



**COMPREHENSIVE PLAN ADVISORY COMMITTEE  
REGULAR SESSION MINUTES  
JUNE 9, 2021**

**COMMITTEE MEMBERS:**

Julie Leonard, Place 1  
Vacant, Place 2  
Philip Tryon, Place 3  
Prince John Chavis, Place 4  
Vacant, Place 5  
Cecil Meyer, Place 6  
Lakesha Small, Place 7

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Mandy Miller, Administrative Assistant

**REGULAR SESSION – 5:00 P.M.**

With a quorum of the Comprehensive Plan Advisory Committee (CPAC) members present, the regular session of the Manor CPAC Committee was called to order by Committee Member Tryon at 5:08 p.m. on Wednesday, June 9, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

No one appeared to speak at this time.

**REGULAR AGENDA**

- 1. Consideration, discussion, and possible action to appointing a Chairperson to the Comprehensive Plan Advisory Committee.**

The City staff recommended that the Comprehensive Plan Advisory Committee appoint a Chairperson.

Committee Member Tryon called for volunteers for the position of Chairperson for the CPAC Committee.

Committee Member Chavis volunteered.

**MOTION:** Upon a motion made by Committee Member Tryon and Seconded by Committee Member Leonard to appoint Committee Member Prince J. Chavis as Chair of the Comprehensive Plan Advisory Committee.

There was no further discussion.

**Motion to appoint carried 5-0**

**The meeting was turned over to Chair Chavis.**

**2. Consideration, discussion, and possible action on activities related to the Comprehensive Plan Advisory Committee.**

Development Services Director Dunlop introduced Chance Sparks with Freese and Nichols, Project Manager for the Manor Comprehensive Plan 2050.

Mr. Sparks presented the attached PowerPoint Presentation regarding the Manor Comprehensive Plan Destination 2050.

The following topics were discussed:


- Introduction of the Team
- What is a Comprehensive Plan
- Plan Process and Expectations
- Community Snapshot & Context
- Issues and Opportunities
- Visioning
- Preview Community Survey #1
- Next Steps

**ADJOURNMENT**


The Regular Session of the CPAC Committee Adjourned at 6:20 p.m. on Wednesday June 9, 2021.

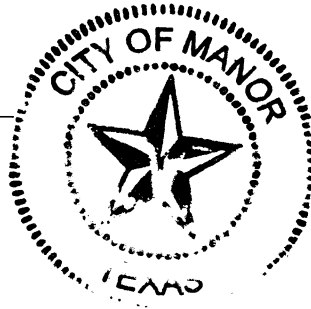
These minutes approved by the CPAC Committee on the 8<sup>th</sup> day of September 2021.

**APPROVED:**

  
\_\_\_\_\_  
Prince J. Chavis  
Chair

**ATTEST:**

  
\_\_\_\_\_  
Scott Dunlop  
Development Services Director





COMPREHENSIVE PLAN ADVISORY  
COMMITTEE MEETING #1

# Manor Comprehensive Plan

June 9, 2021  
Manor, TEXAS



# Agenda

- Introductions
- What is a Comprehensive Plan?
- Plan Process and Expectations
- Community Snapshot & Context
- Let's Get Started!
  - *Issues and Opportunities*
  - *Visioning*
- Preview Community Survey #1
- Next Steps

# Meet the Team



**Wendy Shabay, FAICP**  
*Principal-in-charge*



**Chance Sparks, AICP, CNU-A**  
*Project Manager*



**Carly J. Kehoe, JD**  
*Assistant Project Manager*



**Gail Ferry Katalenas, PLA, AICP**  
*Urban Planner + Landscape Architect*



**Lauren Garrott**  
*Urban Planner*



**Travis James, MBA**  
*Economic Development*



**Linda Huff**



**Jessica Vassar**



**David Paine**



**Kim Patak**

# Introductions

Introduce yourself and tell us:

*Who you are?*

*What stake you have in Manor?*

(i.e. resident, business owner, etc.)

*Your hope for this plan?*

## Advisory Committee Members

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|             |         |              |
|-------------|---------|--------------|
| Julie       | Leonard | Vice Chair   |
| Philip      | Tyron   | Chairperson  |
| Prince John | Chavis  | Commissioner |
| Cecil       | Meyer   | Commissioner |
| LaKesha     | Small   | Commissioner |

## City Team

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|       |        |   |
|-------|--------|---|
| Scott | Dunlop | Assistant Development Services Director |
|-------|--------|---|

WHAT IS A

# Comprehensive Plan?



# Comprehensive Planning

- What is a comprehensive plan?
  - Community's Vision
  - Long-term statement that guides policy
  - Basis for subsequent ordinances
  - Tool for decision-making



**Live Oak Comprehensive Plan**

**Big Ideas Workshop**  
July 18, 2019

**TIMELINE OF OUTREACH ACTIVITIES**

| May 2019          | June 2019             | July 2019   | August 2019   | September 2019    | November 2019     | December 2019   | January 2020   |
|-------------------|-----------------------|---|---|-------------------|-------------------|---|--|
| • CPAC Meeting #1 | • Stakeholder Meeting | • CPAC Meeting #2<br>• Big Ideas Workshop<br>• Comprehensive Plan Survey Opened | • CPAC Meeting #3<br>• Comprehensive Plan Survey Closed | • CPAC Meeting #4 | • CPAC Meeting #5 | • Planning and Zoning Commission Review of the Comprehensive Plan | • City Council Review and Adoption of the Comprehensive Plan |

The bottom section of the image features a 'TIMELINE OF OUTREACH ACTIVITIES' with a horizontal arrow pointing from May 2019 to January 2020. Above the timeline are several circular inset photos showing community members engaged in workshops and meetings, with one photo specifically labeled 'Big Ideas Workshop July 18, 2019'.

# ANATOMY OF YOUR COMPREHENSIVE

## 1

### INTRODUCTION AND COMMUNITY SNAPSHOT

- *Introduction to the comprehensive plan, and how to use it*
- *Historic timelines and key events that shaped Manor today*
- *Demographic data (that tells a story)*
- *Planning context (past planning efforts, regional efforts, physical attributes, COVID)*

## 2

### VISION, GUIDING PRINCIPLES AND GOALS

- *Vision statement – what is Manor like in 2050?*
- *Guiding principles – the moral compass of the city and guidepost for decision-making in the unexpected*
- *Goals – topical future conditions to achieve the vision*
- *Summary of engagement and data (appendix)*

# ANATOMY OF YOUR COMPREHENSIVE PLAN

**3**

## LAND USE, GROWTH AND DOWNTOWN/TOD

- *Existing land use analysis*
- *Future land use plan with metrics, place types and map*
- *Population patterns and projections*
- *Downtown/Transit-Oriented Development (may become separate document for ease of reference)*

**4**

## TRANSPORTATION

- *Current plans and agency coordination (MPO, TXDOT, CapMetro, etc.)*
- *Existing conditions assessment and evaluation of future roadway needs*
- *Thoroughfare plan, functional classifications and design standards (multiple modes)*
- *Action plan*

# ANATOMY OF YOUR COMPREHENSIVE PLAN

5

## INFRASTRUCTURE

- *Integrating utility system plans and strategies*
- *Approaches to stormwater management and environment*
- *Infrastructure efficiency*

