the Commission at the same time. He clarified that the process is allowable if the Final PUD is complete.

Jim Lutz, 14812 FM 973, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Lutz stated the proposed connector roadway bisects his property. He is requesting the roadway to be altered through a different portion of the property to allow his family to maintain their agricultural exemption.

Mr. Lutz answered questions from the Commission regarding the minimum amount of property needed to keep his exemption. He clarified the amount of acreage that would be involved with both variations of the plans.

Director Dunlop confirmed that Mr. Lutz had been in contact with the City, Ashton Grey and the school district in regard to the division of the land by the road. All parties are currently working with the Lutz family to resolve the issue. Director Dunlop stated that moving the roadway an estimated 40 feet would not impact the Commission's ability to approve the Final PUD. Minor alterations such as this one would be allowed until the later plotting stages.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

3. **Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment 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.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop gave a summary of the Monarch Ranch Subdivision. He detailed the proposed amendments that would help Monarch Ranch become more in line with the future land use and future throughfare plans for the city. The amendment would move 9 lots to the back portion of the property to allow for a wide roadway and a connector road.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. He stated that he was confused by the layout of parkland and open space as it was referred to in the Monarch Ranch documents. He stated he felt park land is not open space.

Director Dunlop clarified dedication of open space and park land are classified as the same in code. He also detailed the other amenities planned for the development which included playgrounds, dog parks, parking spaces, and picnic pavilions.

Mark Baker with SEC Planning, 4201 W. Parmer Ln, Building A, Suite220, Austin, Texas, submitted a speaker card in favor of this item. Mr. Baker did not wish to speak, however, was available for any questions.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

4. **Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.** Applicant: Jamison Civil Engineering LLC. Owner: Monarch Ranch at Manor, LLC.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop stated the Concept Plan was updated to reflect the connector road and modifications requested by the city.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Hardeman to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

5. **Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.** Applicant: Jamison Civil Engineering, LLC. Owner: Monarch Ranch at Manor, LLC.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop gave details regarding the Approval Conditions. A Traffic Impact Analysis was currently being conducted and is pending Travis County approval.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

6. **Public Hearing: Conduct a public hearing on a Rezoning Application for 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.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop gave a summary of this item. He detailed the location and development concept plan currently being discussed. Director Dunlop answered questions regarding zoning differences between Light Commercial and Downtown Business. He expressed the Downtown Business zoning would be more restrictive of the two zonings.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

7. **Public Hearing: Conduct a public hearing on a Rezoning Application for 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.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop stated that the property was recently annexed into the city. The property's current zoning is the default zoning. The property owner is requesting the change to Medium Commercial (C-2) which is consistent with the surrounding properties and appropriate based on the location of the property.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

8. **Conduct a public hearing 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.** Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop gave a brief history of this item. He stated the item was amended due to the denial of City Council of the original request.

Josh Baran with JAB Engineering, 4500 Williams Dr., Suite 212-121, Georgetown, Texas, submitted a speaker card to speak in support of this item. He gave a presentation to the Commissioners. (Presentation attached.) Mr. Baran gave a detailed history of the project. He stated there was a need for the driveway to be more in line with Ralph Ritchie Rd.

Rafiq Kerediyi with Platinum 973, LLC, 8868 Research Blvd, Suite 308, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Kerediyi answered questions from the commissioners regarding the Ghost Kitchen and charging stations.

MOTION: Upon a motion made by Vice Chair Wissmann and seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

9. **Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.** Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.

The City staff recommended that the P&Z Commission conduct a public hearing.

Vice Chair Small opened the public hearing.

Director Dunlop gave a summary of the item. He stated the plat had Engineering approval therefore City Staff recommended approval.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

CONSENT AGENDA

10. **Consideration, discussion, and possible action to approve the minutes of October 12, 2022, P&Z Commission Regular Meeting.**

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the consent agenda.

There was no further discussion.

Motion to Close carried 5-0

REGULAR AGENDA

- 11. 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.** Applicant: Drenner Group. Owner: Ashton Grey Engineering.

City Staff recommended that the Planning and Zoning Commission 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.

Director Dunlop gave an overview of Preliminary PUD.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile stated he was in favor of the parking area where the water storage tanks were planned. He stated he would like to see some other items in the park like pickle ball courts, community gardens, etc.

Discussion was held regarding the parks for this development. Concerns were expressed regarding the isolation of the Park B on the diagram including the lack of access to the area. Design changes around the area of Park B were considered by the Commissioners.

Engineer Gray answered questions from the Commission regarding the placement of the water storage tank. She explained the planning involved with choosing this location for the storage tank.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the with recommendation to provide better access to Park B.

There was no further discussion.

Motion to Approve carried 5-0

- 12. Consideration, discussion, and possible action on a Final 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.** Applicant: Drenner Group. Owner: Ashton Grey Engineering.

City Staff recommended that the Planning and Zoning Commission approve a Final 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.

Director Dunlop described to the Commissioners the options available including postponement of this item.

MOTION: Upon a motion made by Commissioner Wissman and seconded by Commissioner Butler to postpone this item.

There was no further discussion.

Motion to Postpone carried 5-0

13. **Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment 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.

Director Dunlop clarified that this agenda item was the action item for the Final PUD. The agenda item was as followed:

Consideration, discussion and possible action on a Final Planned Use Development Amendment 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.

City Staff recommended that the Planning and Zoning Commission approve the Final Planned Use Development Amendment 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.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed his disagreement with the layout of the parks in the middle or tucked away inside the subdivision. He stated he was interested in the layout regarding parking spaces. Mr. Battaile stated that Manor needed parks people could play in not acres and acres of open space.

Director Dunlop reiterated the amendments were at the request of the city to allow for the development to be more in line with the future thoroughfare plan.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Final Planned Use Development Amendment for the Monarch Ranch Subdivision.

There was no further discussion.

Motion to Approve carried 5-0

14. **Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.** Applicant: Jamison Civil Engineering LLC. Owner: Monarch Ranch at Manor, LLC.

City Staff recommended that the Planning and Zoning Commission approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Subdivision Concept Plan Application for the Monarch Ranch Subdivision.

There was no further discussion.

Motion to Approve carried 5-0

15. **Consideration, discussion and possible action on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.** Applicant: Jamison Civil Engineering, LLC. Owner: Monarch Ranch at Manor, LLC.

City Staff recommended that the Planning and Zoning Commission conditionally approve a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX

Director Dunlop explained the Preliminary Plat has been approved by City Engineers conditionally pending approval by Travis County. He clarified Gregg Lane was in the process of being annexed and should be complete within the next month or two.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Meyer to approve this item as recommended by City staff.

There was no further discussion.

Motion to Approve carried 5-0

- 16. Consideration, discussion and possible action on a Rezoning Application for 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.

City Staff recommended that the Planning and Zoning Commission approve a Rezoning Application for 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).

Director Dunlop gave a brief overview. He stated the zoning change was consistent with the proposed Future Land Use Map.

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Butler to approve the rezoning application for 302 E. Parsons, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

- 17. Consideration, discussion, and possible action on a Rezoning Application for 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.

City Staff recommended that the Planning and Zoning Commission approve a Rezoning Application for 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).

Director Dunlop reviewed the information regarding his item. He stated the owner requested to annex in order to have access to utility connections. Default zoning for property annexed is Agricultural (A).

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Hardeman to approve the rezoning application for 11712 Arnhamn,, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

- 18. 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.** Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

City Staff recommended that the Planning and Zoning Commission approve 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 with revisions to the Suncrest driveway.

Director Dunlop gave a summary of the revisions regarding the driveways for this development. He stated the issue is already being addressed.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Butler to approve the Specific Use Permit for the Gas Station located at 13801 N. FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

- 19. Consideration, discussion and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.** Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.

City Staff recommended that the Planning and Zoning Commission approve a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Director Dunlop explained the plat was for 4 lots zoned residential, therefore each lot will have a home on them.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Short Form Final Plat for the R&M Subdivision located at 13910 Kimbro West Rd., Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

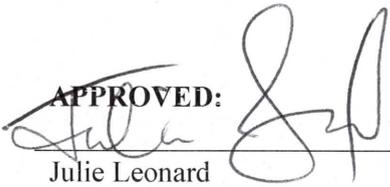
ADJOURNMENT

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Meyer to adjourn the Regular Session of the P&Z Commission at 9:11 p.m. on Wednesday November 9, 2022.

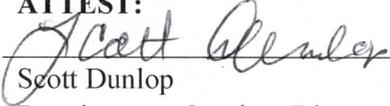
There was no further discussion.

Motion to Approve carried 5-0

These minutes approved by the Planning and Zoning Commission on the 14th day of December 2022.
(Recording Archived)

APPROVED: 

Julie Leonard
Chairperson

ATTEST: 

Scott Dunlop
Development Services Director



DOWNTOWN isn't. Huh? That's right.
In my opinion, Parsons is not our "downtown" anymore.

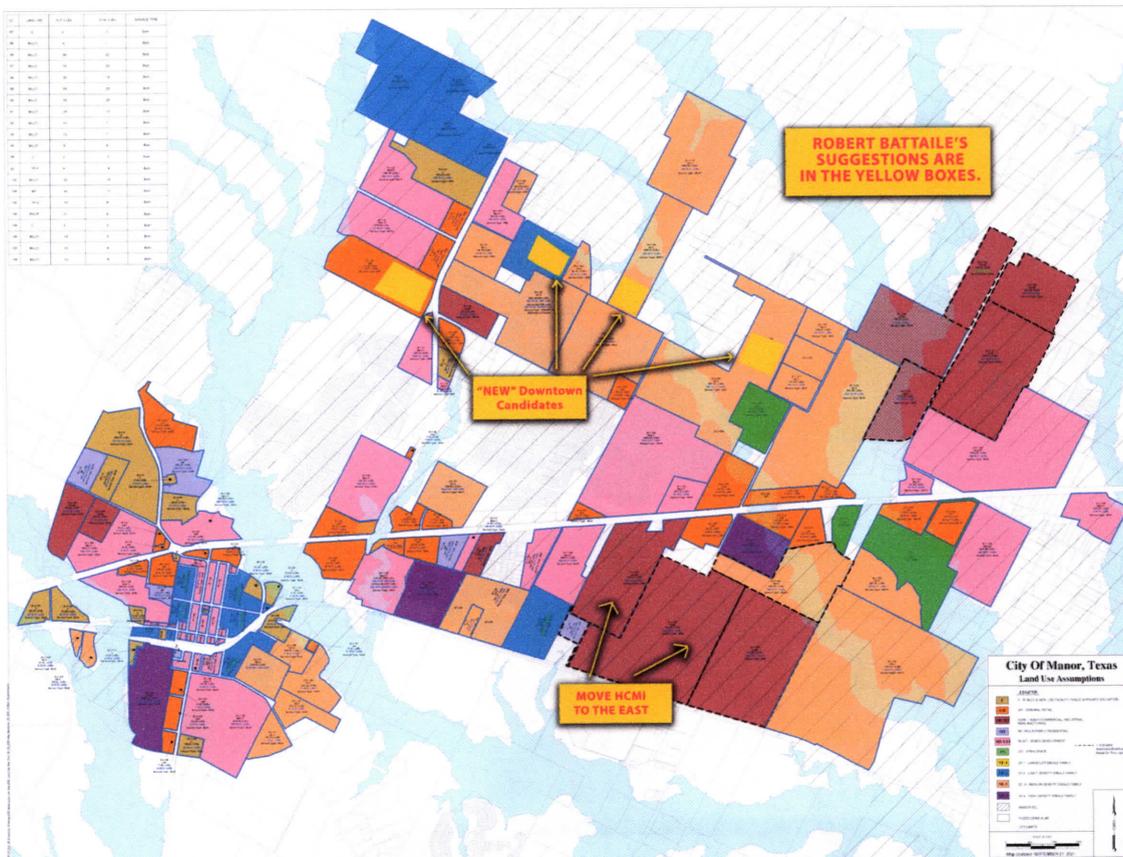
I was going to wait until the next Comprehensive Plan public meeting to bring this up, but... since we still don't know when that is... here goes:

That is our **OLD DOWNTOWN**. The **"NEW" downtown** is in the center of the ETJ.**

There's a half dozen prime parcel candidates.
Here's what we want in our new 30-acre downtown:

- Recreation Center
- Community Pool
- Town Hall/City offices
- Library
- Art Museum
- Performing Arts Center
- Visitor Center
- Large beautiful Park
- Town Square Plaza
- Convention Center/Meeting Space
- Senior Center
- Sculpture Garden
- Police Station
- Wide graceful streets (boulevards)
- Re-creations of some early 1800's Manor buildings
- Ample parking

Obviously, this could never fit at Parsons and Lexington... Seems to me that we might need to re-think the "Comprehensive Plan." And adjust our Land Use Assumptions and Zoning.



