



**CITY COUNCIL
REGULAR SESSION MINUTES
JULY 20, 2022**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

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

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Scott Dunlop, Development Services Director
Ryan Phipps, Chief of Police
Denver Collins, Captain
Scott Jones, Economic Development Director
Debbie Charbonneau, Heritage and Tourism Manager
Tracey Vasquez, HR Manager
Michael Tuley, Director of Public Works
Phil Green, IT Director
Michael Pachnick, IT Technician
Frank T. Phelan, P.E., City Engineer
Paige Saenz, 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 7:02 p.m. on Wednesday, July 20, 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.

PRESENTATION

A. ConnectATX presented by Stephanie Gatica, System Outreach Coordinator of United Way of Greater Austin.

Ms. Gatica introduced herself and Ms. Anabella Tarango, Community Integration Manager and discussed the attached information regarding ConnectATX. Ms. Tarango navigated through the ConnectATX online site and explained the different options the site offered. Ms. Gatica explained how ConnectATX would help the community find different resources that are connected through United Way. <https://www.unitedwayaustin.org/connectatx/>

PUBLIC COMMENTS

Robert Battaile, Manor, Texas spoke in regard to a master plan he created for the parks. He is requesting for all meetings to be recorded. Ms. Battaile also suggested for the creation of a park's recreation department and the increase of in-lieu park fees. He spoke in regard to the park trail and expressed his concerns regarding parking.

Mayor Harvey informed Mr. Battaile of the city's comprehensive planning process and invited him to the online surveys that are being conducted regarding his suggestions.

No one else appeared at this time.

PUBLIC HEARINGS

- 1. Conduct a Public Hearing on an ordinance annexing 62.84 acres, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.**

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

Mayor Harvey opened the public hearing.

Scott Dunlop, Development Services Director discussed the proposed annexation.

Discussion was held regarding the reason why property owners did not want to annex before.

Discussion was held regarding the lift station on the property and how it ties in with wastewater service.

City Engineer Phelan discussed how the lift station is connected to the Cottonwood WWTP development.

Discussion was held regarding the clarification of annexing into the city.

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

There was no further discussion.

Motion to close carried 7-0

- 2. Conduct a Public Hearing on an ordinance rezoning 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2). Applicant: Kimley-Horn and Associates; Owner: Millcreek Residential**

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

Mayor Harvey opened the public hearing.

Scott Dunlop, Development Services Director discussed the proposed annexation.

Amanda Brown with Kimley-Horn and Associates presented the attached PowerPoint presentation and discussed the proposed Mill Creek Development.

Zachary Summers with Millcreek Residential introduced himself and discussed the attached fact sheet regarding the prohibited uses and permitted uses for the development. He discussed the proposed amenities for the community.

Ms. Brown discussed the proposed rezoning application request. She discussed the project benefits for the city.

Discussion was held regarding the emergency access within the development.

Discussion was held regarding the market pricing for the proposed townhomes.

Discussion was held regarding the sizes of the homes.

Discussion was held regarding the location of the pool.

Discussion was held regarding other amenities for the development.

Discussion was held regarding the open space of the development.

Discussion was held regarding the clarification of the TIA being completed concurrent with the site plan prior to the development.

Discussion was held regarding the comprehensive plan for the city regarding residential/commercial development.

Discussion was held regarding the Planning and Zoning Commission concerns regarding traffic and future road upkeep.

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

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

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

- **July 6, 2022, City Council Workshop – Charter Review**
- **July 6, 2022, City Council Regular Meeting**
- **July 15, 2022, City Council Special Emergency Meeting**
- **July 15, 2022, City Council Called Special Session**

4. Consideration, discussion, and possible action on the acceptance of the June 2022 Departmental Reports.

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

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno to approve and accept the June 2022 Departmental Reports.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

- 5. First Reading: Consideration, discussion and possible action on an ordinance annexing 62.84 acres, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.**

The city staff recommended that the City Council approve the first reading of an ordinance annexing 62.84 acres, , more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.

Ordinance: An Ordinance of The City of Manor, Texas Annexing 62.8431 Acres of Land, More or Less Located in Travis County, Including the Abutting Streets, Roadways, and Rights-Of-Way into the Corporate Limits of the City, at the Request of the Property Owner; Approving an Agreement for the Provision of Services for the Annexed Area; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Wallace, to approve the first reading of an ordinance annexing 62.84 acres, , more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the City, at the request of the property owner; approving an Agreement for the Provision of Services for the annexed area; making findings of fact; providing a severability clause and an effective date; and providing for open meetings and other related matters.

There was no further discussion.

Motion to approve carried 7-0

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

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land to Townhome (TH) and Medium Commercial (C-2); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to approve the first reading of an ordinance rezoning 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX to Townhome (TH) and Medium Commercial (C-2).

Council Member Deja Hill inquired if there were any comments received by the neighbors in the area. Development Services Director Dunlop confirmed that no comments were received regarding development.

There was no further discussion.

Motion to approve carried 7-0

7. Consideration, discussion, and possible action on a Statement of Work No. 17 to the Master Services Agreement dated October 7, 2020, with George Butler Associates, Inc. for a 210 Reuse Authorization Application to the Texas Commission on Environmental Quality (TCEQ.)

The city staff recommended that the City Council approve Statement of Work No. 17 under the existing Master Services Agreement with George Butler Associates, Inc. in the amount of \$7,700.00.

City Engineer Phelan discussed the proposed statement of work.

Discussion was held regarding the funding for the plant.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace, to approve Statement of Work No. 17 under the existing Master Services Agreement with George Butler Associates, Inc. in the amount of \$7,700.00.

There was no further discussion.