6

## PARKS, RECREATION, AND OPEN SPACE

- *Community context and inventory*
- *Vision/goals (independent for TPWD compliance)*
- *Needs assessment (standards-, demand- and resource-based)*
- *Recommendations and Action Plan*

# ANATOMY OF YOUR COMPREHENSIVE PLAN

## 7

### ECONOMIC RESILIENCY

- *Evaluate current approaches to building economically resilient and diverse communities in light of current influences*
- *Density needs and variables that influence the vibrancy of commercial corridors and nodes*
- *High level economic and tax impacts of plan components, with likely job activity and incremental revenue capture*
- *Evaluation of catalytic locations identified through analysis, and pathways to achievement*

## 8

### COMMUNITY IDENTITY AND URBAN DESIGN

- *Street design and pedestrian enhancements*
- *Gateways along key routes to and through the city*
- *Community image*
- *Screening and aesthetics*
- *Neighborhood stability, displacement and enhancement (sometimes in different chapter)*

# ANATOMY OF YOUR COMPREHENSIVE PLAN

## 9

### IMPLEMENTATION

- *Divides policies and related recommendations into specific techniques*
- *Prioritizes actions into appropriate time periods*
- *Metrics from which to gauge the effectiveness of the strategies*
- *Diagnostic analysis and report on the City's current ordinances to align with the Plan*

# Plan Process and Expectations

# Comprehensive Plan Process



## Public Outreach & Participation

*Online Survey*

*Comprehensive Plan Advisory  
Committee Meetings*

*Community Meetings*

*City Council Input*



## Needs Assessment

*Analysis of Existing  
Conditions*

*Needs Assessment*



## Draft Plan Concepts and Recommendations

*Draft Vision, Land Use,  
Concepts and  
Recommendations*



## Finalize Plan

*Adoption of Plan by  
City Council*



# Public Outreach Events & Activities

JUNE 2020



**CPAC  
Meeting #1**

JULY/  
AUGUST 2020



**CPAC  
Meeting #2**

SEPTEMBER/  
OCTOBER 2020



**CPAC  
Meeting #3**

NOVEMBER 2020



**CPAC  
Meeting #4**

DECEMBER 2020/  
JANUARY 2021



**CPAC  
Meeting #5**

**City Council Input**

**Community Meeting**

**Community  
Meeting**

**Plan Adoption**

# Comprehensive Plan Advisory Committee Expectations

The primary role of the Comprehensive Plan Advisory Committee (CPAC) is to provide input to assist the planning team in the preparation of the Comprehensive Plan relevant to:

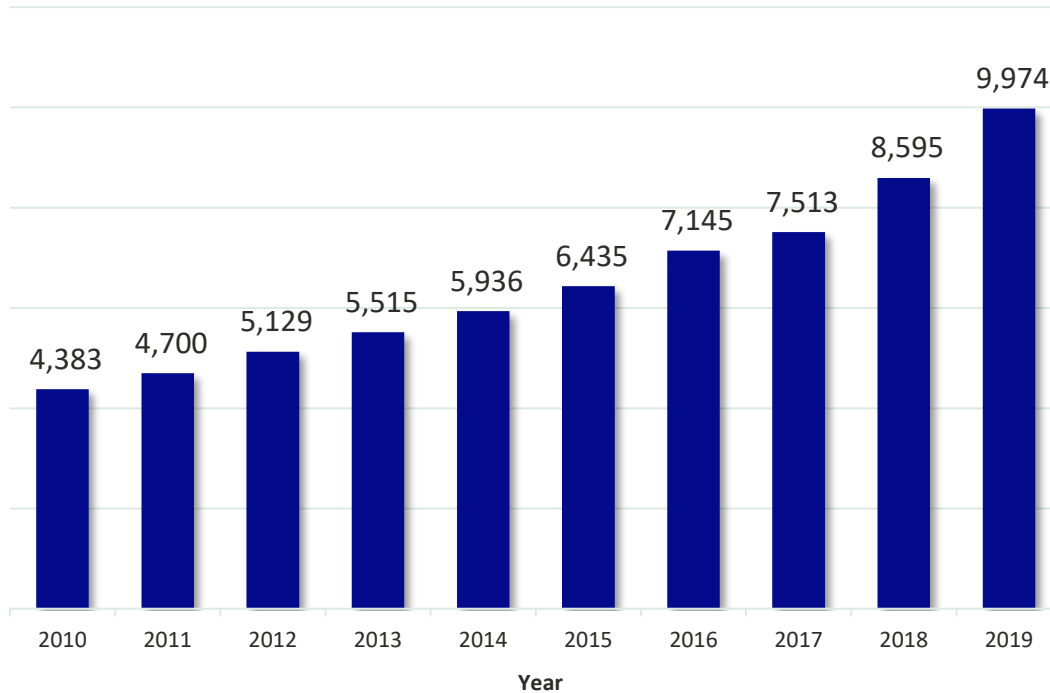
- Providing knowledge of the area
- Identification of issues / opportunities
- Community vision and goals
- Guide Plan recommendations and priorities
- Ambassadors of the Plan



# Community Snapshot & Context

# Community Snapshot

## HISTORICAL POPULATION TRENDS



Source: U.S. Census Bureau 2010-2019 5-Year Estimates

## POPULATION PROJECTIONS

| Year        | Growth Rate Scenarios |               |               |
|-------------|-----------------------|---------------|---------------|
|             | 1.0%                  | 3.0%          | 5.0%          |
| <b>2020</b> | <b>10,591</b>         | <b>11,826</b> | <b>13,061</b> |
| 2021        | 10,697                | 12,181        | 13,714        |
| 2022        | 10,804                | 12,546        | 14,400        |
| 2023        | 10,912                | 12,923        | 15,120        |
| 2024        | 15,071                | 17,691        | 20,606        |
| <b>2025</b> | <b>15,222</b>         | <b>18,222</b> | <b>21,636</b> |
| 2026        | 15,374                | 18,769        | 22,718        |
| 2027        | 15,528                | 19,332        | 23,854        |
| 2028        | 15,683                | 19,912        | 25,047        |
| 2029        | 15,840                | 20,509        | 26,299        |
| <b>2030</b> | <b>15,998</b>         | <b>21,124</b> | <b>27,614</b> |
| 2031        | 16,158                | 21,758        | 28,995        |
| 2032        | 16,320                | 22,411        | 30,445        |
| 2033        | 16,483                | 23,083        | 31,967        |
| 2034        | 16,648                | 23,775        | 33,565        |
| <b>2035</b> | <b>16,814</b>         | <b>24,488</b> | <b>35,243</b> |
| 2036        | 16,982                | 25,223        | 37,005        |
| 2037        | 17,152                | 25,980        | 38,855        |
| 2038        | 17,324                | 26,759        | 40,798        |
| 2039        | 17,497                | 27,562        | 42,838        |
| <b>2040</b> | <b>17,672</b>         | <b>28,389</b> | <b>44,980</b> |

| Year        | Growth Rate Scenarios |               |               |
|-------------|-----------------------|---------------|---------------|
|             | 1.0%                  | 3.0%          | 5.0%          |
| <b>2045</b> | <b>18,574</b>         | <b>32,911</b> | <b>57,407</b> |
| 2046        | 18,760                | 33,898        | 60,277        |
| 2047        | 18,948                | 34,915        | 63,291        |
| 2048        | 19,137                | 35,962        | 66,456        |
| 2049        | 19,329                | 37,041        | 69,778        |
| <b>2050</b> | <b>19,522</b>         | <b>38,153</b> | <b>73,267</b> |