Manor's New Downtown... and how to pay for it.

Recently, I postulated that Manor's "historic downtown" will never be much of anything. It's two blocks long with small industrial buildings and surrounded by residences. The "Comprehensive Plan" developed by consultants Freese and Nichols cost the City \$319,168 and is telling us nothing that we didn't already know. Perhaps you've seen their clip-art "eye candy" illustrations for the downtown that bear no resemblance to reality. They show our downtown with 2-story retail buildings in the background and happy people strolling merrily along spacious promenades. We'd have to condemn and bulldoze thirty homes and buildings... which isn't going to happen.

Manor can have a great downtown. It needs to be in the center of the ETJ FYI E.T.J. - 13,161.47 Ac. = 20.57 Sq.Mi. City Limits - 6,589.89 Ac. = 10.30 Sq.Mi.

The NEW downtown should be 20-30+ acres and include a Recreation Center, Library, Community Pool, Visitors Center, City Hall, Police Station, Town Square (Plaza), etc.* There are several "Ag" parcels that could work nicely.

Here is my proposal to finance this. (*Note: These are broad proposals in part using estimates, averages and "anecdotal" information. Cut me a little slack please.*)

1. Annex ShadowGlen. Some have said "we can't annex SG because they're \$20 million in debt" (from their water and wastewater plant). So what? Consider the equity they represent. 700 homes at \$300,000 = \$210 MILLION. At \$400,000 = \$280 million. SG is putting in another 700 homes over the next few years. Thus, there is perhaps half a billion dollars of equity. (SG is approx one-third of our population.)

Assume a tax value per home of \$250,000 x 700 current homes = \$175,000,000 x our tax rate of .747% = \$1,307,250 ~ this is ANNUAL revenue which goes UP UP UP as property values increase. When the remaining SG homes are put in, we will be having an income over \$3,000,000 per year.

Note: Annexation would need to be approved by the residents. We need to deliver "value" to them. For one, they would have no HOA fees. Manor Police would respond to their needs. Manor would take care of their roads and maintain their parks. Yes, some of the new revenue would be used to pay for these items. The Pool (I think) has a separate membership fee and would remain private.

2. Annex Presidential Meadows. Currently 500 homes, growing to become 1,500 homes. Call it a tax value of \$225,000 x 500 x .747% = \$840,375 of annual revenue increasing over time. When completed, perhaps tax value \$260,000 x 1,500 x .747% = \$2,913,300 per year less our expenses for providing improved services.

3. Annex New Katy. My estimate is 350 homes. Tax value of \$225,000 x 350 x .747% = \$588,263 per year and rising.

Thus, this plan provide a generous amount of ANNUAL revenue. Current = \$1,307,250 + 840,375 + 588,263 = \$2,735,888 revenue. After SG and PM are finished, that would be \$3,000,000 + 2,913,300 + 588,263 = \$6,501,563 x 20 years = \$130,031,260 ...and that's with NO real estate appreciation!

We don't need to build the New Downtown all at once. But, we need to create the vision, purchase sufficient land and proceed. Over the years, it will take shape. Having this on-going revenue means that we could do a major bond issue to speed things up; and build in Phases. We could improve our city's culture and quality of life sooner rather than later.

Also, once the land is gone ~ there will be nowhere to build the New Downtown! The Parsons Street "old" downtown is woefully inadequate. Cedar Park is one city that has a new and an old downtown. Other cities are making progress towards similar outcomes. We should do the same.

I will propose a site plan relatively soon. Thank you.

Sincerely,



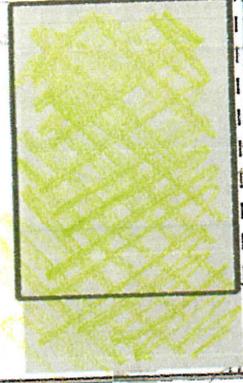
Robert Battaile • robert@manortx.us • robert@austinbocceleague.org • 512-662-2955

MANOR 19D
ELEMENTARY SCHOOL
S62°03'02"E 1802.99'

C-2/MU

9-acre
PARK
&
parking

LOT 1
BLOCK A
MULTI-FAMILY
600 UNIT APARTMENTS
28.52 ACRES
900 LUE's



FLOODPLAIN PER SURVEYED CONTOUR

CITY OF MANOR

DRAINAGE AND DETENTION POND
ENHANCEMENT DDD, NO. 20041-47060
O.P.R.T.S.T. M72-20762-E-550.70

CITY OF MANOR

LOT 2-A
BLOCK A
94,000 SF RETAIL
12.08 ACRES
57 LUE's

LOT 13
5,000 SF
RETAIL/RESTAURANT
1.44 AC
10 LUE's

LOT 12
5,000 SF
RETAIL/RESTAURANT
1.05 AC
10 LUE's

LOT 11
5,000 SF
RETAIL/RESTAURANT
0.94 AC
10 LUE's

LOT 10
5,000 SF
RETAIL/RESTAURANT
1.27 AC
10 LUE's

LOT 9
5,000 SF
RETAIL/RESTAURANT
1.35 AC
10 LUE's

LYNNA LANE
1,230 LF

LOT 1
BLOCK B
150,000 RETAIL
20.03 ACRES
90 LUE's

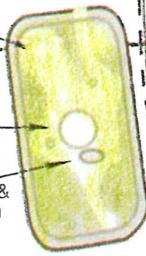
smaller
PLAZA



BUTLER COVE
1,535 LF

PLAZA

Bell Tower
Water Fountain
Statue of James Manor & Sam Houston



Trees
Lights
Benches
Tables

LOT 2-B
BLOCK A
55,000 SF RETAIL
5.92 ACRES
33 LUE's

LOT 2-C
BLOCK A
25,000 SF RETAIL
6.91 ACRES
15 LUE's

LOT 2-D
BLOCK A
10,000 SF RETAIL
5.25 ACRES
8 LUE's

LOT 8
5,000 SF
RETAIL/RESTAURANT
1.19 AC
10 LUE's

LOT 7
5,000 SF
DRIVE THRU
1.19 AC
95 LUE's

LOT 6
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 5
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 4
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 3
5,000 SF
RESTAURANT
1.15 AC
25 LUE's

US HWY 290

LOT 1 2A 1
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 9 2A 1
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 4 2A 1
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 7 2A 1
5,000 SF
DRIVE THRU
1.15 AC
10 LUE's

LOT 1
MANOR MARKET SUBD
(18.538 ACRES)
PAL-MART REAL ESTATE
BUSINESS TRUST

CITY OF MANOR

Public Comment: Robert Battaile



Destination 2050 Manor Comprehensive Plan

Planning & Zoning Commission Briefing

November 9, 2022



Agenda

- Overview & Process Update
- Summary of Community & Stakeholder Engagement
- Document Key Takeaways
- Next Steps

Overview & Process Update

Destination 2050

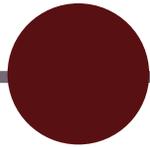
- City of Manor's first Comprehensive Plan.
- Guides growth and development for the next 10 - 20 years.
- Decision making tool for city leaders and staff, professionals, and local residents.
- Ensure growth is promoting community values and the health, safety, and welfare of residents.



Process



April 2021 –
August 2022



Initial Engagement of
CPAC, Community and
Stakeholders

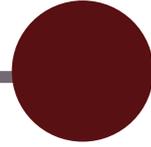
Online Survey

Community Analysis

Established Vision &
Guiding Principles



September
2022



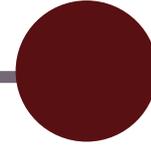
Initial
Recommendations

Feedback from
CPAC, Community
and Stakeholders

Community Open
House



October
2022

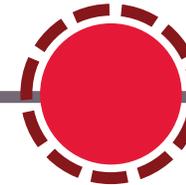


Full Plan Draft
Delivered

Review and
comments from
CPAC



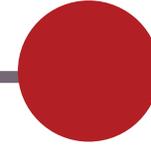
November
2022



Draft for Public
Review &
Comment



December
2022



Goes to Council
for Approval

Summary of Community & Stakeholder Engagement

Stakeholder Groups

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



Engagement Activities



4

Public
Events



569

Survey
Responses



3

Virtual Public
Engagements



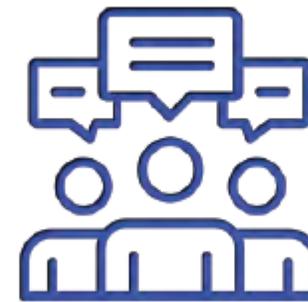
6

Advisory
Committee
Meetings



9

One-
on-one
Interviews



4

Focus
Group
Meetings

What We Heard

Priorities & Themes

1. Transportation & Mobility
2. Infrastructure
3. Economic Development
4. Growth & Land Use
5. Parks & Open Space
6. City Services & Facilities
7. Urban Design & Character
8. 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

Document Key Takeaways

Plan Content

1. Community Snapshot
2. Vision & Guiding Principles
3. Land Use
4. Transportation & Mobility
5. Parks, Recreation & Open Space (PROS)
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**