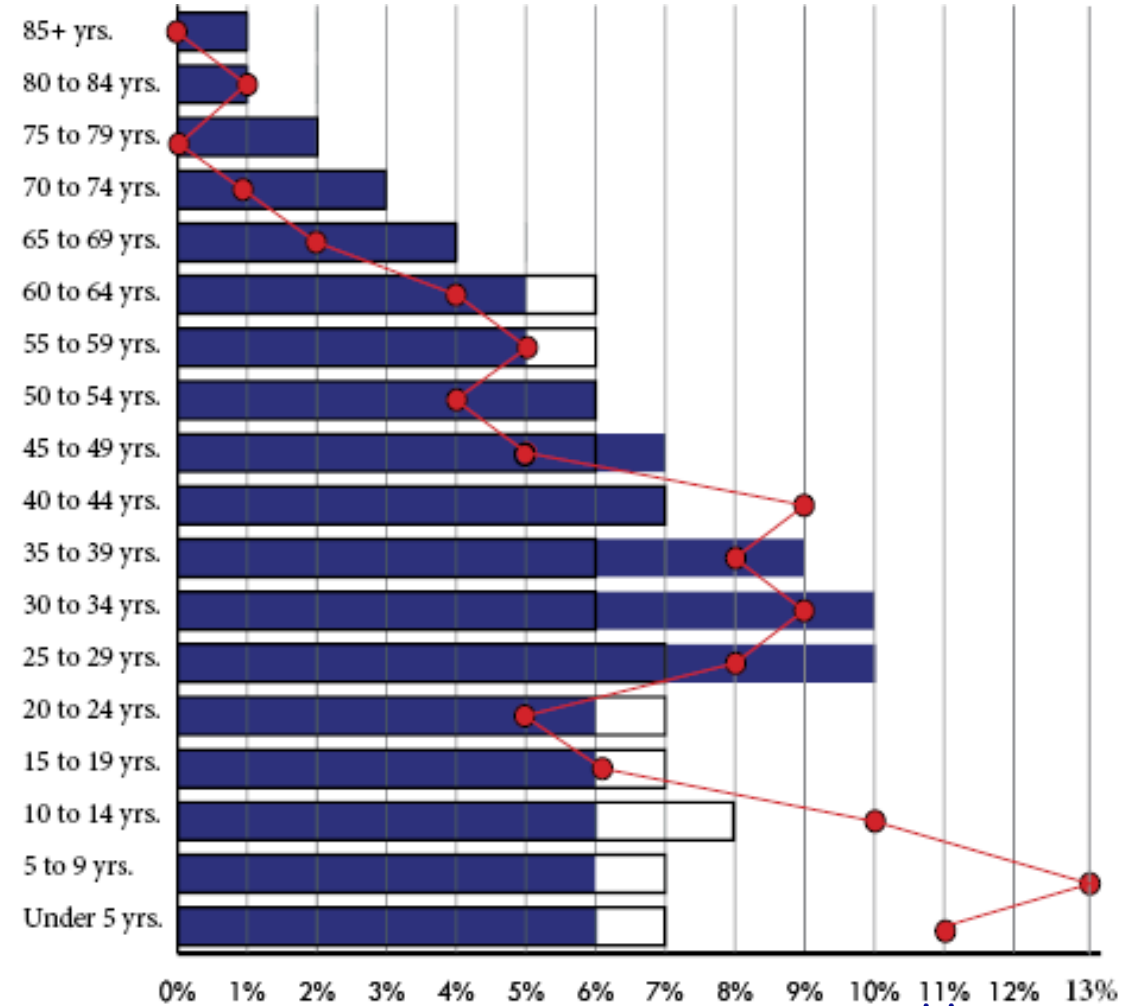
Source: Freese and Nichols, Inc. Population Projections  
Based on U.S. Census Bureau 2019 5-Year Population Estimate



# Community Snapshot

## MEDIAN AGE (2019)

|       |                  |       |
|-------|------------------|-------|
| 29.2  | 34.2             | 35.1  |
| Manor | Travis<br>County | Texas |