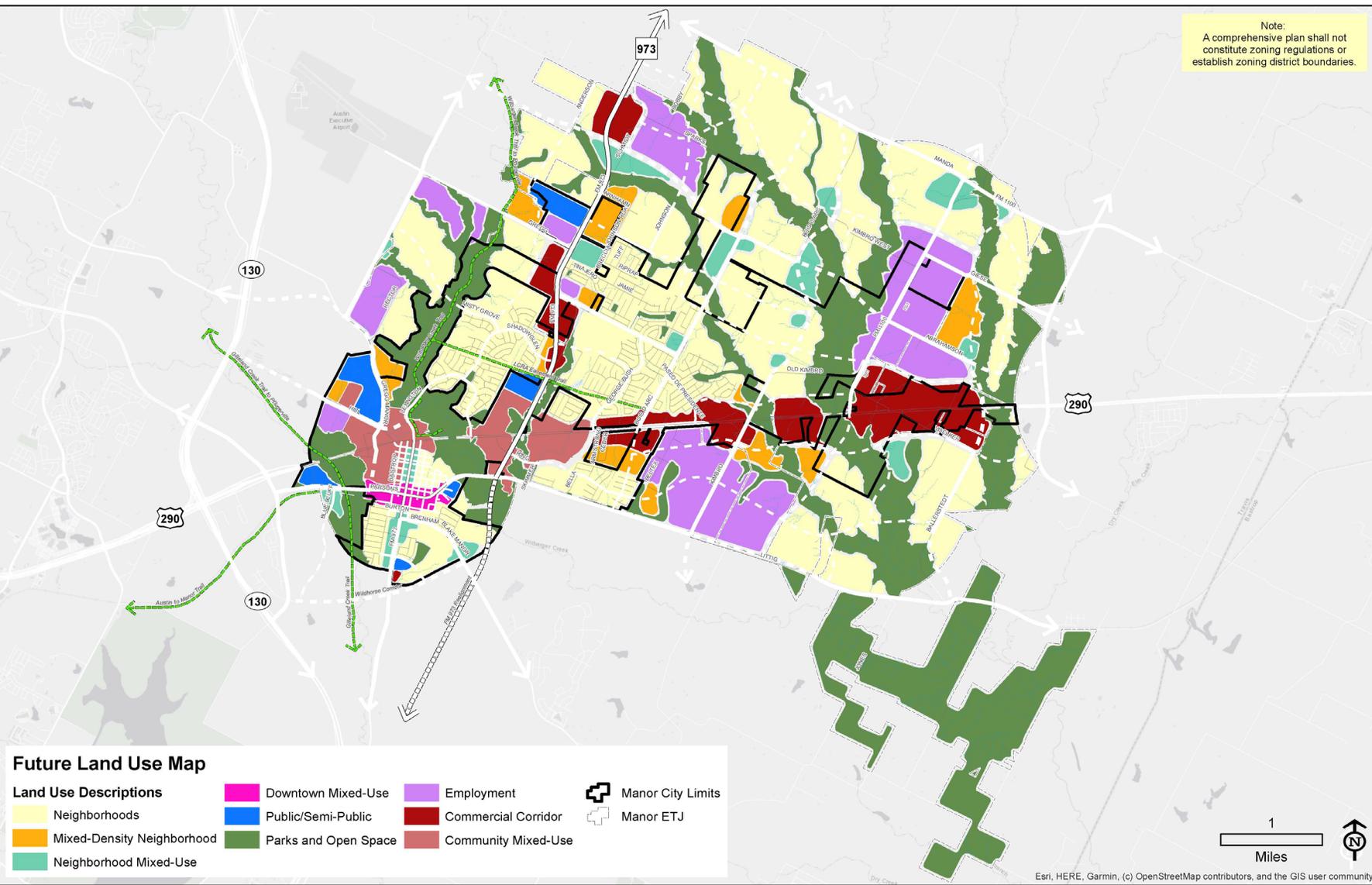


Livable places for all

Future Land Use Map (FLUM)

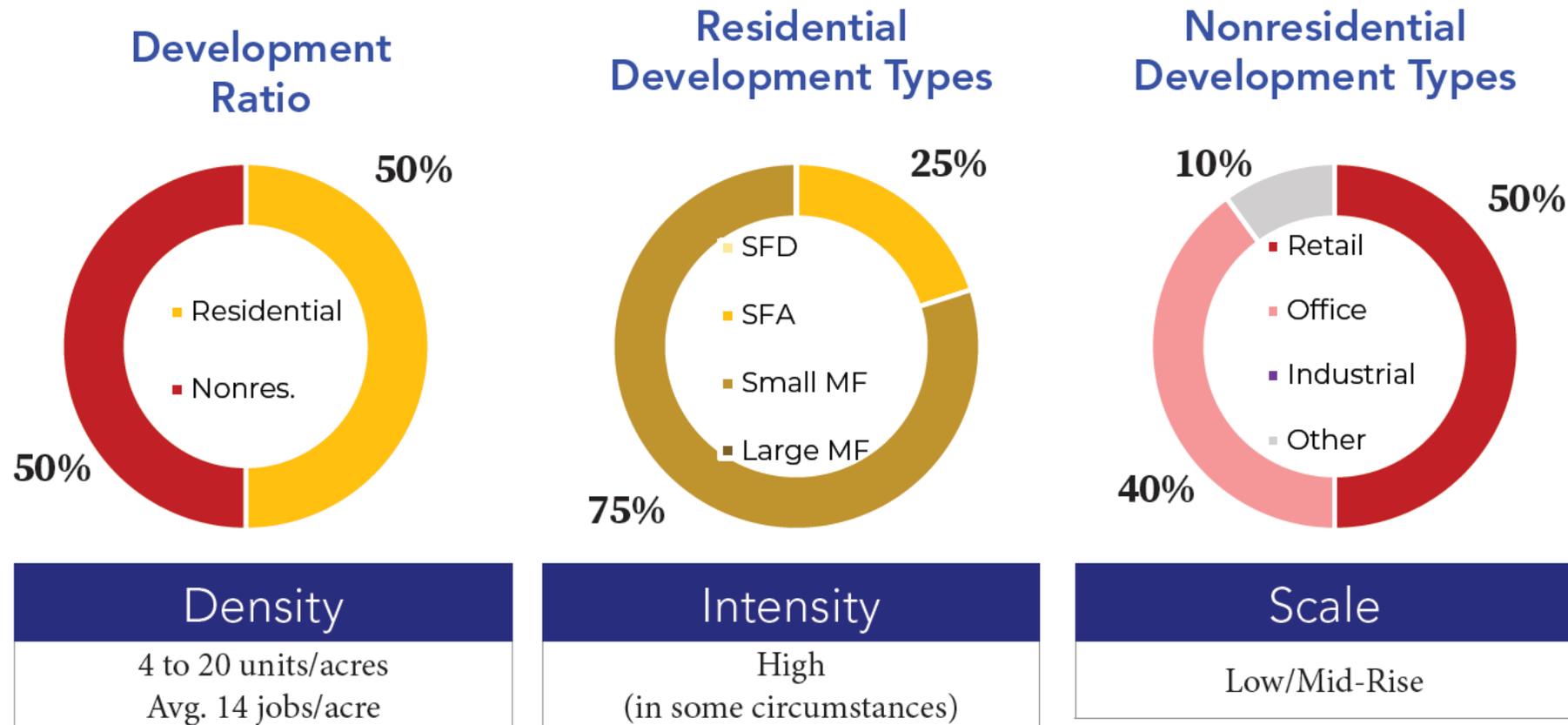
Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

- **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

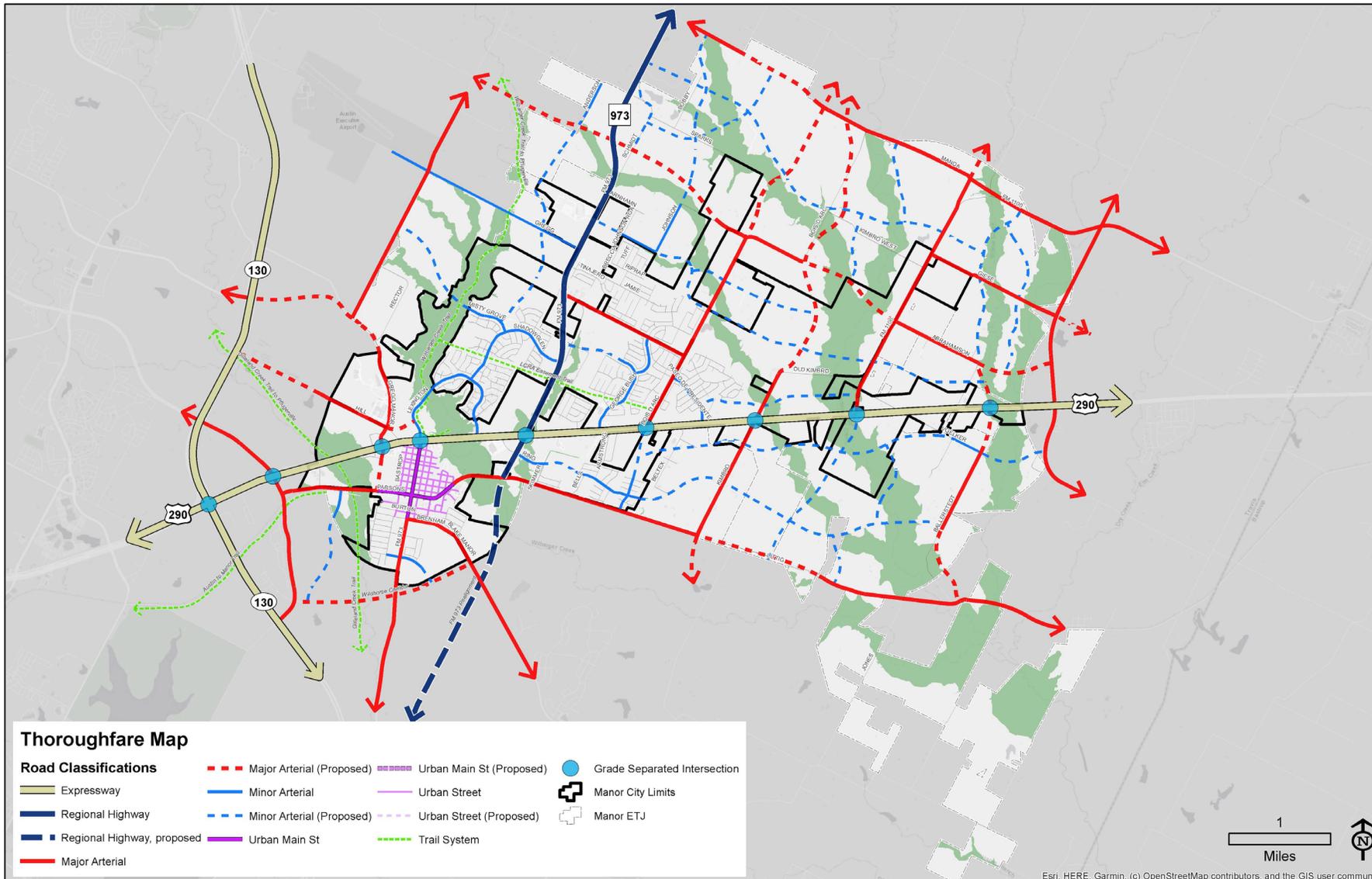


Future Land Policies & Procedures

- 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.