0% 1% 2% 3% 4% 5% 6% 7% 8% 9% 10% 11% 12% 13%

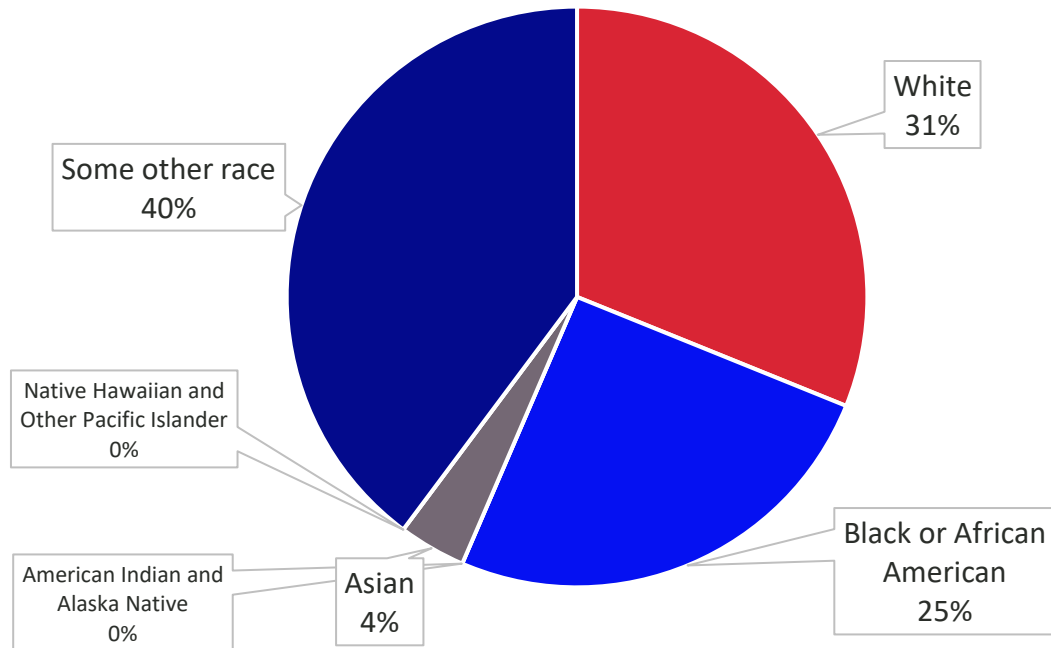
□ Texas   ■ Travis County   ● Manor



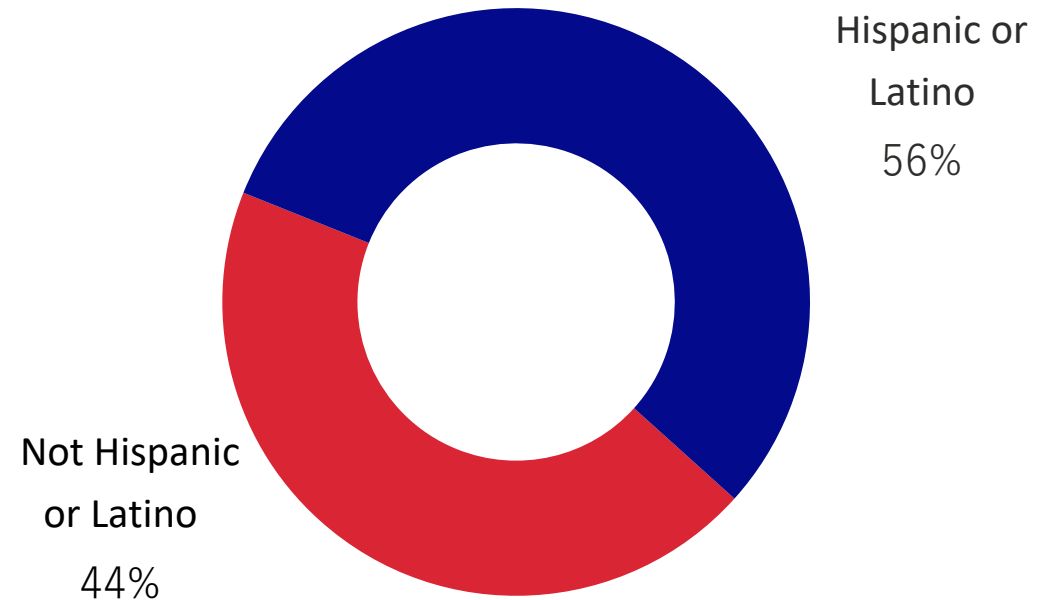
Source: U.S. Census Bureau 2010-2019 5-Year Estimates