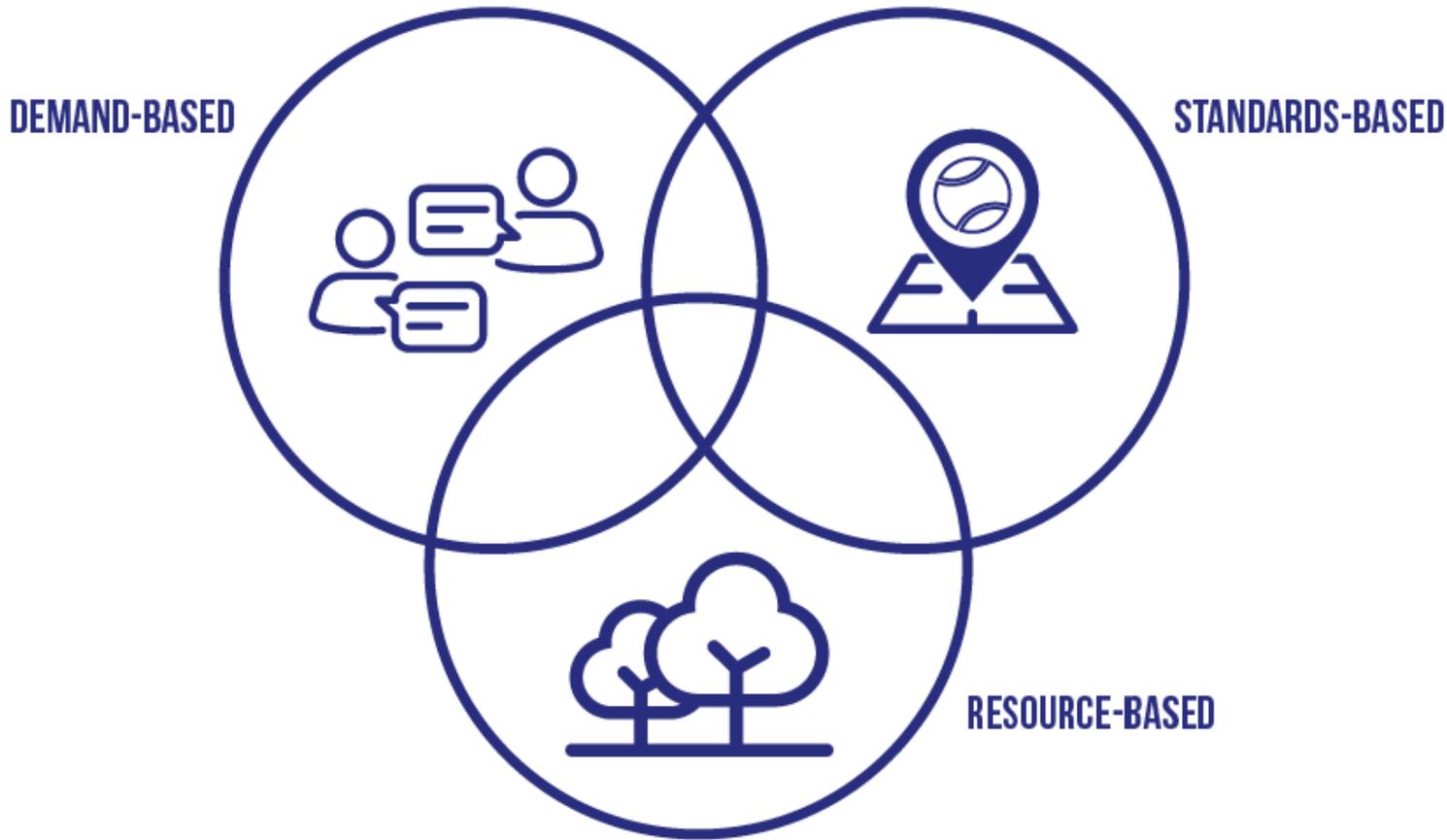


Transportation & Mobility



- Central Manor has a robust street network, more could be done to strengthen **local connectivity and future roadways** will be needed as the ETJ develops.
- Most **residents commute outside the city for work**, mostly to Austin or Pflugerville.
- **Typical street sections** provide for each roadway classification.
- Focus on **complete streets**.
- Note the **intersections of mobility, land use, and affordability**.

PROS Assessment

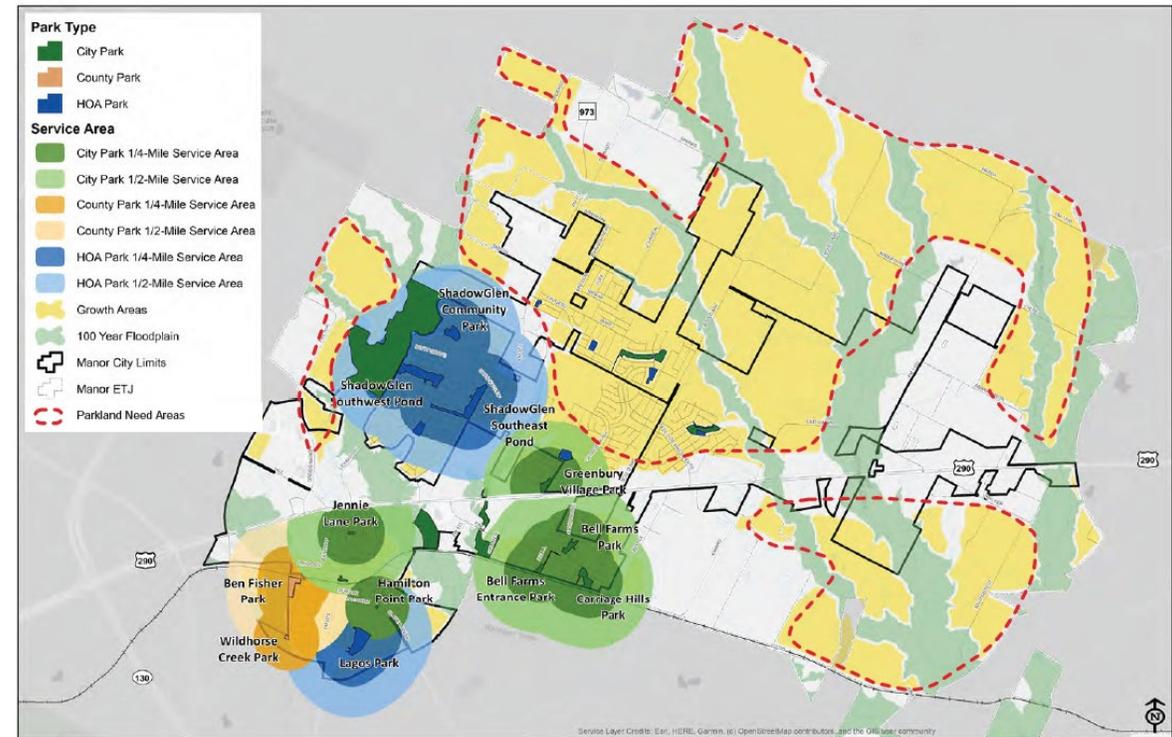


- **Demand:** analysis of public feedback to identify what the community wants
- **Standards:** utilizes established standards to analyze parks needs based on current population and future growth areas.
- **Resource:** evaluates existing resources to identify opportunities to leverage for public recreation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



PROS 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.



Economic Development

Assessment 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**.



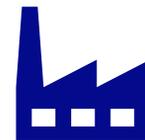
Healthcare and Hospital Services



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

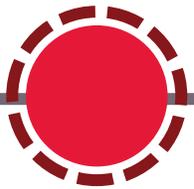
Action Items

- 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.



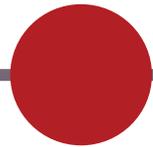
Next Steps

Today



P&Z briefing presentation

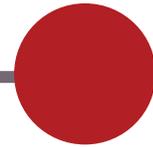
**This Week
or Early Next**



Final draft of plan released for public comment, delivery date dependent on resolution of City comments.

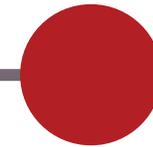
Online public review and comments open.

November



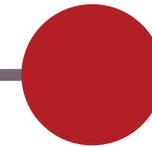
P&Z review draft document and prepare recommendations, may elect to hold special called meeting or worksession to discuss.

**December
7th**



Council 1st reading, for discussion and direction

**December
21st**



Council 2nd reading, for adoption

Newhaven PUD

Gregg Lane

November 9, 2022

2021-P-1338-ZO (Preliminary) – *Item 1*

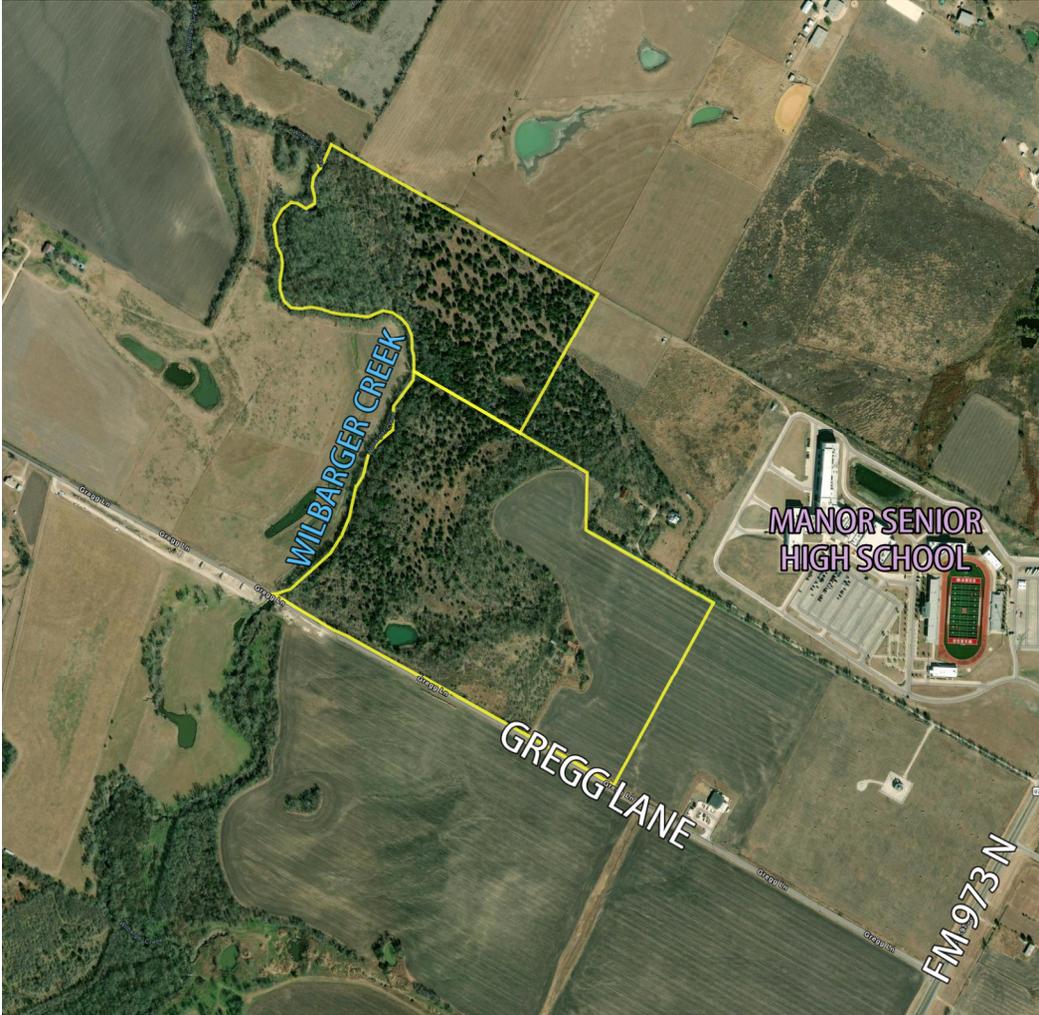
&

2022-P-1480-ZO (Final) – *Item 2*

Site Aerial



Site Aerial - Existing



Request and Context

Rezoning:

- Planned Unit Development (PUD)

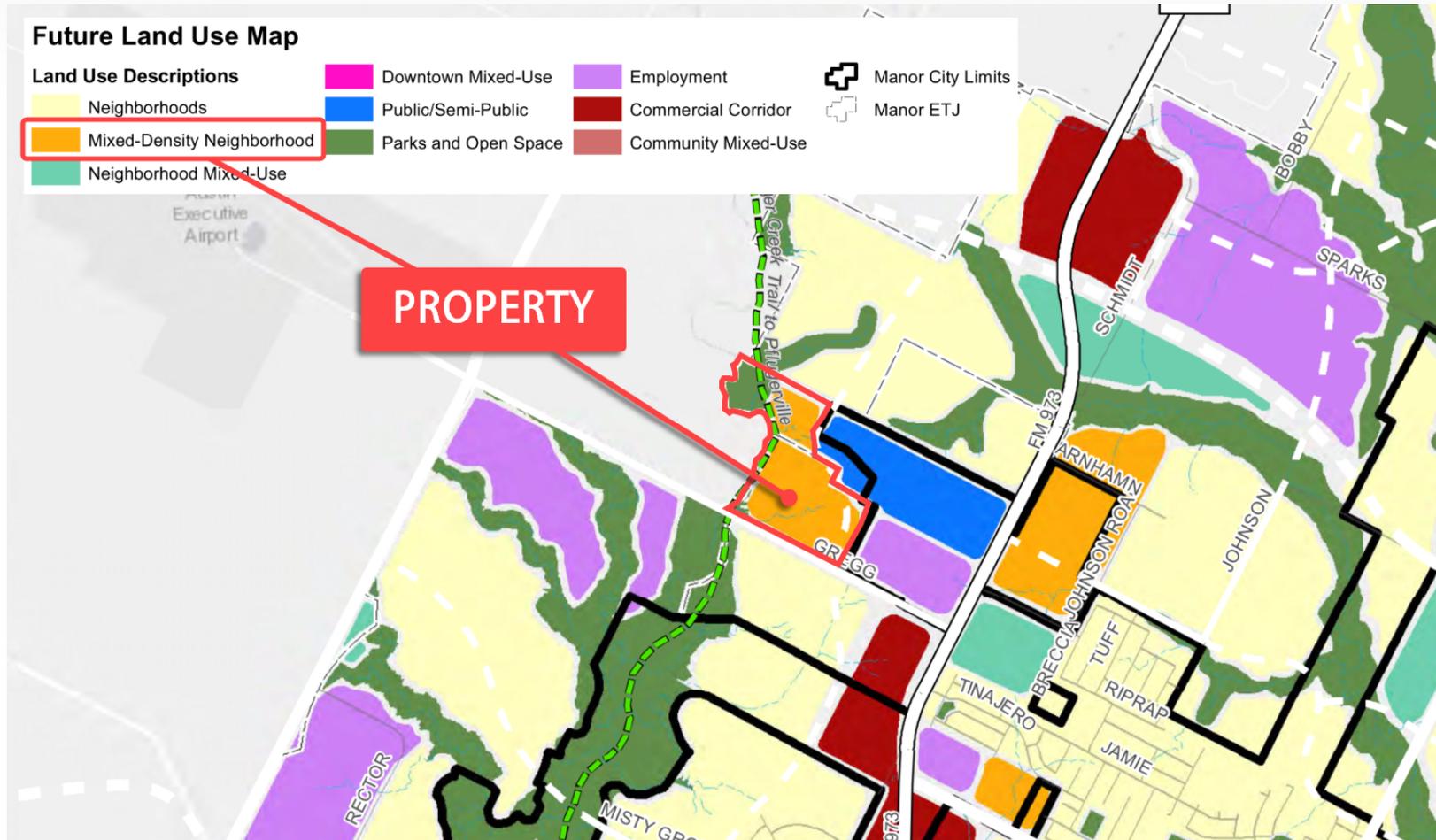
Annexation Development Agreement:

- Currently two agreements (covering 60.37 acres and 41.18 acres)
- August 7, 2017

Council Resolution accepting Annexation Petition:

- Proposing one agreement (covering 90.35 acres)
- Petition to annex approved by City Council November 2, 2022

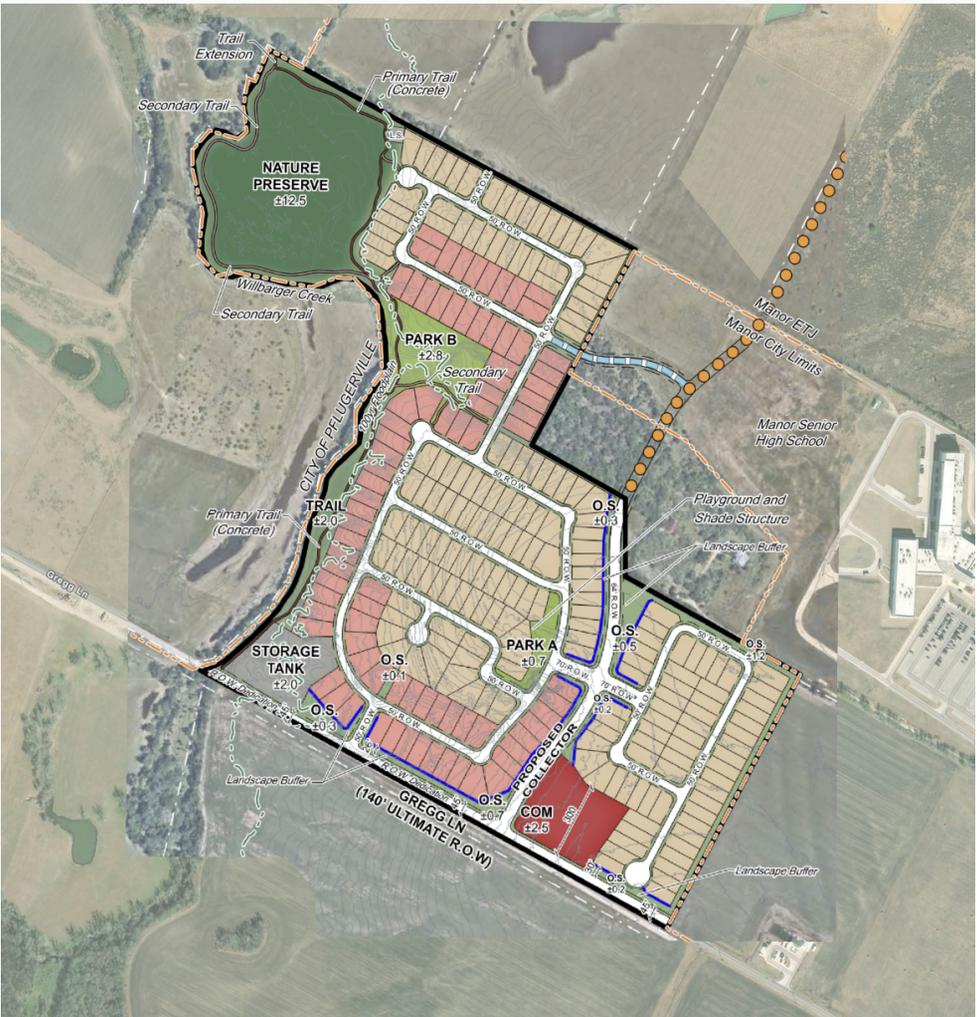
City of Manor Comprehensive Plan (Not Adopted)



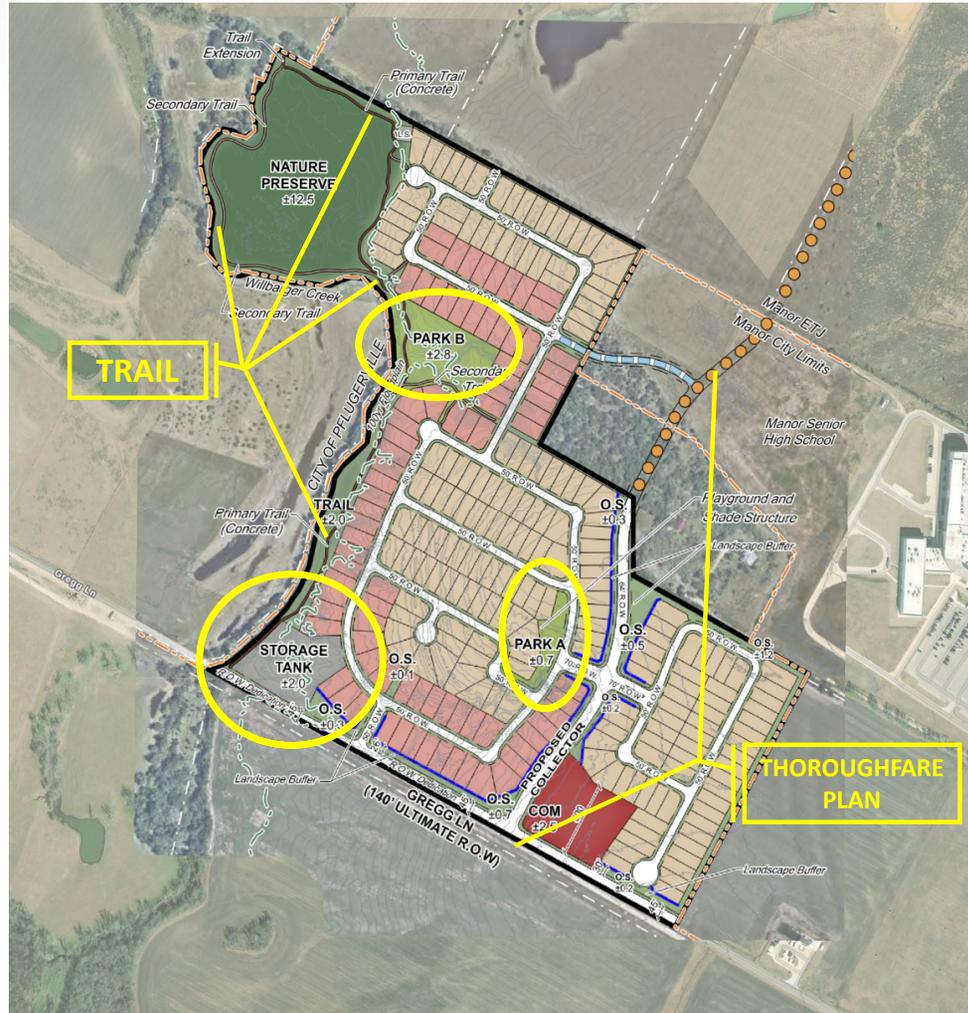
Planned Unit Development (PUD)

- **Mix of Uses:**
 - Single Family Residential – mix of 50' & 60' lots
 - Commercial
 - Utility (future water tower)
- **Landscaping:**
 - Gregg Lane: 15' wide buffer; four 3" caliper trees & fifteen 3 gal shrubs for every 200 linear feet
 - Single Family Lots: Two 2" trees & six 2 gal shrubs per lot
 - Collector Road : 10' wide buffer; one 3" caliper tree & five 3 gal shrubs for every 50 linear feet
- **Parkland:**
 - Fee-in-lieu
 - Creek-side trail
 - 2 amenitized parks
- **Utility Lot:**
 - Dedication of 2.0 acres to City of Manor for Water Storage

Site Aerial - Proposed



Proposal Highlights



Nature Preserve and Trail

- 5,300 linear feet of trail,
- Connected to and consistent with trail to south, stubbed out to connect to north
- Concrete trail and park bench amenities along trail



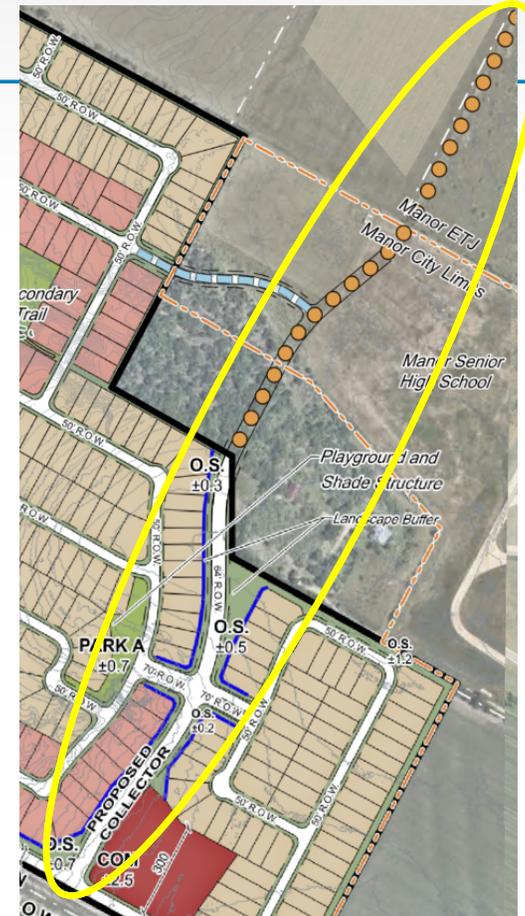
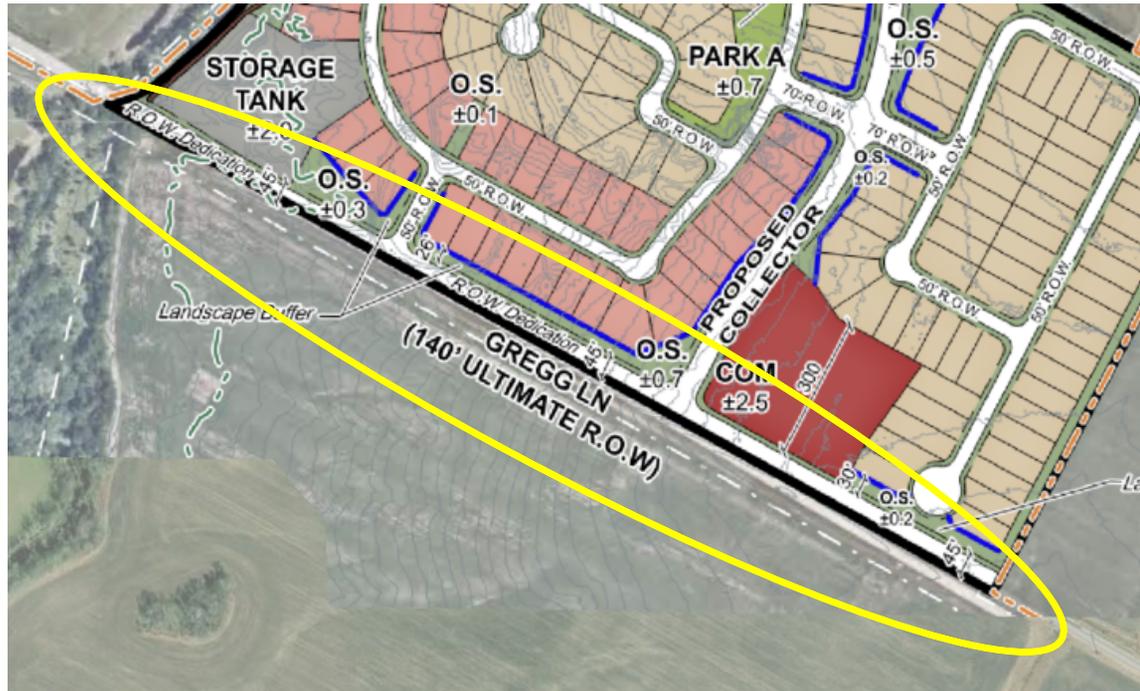
Interior Parks