# Community Snapshot

## RACIAL DISTRIBUTION



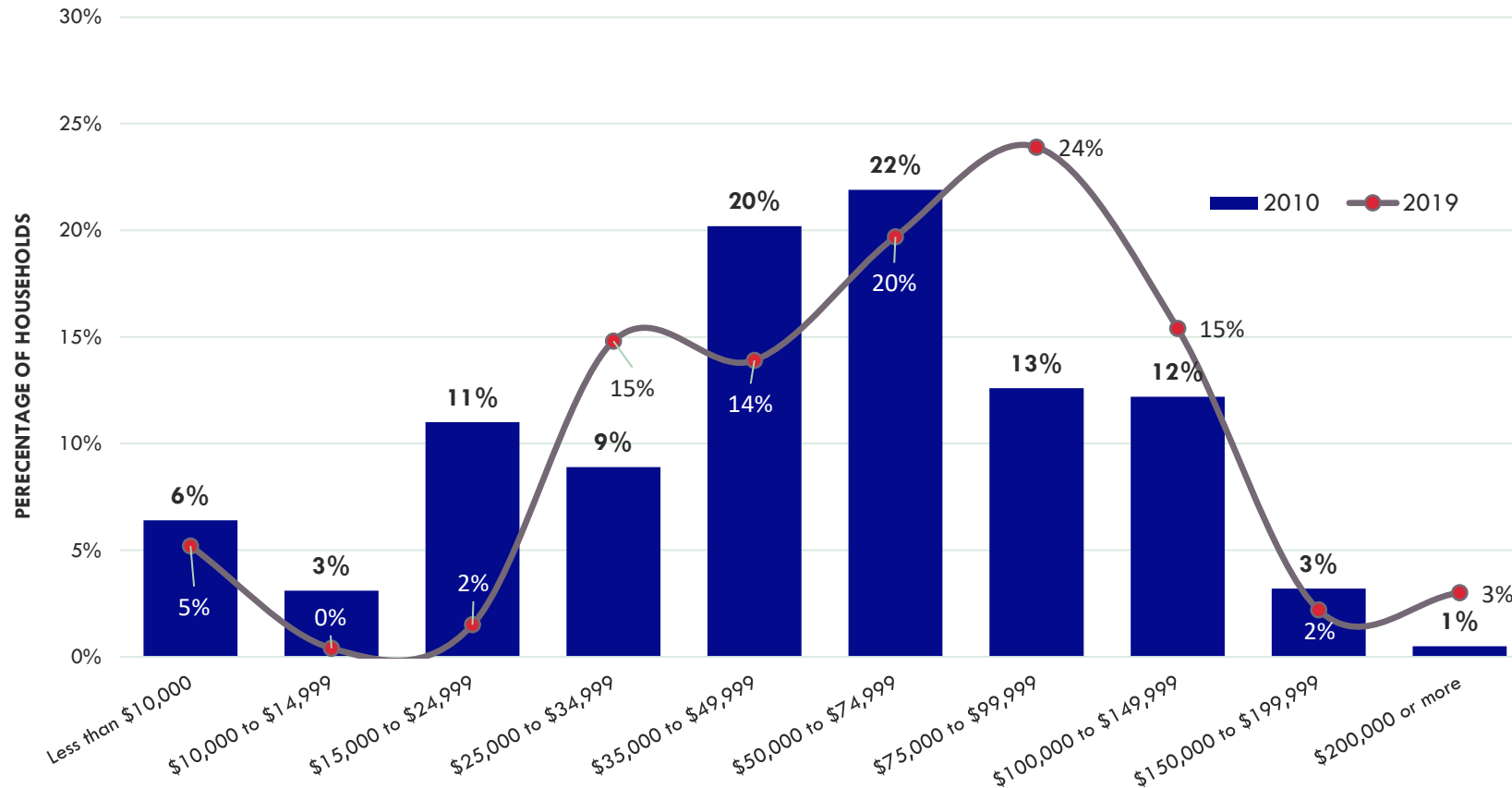
## ETHNICITY



Source: U.S. Census Bureau 2010-2019 5-Year Estimates

# Community Snapshot

## HOUSEHOLD INCOME



## MEDIAN HOUSEHOLD INCOME INCREASE

2010 to 2019

- Manor **+35%**
- Travis County **+56%**
- Texas **+32%**

HOUSEHOLD INCOME

Source: U.S. Census Bureau 2010-2019 5-Year Estimates

# Community Snapshot

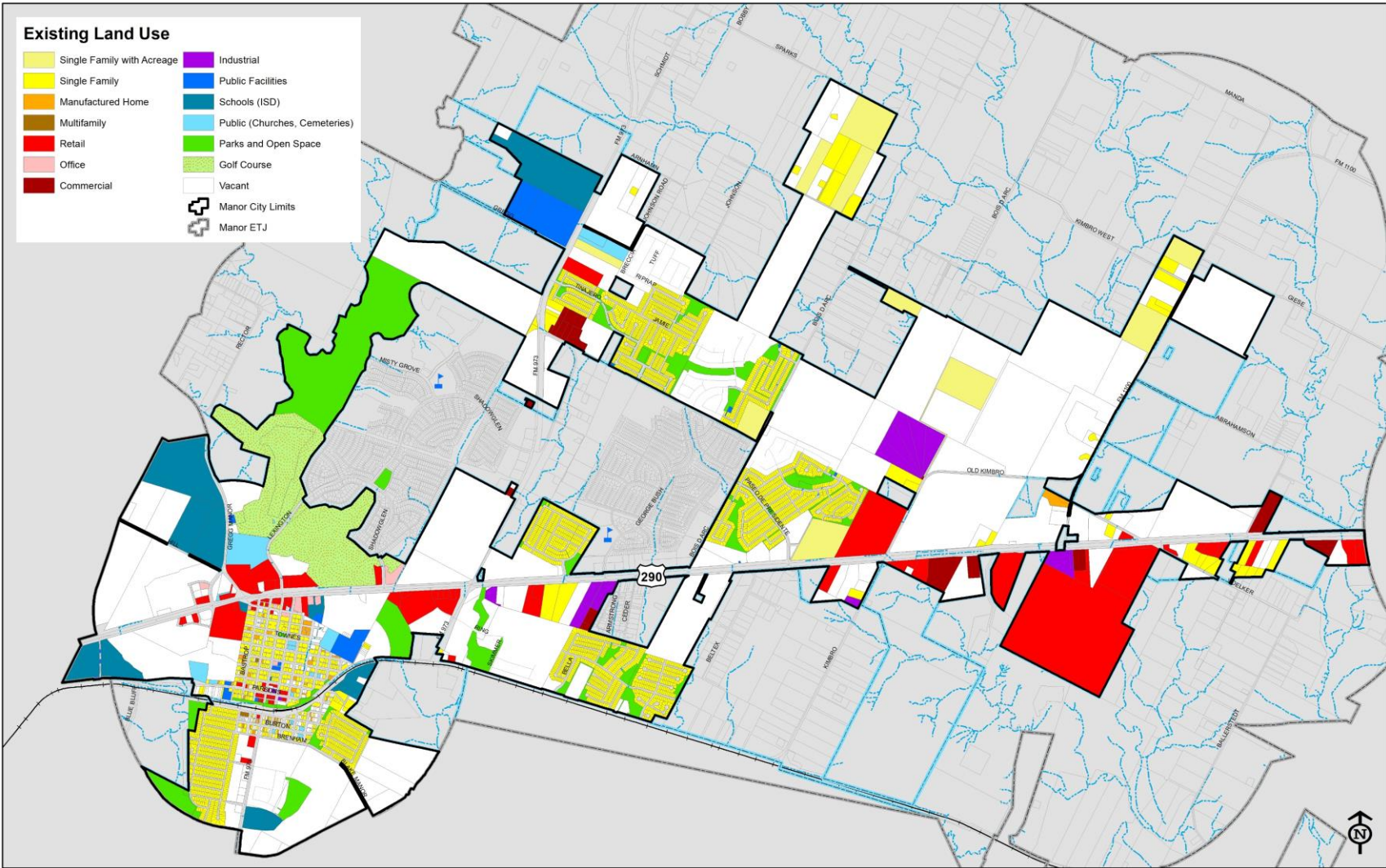
## HOUSEHOLD TYPE

| Year | Household Data |                        |            |                  |                   |
|------|----------------|------------------------|------------|------------------|-------------------|
|      | Households     | Average Household Size | Median Age | Household Income | Median Home Value |
| 2000 | 556            | 2.98                   | *          | *                | *                 |
| 2010 | 1,466          | 3.30                   | 29.5       | *                | *                 |
| 2020 | 3535           | 3.36                   | 31.5       | \$63,816         | \$184,263         |
| 2025 | 4,121          | 3.36                   | 30.7       | \$70,560         | \$211,484         |





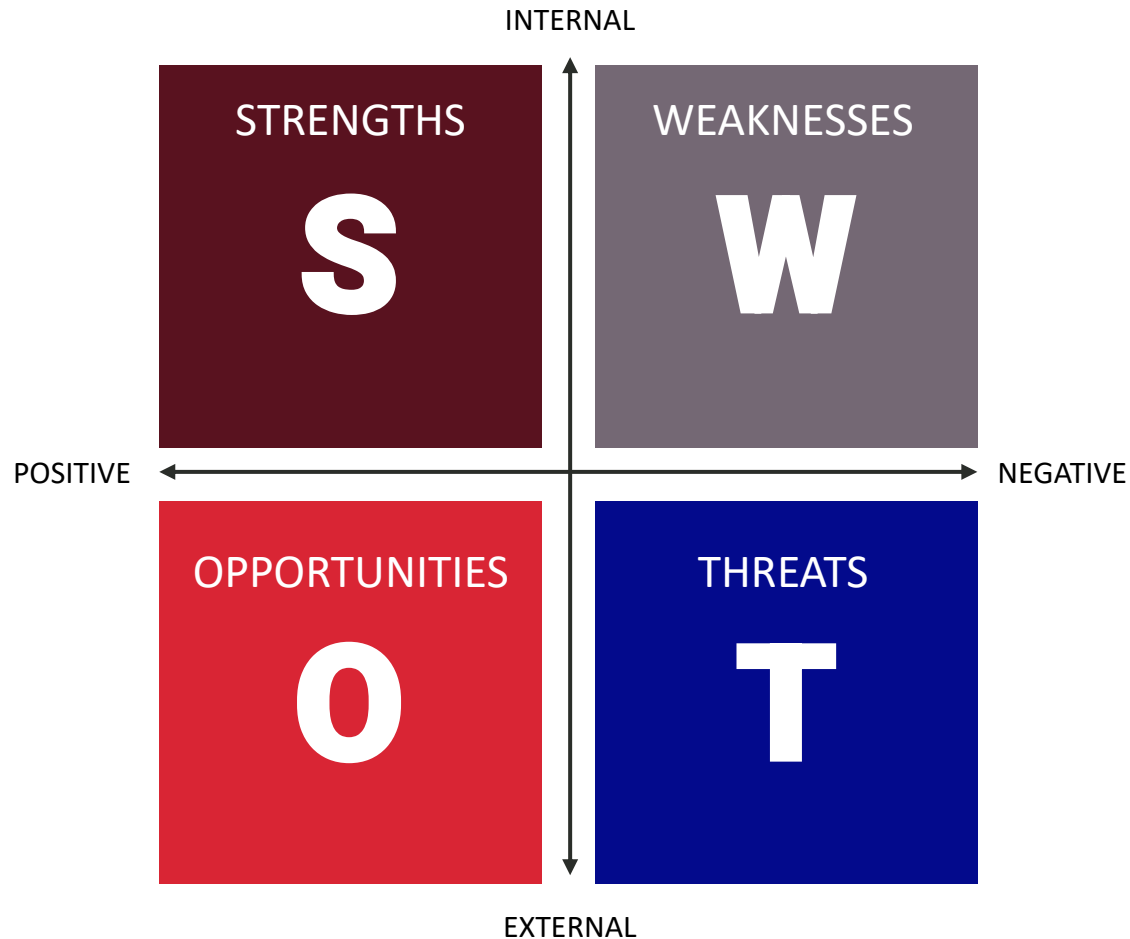
# Existing Land Use Map



Let's Get Started!