- Amenitized with shade structures, playgrounds, swing set, gazebo, benches, & picnic tables
- Complementary to parkland dedication fee

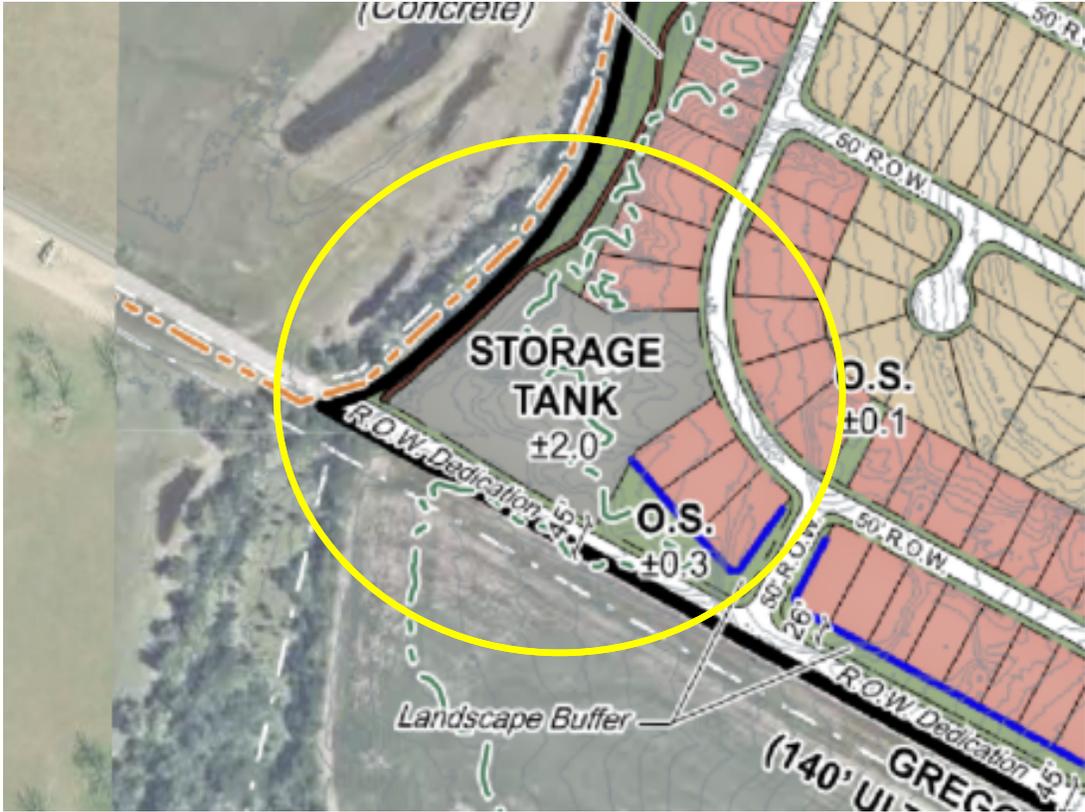


Streets and Right of Way

- In compliance with City's Thoroughfare Plan



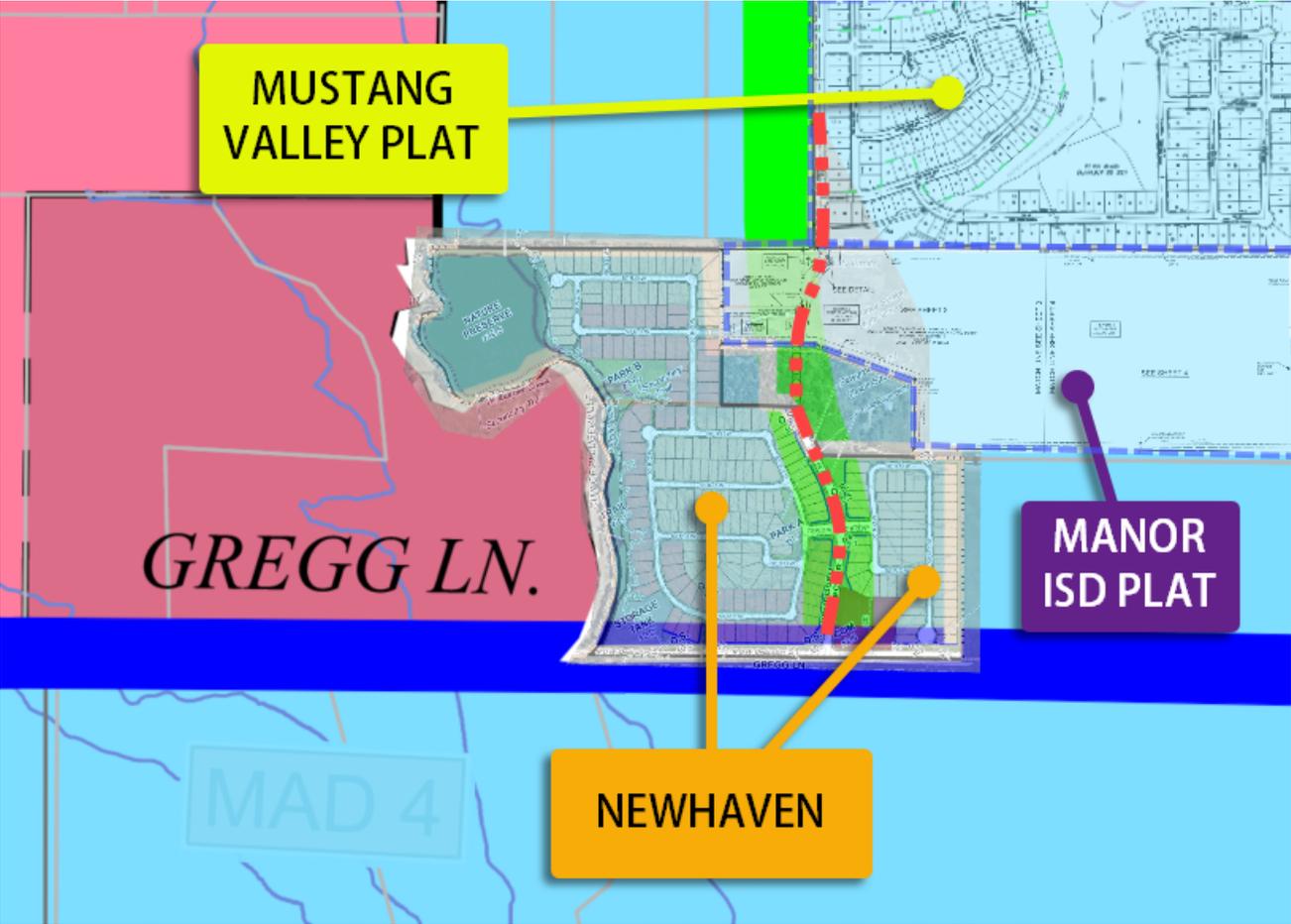
Water Storage Site



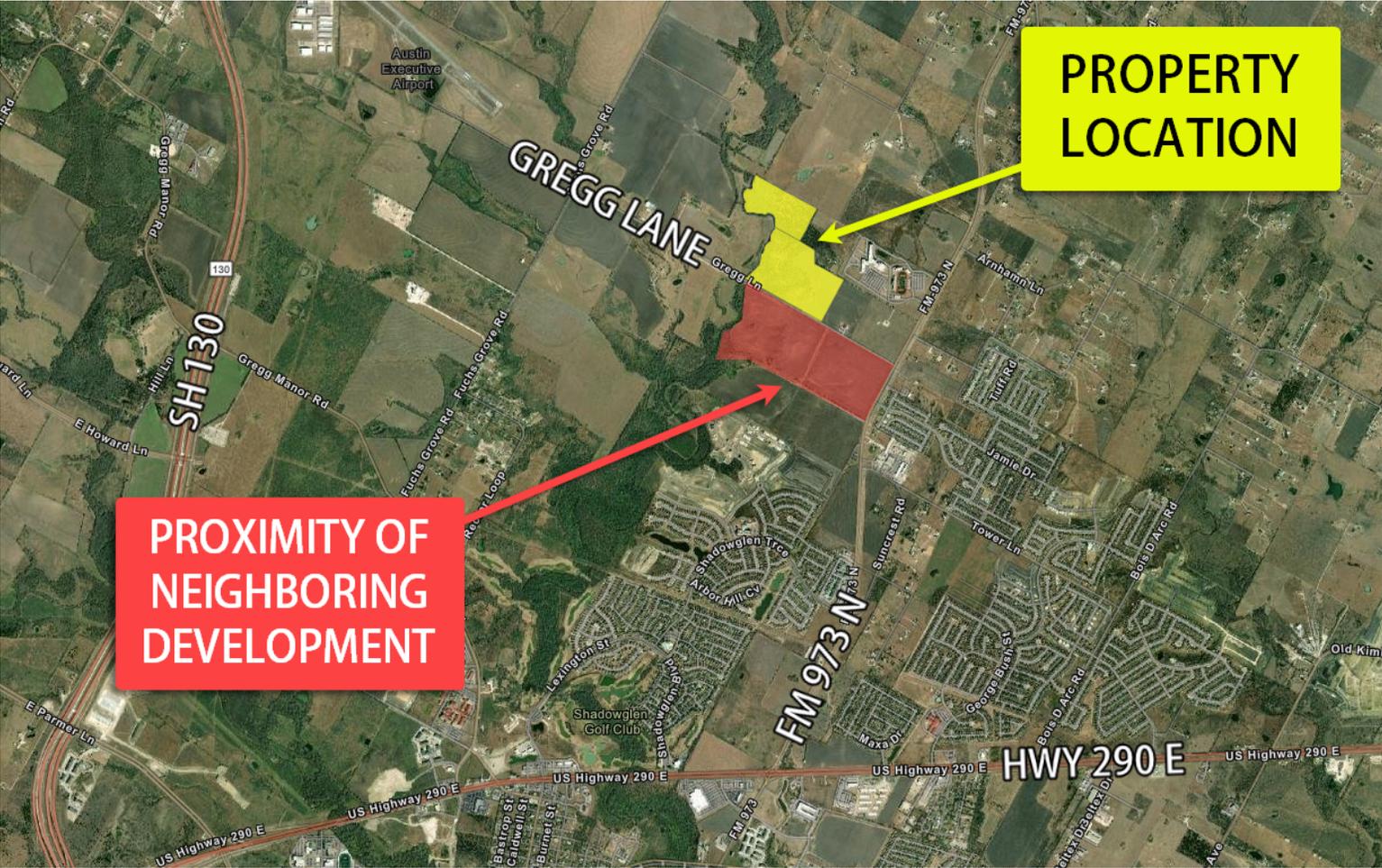
Request

Recommendation in favor of this Planned Unit Development.

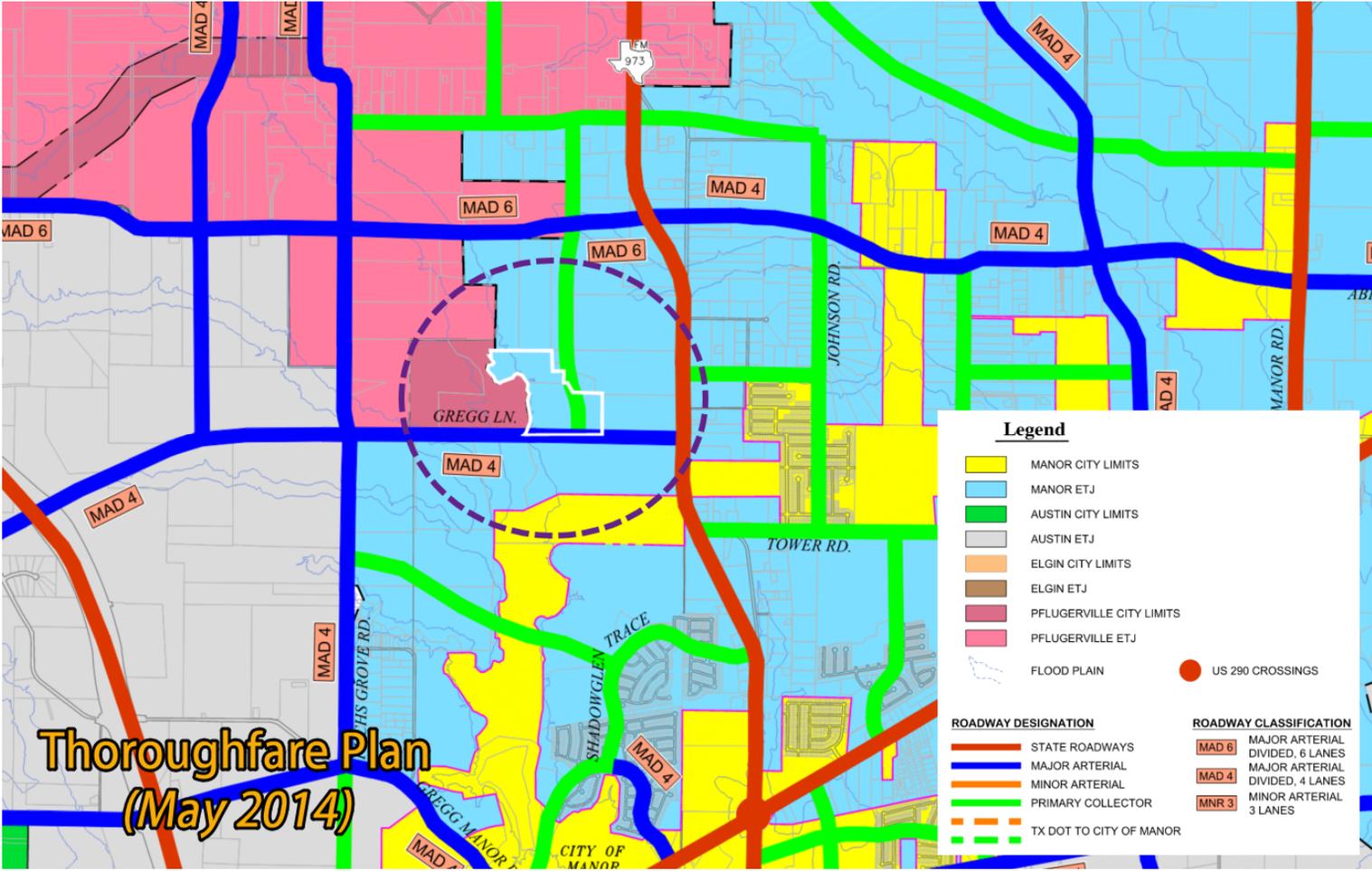
Adjacent Developments Relative to Thoroughfare Plan



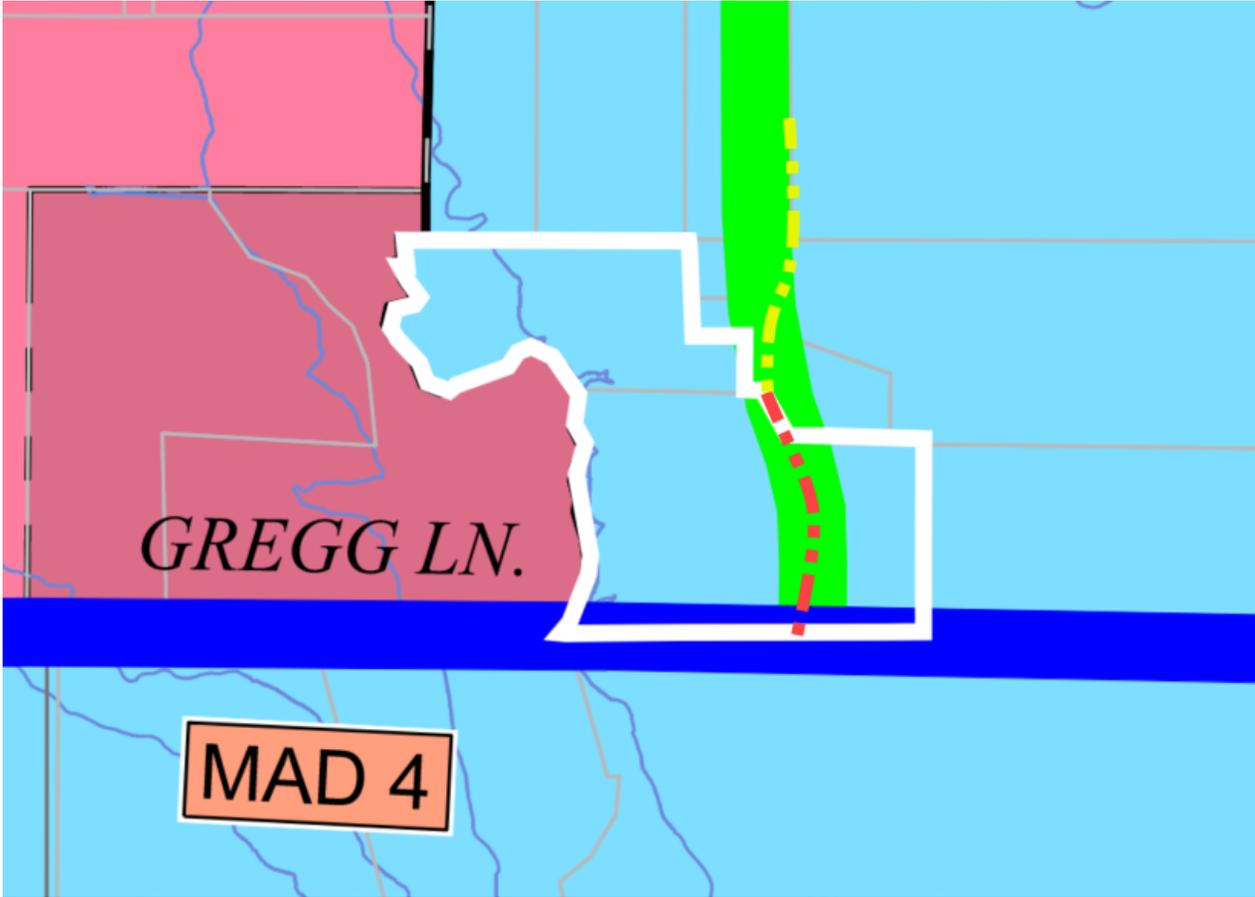
Site Aerial – Adjacent Development



Thoroughfare Plan



Thoroughfare Plan



Submitted by Jim Lutz 11/9/22 Ashton Gray Dev Pool



map 2

Ashton Gray
New Haven
Manor

AirDrop
Notes

Why are we here, again?

Annexation & Rezone

Planning & Zoning 01/12/2022

- Applied for C-3 base zoning
- Discussed options for base zoning and settled on C-2 with added uses
- Did not discuss fueling station

City Council 01/19/2022

- Applicant requested approval with additional Full-Service Fueling Station request
- City Council requested to return with SUP under C-2 base zoning

Planning & Zoning 05/11/2022

- Returned for SUP
- Received approval

City Council 05/18/2022

- Discussed issues related to multiple driveways and options to vote with conditions
- Council voted as-is 3 in favor / 2 opposed

Non-Residential Uses	C-2	C-3
Adult day care	P	P
Alcoholic beverage establishment	P	P
Amusement (indoor)	C	C
Amusement (outdoor)	C	C
Antique shop	P	P
Art studio or gallery	P	P
Automobile repair (major)	C	C
Automobile repair (minor)	C	C
Automobile sales and rental	C	C
Automobile washing	C	C
Brewery, micro	P	P
Brewpub	P	P
Business support services	P	P
Child care center	P	P
Club or lodge	P	P
Commercial off-street parking	C	C
Communication services or facilities	P	P
Construction and equipment sales (minor)	P	P
Consumer repair services	P	P
Contractor's shop	C	C
Distillery, micro	P	P
Event center	P	P
Financial services	C	C
Financial services, alternative	C	C
Florist	C	C
Food court establishment	C/S	C/S
Food preparation	C	C
Food sales	C	C
Funeral services	C	C
Game room	C/S	C/S
Garden center	C	C
Gasoline station (full service)	C/S	C
Gasoline station (limited)	C/S	C
General retail sales (convenience)	P	P
General retail sales (general)	P	P
Governmental facilities	P	P
Hotel	C	C

Kennel	C	C
Laundry services	P	P
Laundry services (self)	P	P
Liquor sales	P	P
Mini-storage warehouse	C	C
Offices, government	P	P
Offices, showroom		P
Offices, warehouse		C
Off-site accessory parking	P	P
Pawnshop	C	C
Personal improvement services	P	P
Personal services	P	P
Pet store	C	C
Printing and publishing	C	C
Product development services (general)		P
Recreational vehicle park	C/S	C/S
Recreational vehicle sales, service, and rental	C	C
Religious assembly	P	P
Research services (general)		P
Restaurant	P	P
Restaurant—Drive-in or drive-through	C	C
School, boarding	P	P
School, business or trade	P	P
School, college or university	P	P
School, private or parochial	P	P
School, public	P	P
Semi-permanent food establishment	C	C
Smoke shop or tobacco store	P	P
Theater	P	P
Transportation terminal	C	C
Truck and trailer sales and rental	C	C
Utility services, minor	P	P
Veterinary services, large	C	C
Veterinary services, small	C	C
Wireless transmission facilities (WTF), attached	C	C
Wireless transmission facilities (WTF) monopole	C/S	C/S
Wireless transmission facilities (WTF), stealth	C	C
Zoo, private	P	P



Traffic / Safety

Traffic Flow Discussion

- Removed 2nd 973 Drive
- Location on East side provides outbound (northbound) traffic fueling on same side of highway.



EDC coordination / info.