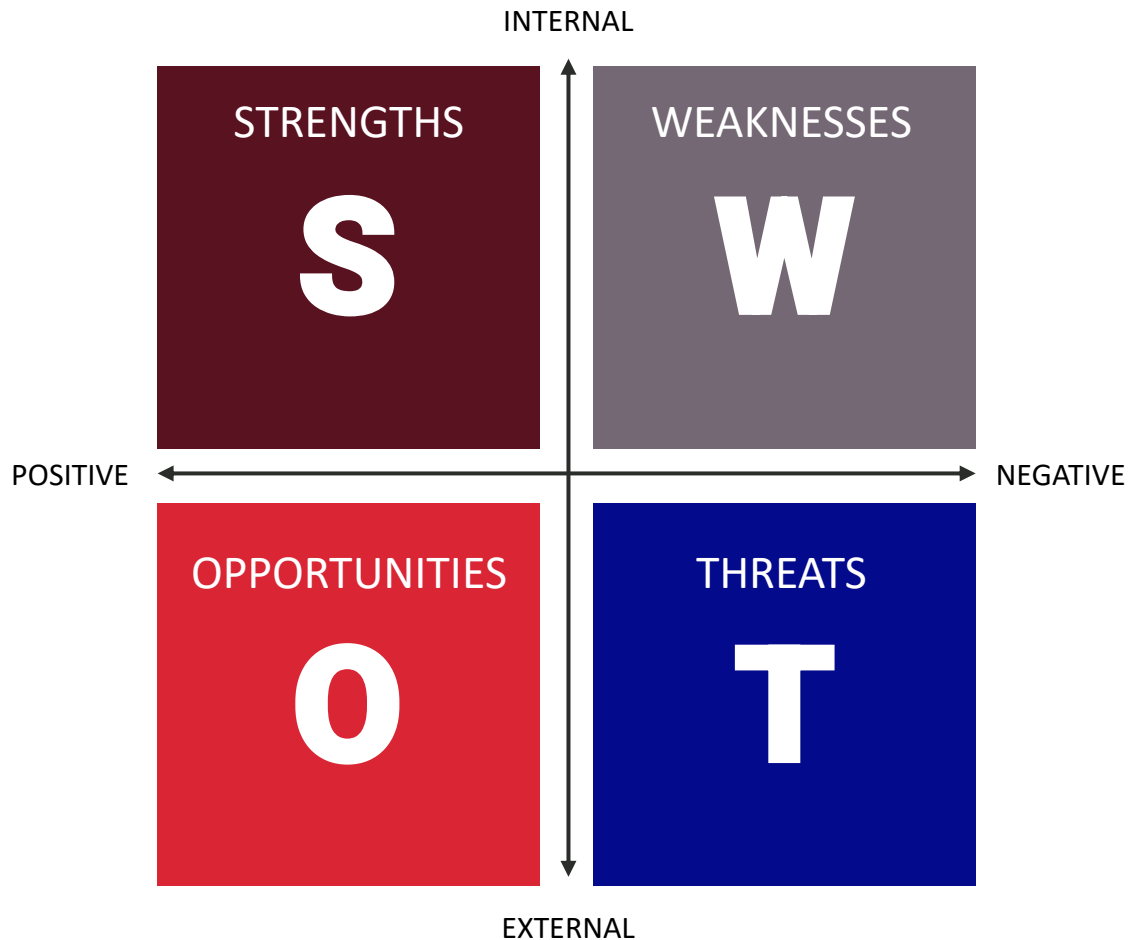
# Issues, Opportunities, and Visioning Exercise

# Manor's Current Strengths



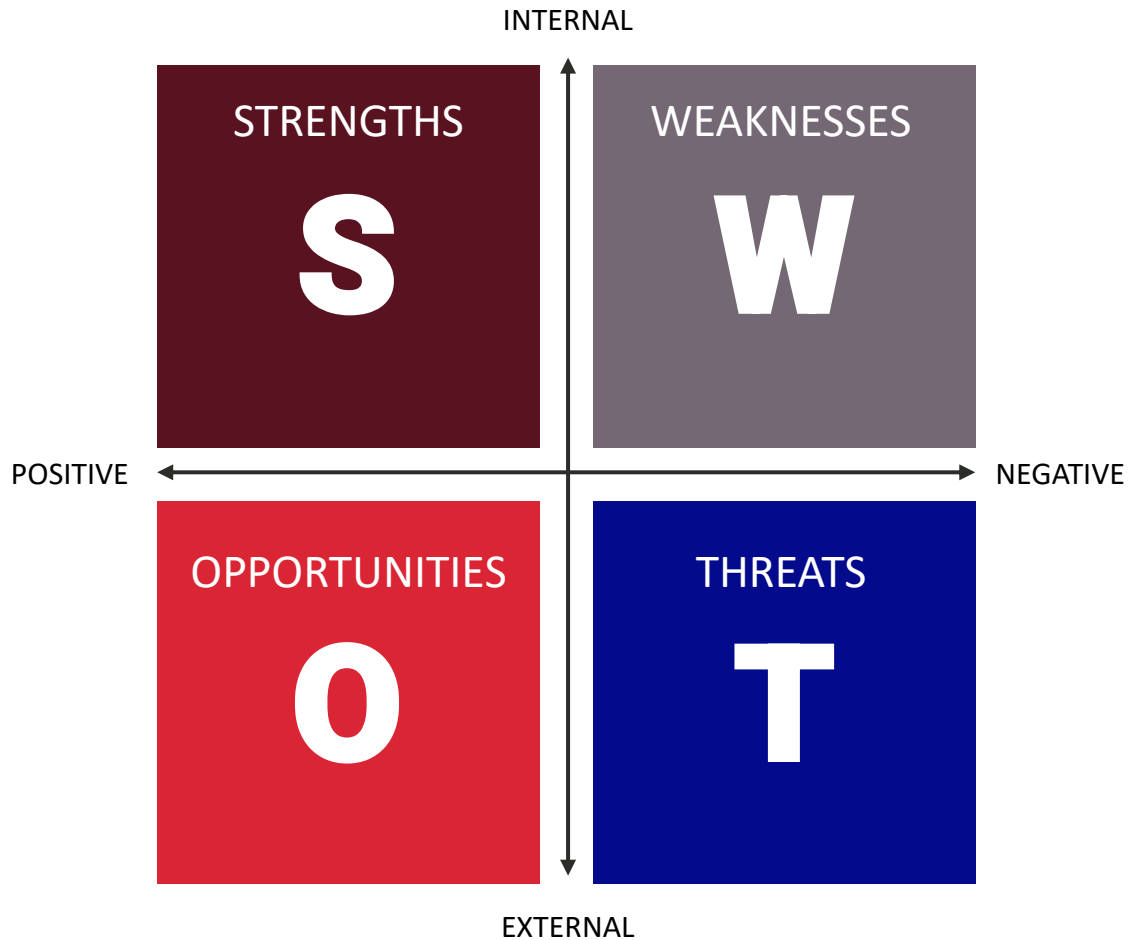
- Community activism
- Social engagement
- City employee leadership
- Lack of size allows flexibility to think outside of the box
- Proximity to Austin
- Affordability
- Small town networking
- Ideal place to live and work
- Growing community
- Local business leaders
- Location along Hwy 290 corridor (x2)
- Technology firms nearby - Tesla, Samsung (x2)