EDC Info

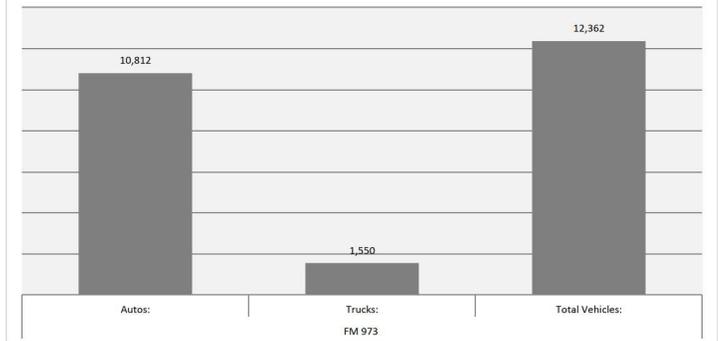
- Owner met with Scott Jones
- Impact DataSource report commissioned and provided

Net Benefits for Local Taxing Districts Over the First Ten Years of the Facility's Operation			
	Benefits	Costs	Net Benefits
City of Manor	\$2,503,130	\$775,754	\$1,727,375
Travis County	\$361,303	\$9,251	\$352,052
Manor ISD	\$1,615,743	\$1,124,560	\$491,183
Travis County Central Health	\$111,599	\$0	\$111,599
Austin Community College	\$104,598	\$0	\$104,598
Travis County ESD No. 12	\$99,808	\$0	\$99,808
CapMetro	\$974,711	\$0	\$974,711
Total	\$5,770,891	\$1,909,565	\$3,861,326

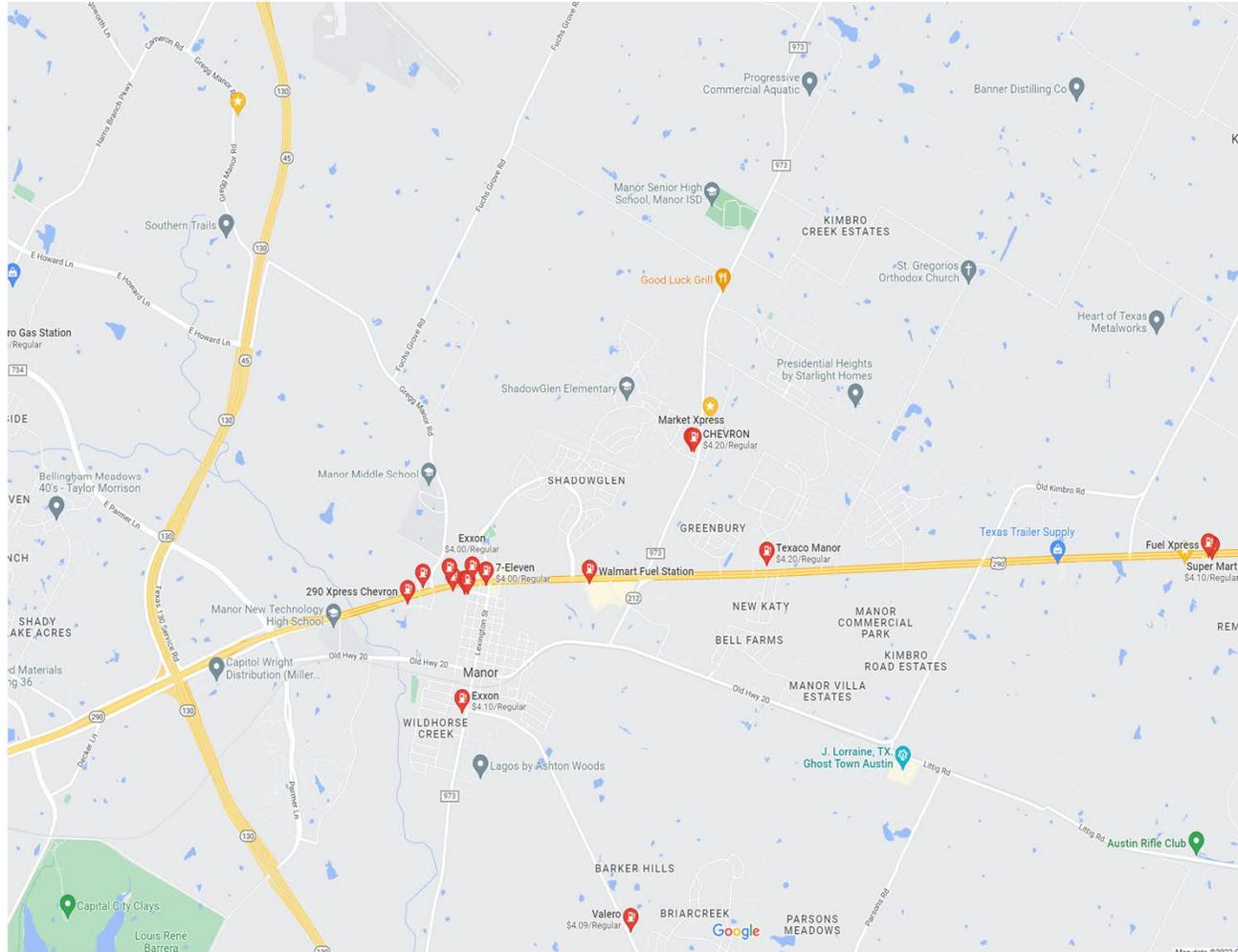
Traffic Summary

VPD Charts

Vehicles per Day (VPD)



Total Frontage Traffic (% Total)



Projections, Analytical Range, and Metrics

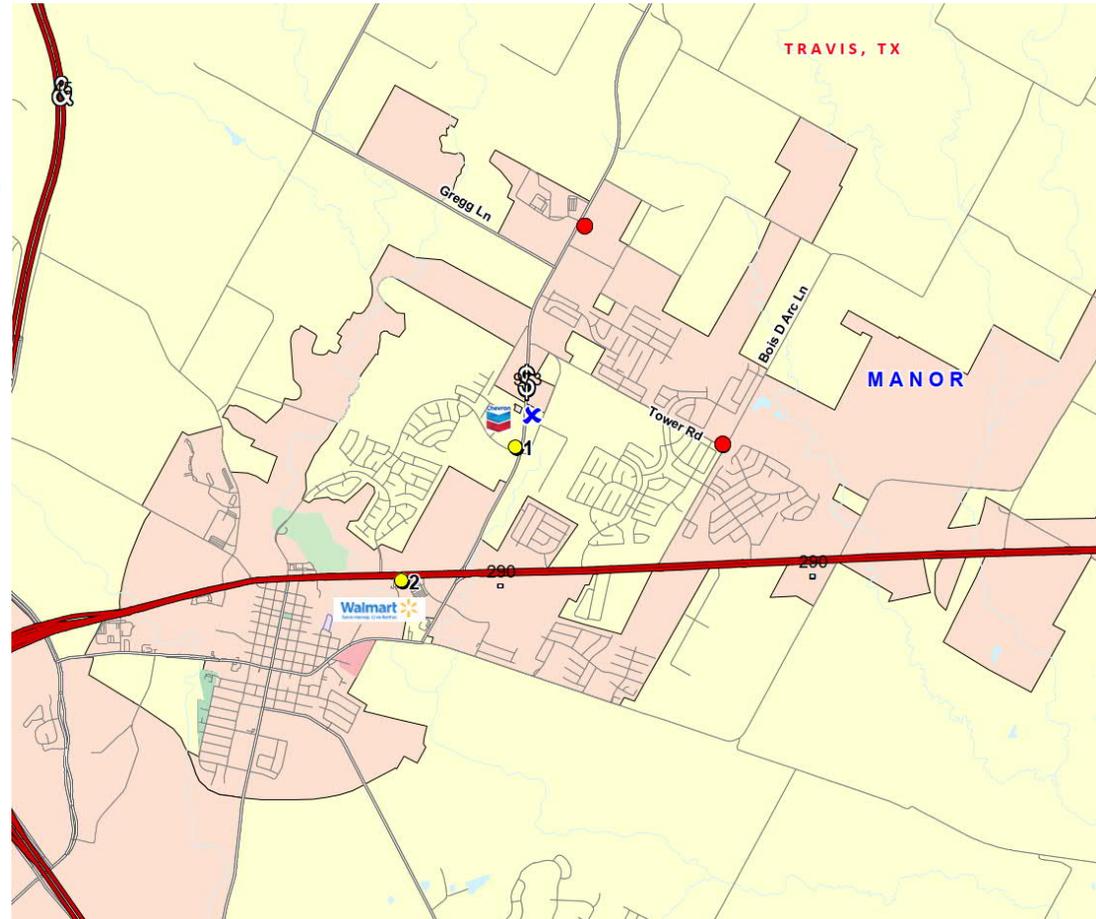
13800 FM 973, Manor, Texas 78653

AVERAGE MONTHLY VOLUME AND SALES

	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	102,930	110,769	114,458
<i>Gasoline Volume (Gallons)</i>	<i>92,828</i>	<i>99,898</i>	<i>103,225</i>
<i>Diesel Volume (Gallons)</i>	<i>10,102</i>	<i>10,871</i>	<i>11,233</i>

Primary Area of Influence	Custom
Area in Square Miles	11.23
Total Intersection Traffic VPD	14,061

Annual Fuel Volume Year 1	1,235,160
Annual Gasoline Volume Year 1	1,113,936
Annual Diesel Volume Year 1	121,224
Fuel Gallons per Dispenser Year 1	20,586



Additional Considerations

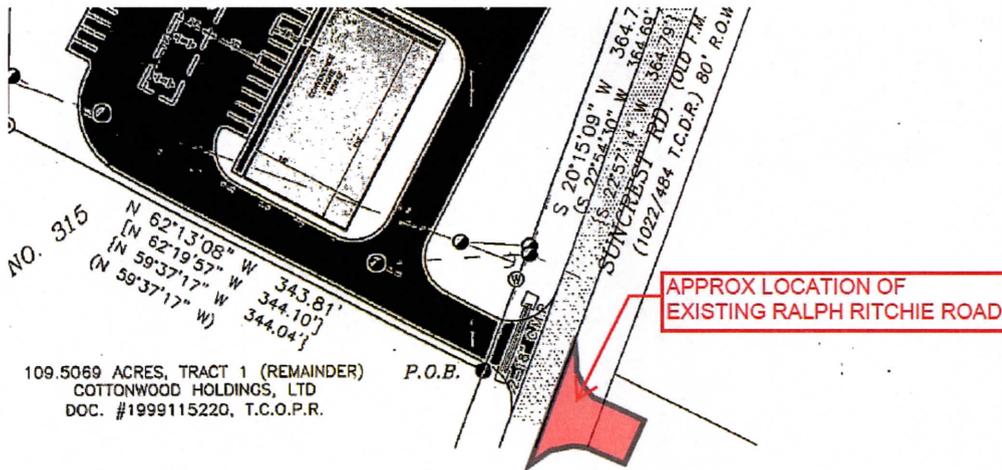
Additional Discussion Items

- Project still includes 2 flex buildings for retail / showroom style facilities
- Project includes Ghost Kitchen concept with 4-8 to-go restaurants
- Project includes EV charging stations with rest area
- Ultimate plans include option to convert fueling canopy to EV additional rest area



Howdy! Please accept this transmittal as written request for CoM consideration and direction to correct the proposed driveway access to Suncrest and Ralph Ritchie. I am presenting this request in my capacity as Developer representative to Cottonwood Holdings Ltd, (CHL) the adjoining property owner immediately to the south of the subject property as referenced in Case 2022-P-1476-CU.

It is our concern that the Suncrest driveway location as proposed on the attached application creates an unsafe opposing offset from Ralph Ritchie. (See below with approximate location of Ralph Ritchie.)



Further the driveway as proposed compromises CHLs site development and driveway access along Suncrest due to required design speed offset between driveways if CHL is unable to obtain access to the Applicant's proposed driveway to Suncrest.

It is the request of CHL, that the Applicant should be required to coordinate a Joint Driveway Access with CHL (that CHL agrees to accommodate) for the construction of a shared driveway that has the proper direct opposing offset from Ralph Ritchie at Suncrest. This joint access can then be used by both the Applicant and CHL for the future development and betterment of their sites and assure the proper geometric turning movements along Suncrest.