# Manor's Current Weaknesses



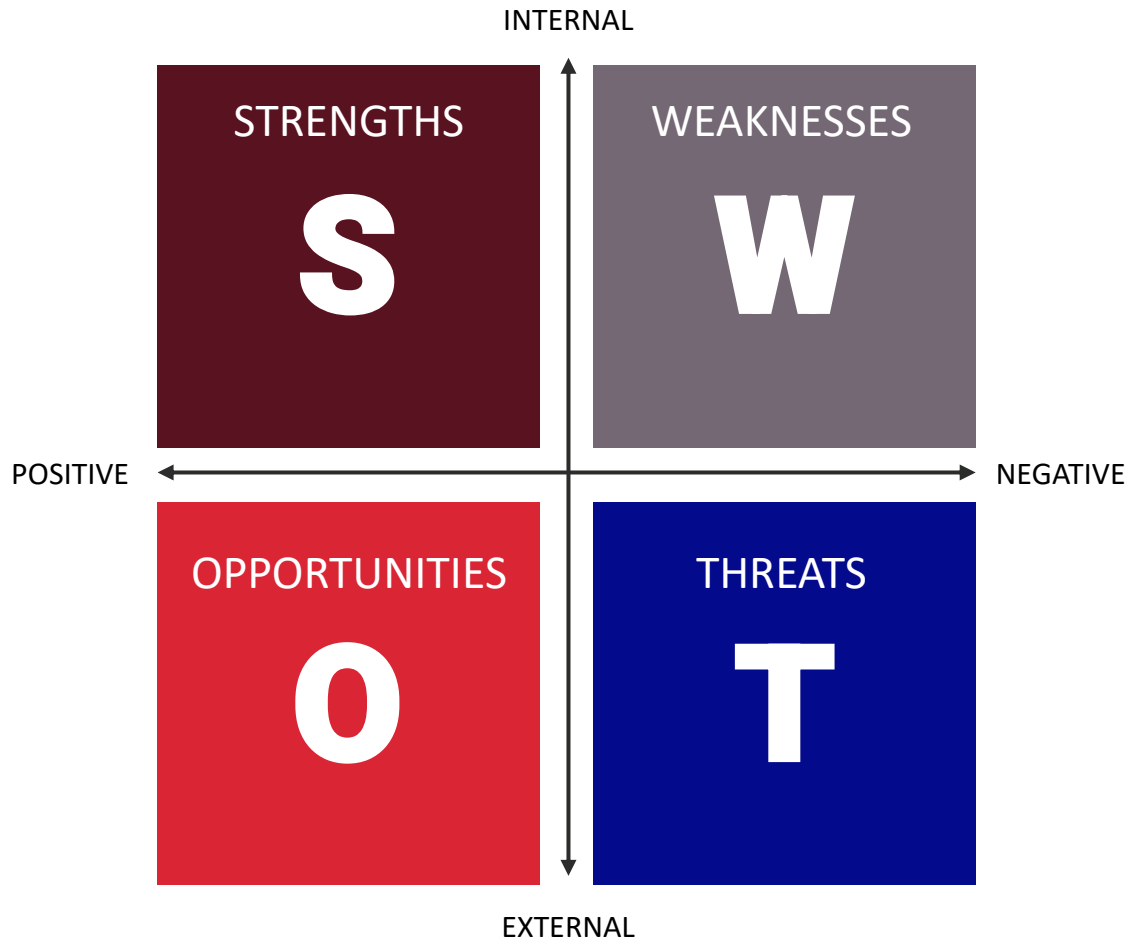
- Infrastructure spread across disparate entities (no ownership)
- No roadmaps for future projects
- Road conditions and traffic (x2)
- Dirty water for some sub-divisions
- Toxic chemical plants next to neighborhoods
- Lack of size and experience can limit resources to act on ideas that promote the well-being of the town before development overwhelms it.
- Ability to maintain growth
- Majority of area ETJ to the City
- Not enough parks or community facilities
- No grocery store
- Not enough options for entertainment

# Opportunities for Manor's Future



- Roadway infrastructure, traffic
- Fun destinations (water park, movie theater)
- Outdoor trails and nature preserves
- Ongoing communications with government (Mayor's weekly TV show via social media)
- Community outreach
- Professional sports
- Manor has an opportunity to plan ahead for its business, transportation, recreation and housing needs while there is still land available.
- Manor can develop standards that allow for cohesive designs and prevent visual blights that plague larger cities.
- Expand city limits
- Optimize space for future industry growth

# Threats for Manor's Future



- Roadway infrastructure, traffic (x5)
- Manor ISD
- Negligence related to infrastructure
- Lack of retail interests
- Cost cutting measures suggested by engineering firm that cause long term issues (wastewater treatment plant in the middle of the city making it smell like poop all the time)
- Looking like any suburban city and lose its uniqueness
- Small town politics
- A lack of planning for future growth
- Development along Hwy 290 lacks insight for comprehensive consistency and nature
- Tax burden and home market skyrocketing
- Legislature redistricting

# Where we've been

# How do you think the City has done over the last 10 years in managing development?





**What does Manor  
want to be?**

# Visioning

What are your Big Ideas for Manor?

How do you envision Manor in 15 to 30 years?



# What is your vision for Manor?

“Manor can become a **destination** and not a drive through by expanding options for **fun** and **outdoor activities**. Manor could have **good roads** and water **infrastructure**.”

“Manor should be a city that is **attractive, diverse, accessible, sustainable** and **livable**; one with sufficient employment and **recreational opportunities**.”

“Built by the community for the most **favorable** life experience. The home base for **families** connected to central TX.”

“An **inclusion** and **environmentally sustainable community** where people from all backgrounds can live, work, and play.”

“A **booming metropolis** with combination of many **residents** working and living in Manor; **visitors** are coming to Manor to enjoy the wide range of **entertainment venues** and options and **business hub**.”

# Community Survey #1

# We want to hear from you!

## Take the Survey!

### Welcome

We want to hear from you!

The City of Manor is in the process of updating its comprehensive plan, and we would like your input! Please take this quick survey to share your thoughts.

1. A comprehensive plan is the City's guidebook for decision-making over the next 20 to 30 years.
2. The City Council, Planning & Zoning Commission, and City Staff will use the plan to make important land use, budgeting, and development decisions.
3. Destination 2050 will address topics such as land use, mobility, infrastructure, neighborhoods, economic development, community image, and more.
4. We need your input! The community's vision will form the foundation of this plan.
5. Thank you for helping shape the future of Manor!

### Priorities

Instructions: What are your priorities for the City's future? Rank the items by dragging and dropping them in the order of importance with the most important element at the top. You can suggest other priorities for consideration.

Move items here.

Growth & Land Use: Land use types and where/how future development should occur

+

Transportation & Mobility: Efficient and safe vehicular, pedestrian, and bike mobility

+

Infrastructure: Streets, stormwater, water, and wastewater infrastructure to support the community's development

+

<https://freese.mysocialpinpoint.com/destinationmanor/getinvolved>

# Mapping Exercise

# Put it on the map



Drag to comment



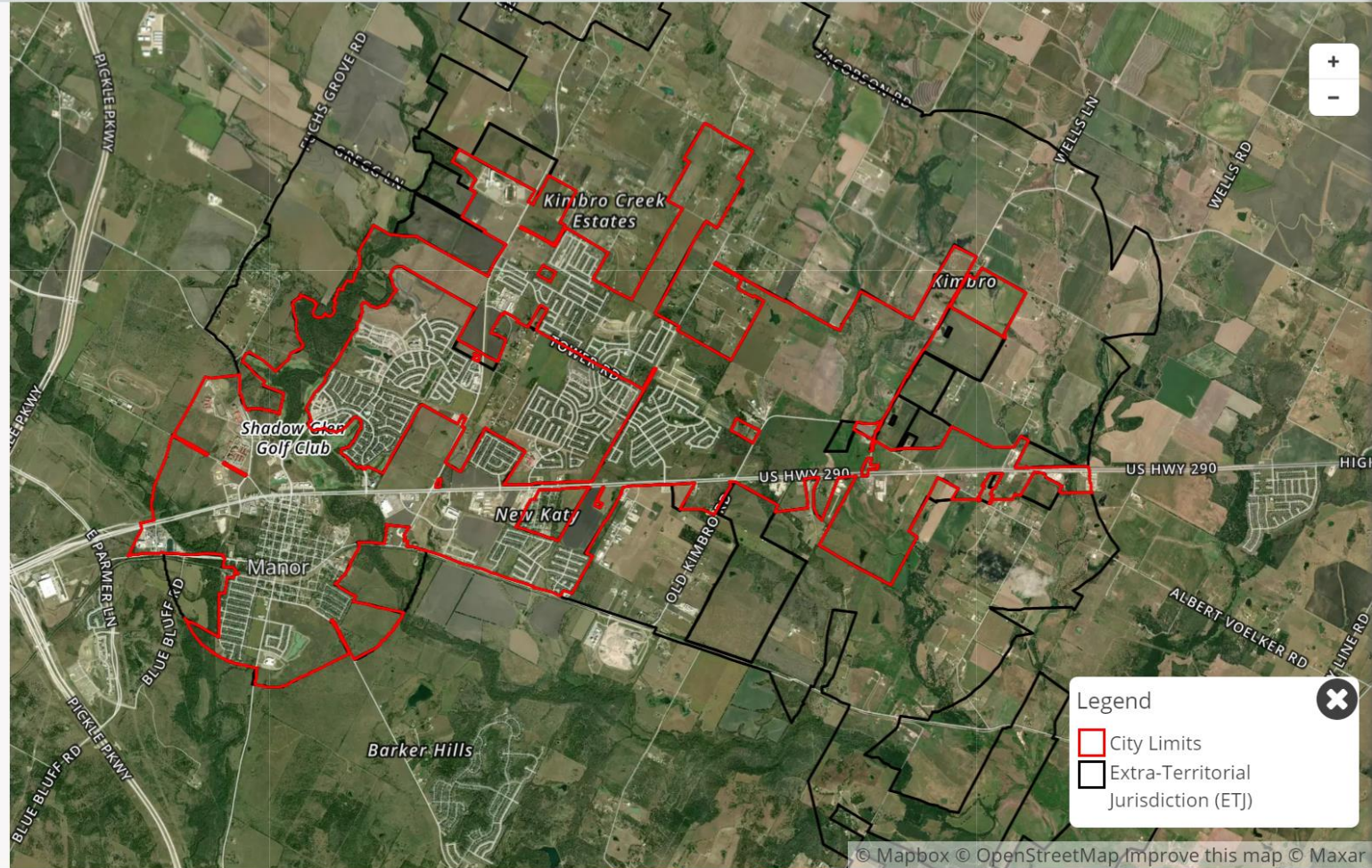
Return

WHAT TO DO

ACTIVITY

## What to do

Please provide feedback on various topics by dragging and dropping their pins onto the map. Indicate whether you are identifying a problem, an opportunity, or an idea you have, and provide a brief comment to explain. You can zoom in on the map for accuracy, and reposition the pins by dragging them.



<https://freese.mysocialpinpoint.com/destination-manor-map>

# Development Activity



# Development Map

Manor, TEXAS



DR Horton Two-Family (TF) Zoning Request  
142 lots - 284 units

Shadowglen Phase 3  
1,046 SF lots

Manor Heights  
1,119 - 1,259 single family lots  
300 - 400 medium density lots (townhome)  
24 acres commercial

Idea School

Multi-Family 15 (MF-1) Zoning Request

Manor Grand Apartments  
271 Units

Grassdale Apartments  
320 Units

Las Entradas North and South

# Next Steps

# Take the Survey!

Home Get Involved Team Documents Contact Us

## Get Involved

Provide input to shape the Comprehensive Plan

### Community Participation

The Destination 2050 Comprehensive Plan will be an action-oriented document that helps guide City decisions in Manor. Over the next 15 months, the City will host a variety of meetings, events, and engagement opportunities that will be open to the public.

We want to hear from you! What is your vision for the future of Manor?



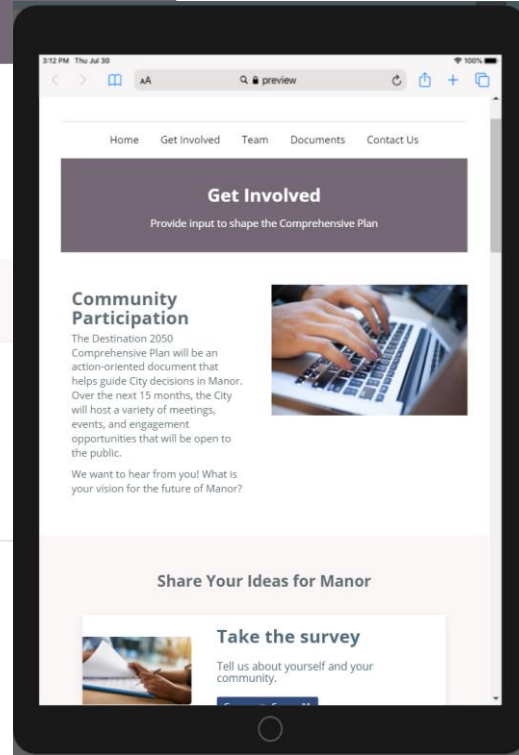
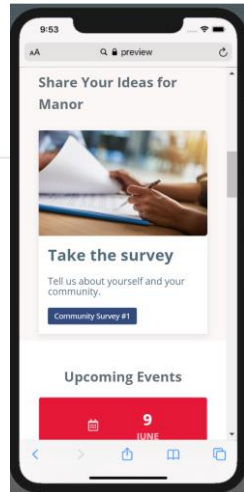
### Share Your Ideas for Manor



### Take the survey

Tell us about yourself and your community.

Community Survey #1



- Monitor the Project Website
- Take the online Survey
- Encourage Others to participate

[www.freese.mysocialpinpoint.com/destinationmanor/home](http://www.freese.mysocialpinpoint.com/destinationmanor/home)

# Next Steps

- Take the Online Survey!  
*It's live now*
- City Council Presentation *August*
- Community Meeting in **August**
- Next CPAC meeting in **August**