Motion to approve carried 7-0

8. Consideration, discussion, and possible action on a change order to the construction contract for the FM 973 Water and Wastewater Improvements project.

The city staff recommended that the City Council approve Change Order No. 1 to the construction contract for the FM 973 Water and Wastewater Improvements project with Black Rock Construction in the amount of \$8,887.70.

City Engineer Phelan discussed the proposed change order to the construction contract for the FM 973 Water and Wastewater Improvements project.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to approve Change Order No. 1 to the construction contract for the FM 973 Water and Wastewater Improvements project with Black Rock Construction in the amount of \$8,887.70.

Discussion was held regarding the clarification of the project improvements.

Discussion was held regarding future wastewater improvement projects for the city.

Discussion was held regarding the color coding for fire hydrants regarding water pressure.

There was no further discussion.

Motion to approve carried 7-0

9. Consideration, discussion, and possible action on an ordinance for the purpose of amending Rules of Procedure to govern the conduct of city council meetings; adding protection of confidential documents; amending provisions governing community response and public comments provided to committees; removing committees established by ordinance; amending section 1.04.002 of the Manor Code of Ordinances to refer to the new Rules of Procedure; and providing for related matters.

The city staff recommended that the City Council approve Ordinance No. 662 for the purpose of amending Rules of Procedure to govern the conduct of city council meetings; adding protection of confidential documents; amending provisions governing community response and public comments provided to committees; removing committees established by ordinance; amending section 1.04.002 of the Manor Code of Ordinances to refer to the new Rules of Procedure; and providing for related matters.

Robert Battaile submitted a speaker card and spoke in regard to the proposed amendment regarding Section 7.04 Addressing the City Council. He voiced his opinion regarding someone stating their address for the record.

Ordinance No. 662: An Ordinance of The City of Manor, Texas, for the Purpose of Amending Rules of Procedure to Govern the Conduct of City Council Meetings; Adding Protection of Confidential Documents; Amending Provisions Governing Community Response and Public Comments Provided to Committees; Removing Committees Established by Ordinance; Amending Section 1.04.002 of the Manor Code of Ordinances to Refer to the new Rules of Procedure; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill, to approve Ordinance No. 662 for the purpose of amending Rules of Procedure to govern the conduct of city council meetings; adding protection of confidential documents; amending provisions governing community response and public comments provided to committees; removing committees established by ordinance; amending section 1.04.002 of the Manor Code of Ordinances to refer to the new Rules of Procedure; and providing for related matters.

Discussion was held regarding the clarification of removing the Council Committees from the Rules of Procedure.

There was no further discussion.

Motion to approve carried 7-0

10. Consideration, discussion, and possible action on a Management Services Agreement for Cemetery Administration with Nora Sanchez.

The city staff recommended that the City Council approve the Management Services Agreement for Cemetery Administration with Nora Sanchez; and authorize the Mayor to sign agreement.

City Manager Moore discussed the proposed Services Agreement for Cemetery Administration services with Nora Sanchez.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua, to approve the Management Services Agreement for Cemetery Administration with Nora Sanchez; and authorize the Mayor to sign agreement.

Discussion was held regarding the clarification of the cemetery hours.

Discussion was held regarding the clarification of the contract services for the city.

Discussion was held regarding the clarification of the effective date for the monthly stipend.

Council thanked Ms. Sanchez for her volunteer services.

Ms. Sanchez clarified how records were currently being kept and stated that a pdf form would be created and provided to the city.

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion, and possible action on canceling the October 5, 2022, Regular City Council Meeting and setting a Called Special Session.

The city staff recommended that the City Council cancel the October 5, 2022, Regular City Council meeting and set a Called Special Session for Monday, October 3, 2022, at 7:00 p.m. due to the TML Annual Conference being held on October 5-7, 2022.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Wallace, to cancel the October 5, 2022, Regular City Council meeting and set a Called Special Session for Monday, October 3, 2022, at 7:00 p.m.

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 8:02 p.m. on Wednesday, July 20, 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 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney)* to consult with legal counsel regarding Capital Metropolitan Transportation Authority at 8:02 p.m. on Wednesday, July 20, 2022.

The Executive Session was adjourned at 9:06 p.m. on Wednesday, July 20, 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 9:06 p.m. on Wednesday, July 20, 2022.

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

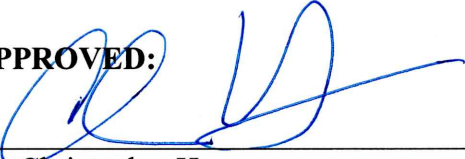
There was no action taken.

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 9:06 p.m. on Wednesday, July 20, 2022.

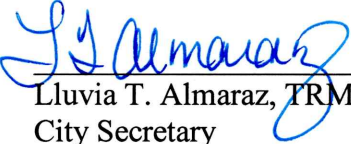
These minutes approved by the Manor City Council on the 3rd day of August 2022. (*Audio recording archived*)

APPROVED:



Dr. Christopher Harvey
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC
City Secretary



HELP STARTS HERE



Food



Workforce & Adult Education



Transportation



Housing



Health



Mental Health & Substance Use



Parenting & Family



Financial Assistance

ConnectATX is here to help you find resources that best fit your needs. Run by United Way for Greater Austin, ConnectATX offers up-to-date information in these areas and more.

Get connected today at [ConnectATX.org](https://connectatx.org), by calling 833-512-CATX (833-512-2289), or by texting your zip code to 85511.



United Way for
Greater Austin

SCAN ME!



LA AYUDA EMPIEZA AQUÍ



Comida



Fuerza Laboral y Educación para Adultos



Transporte



Vivienda



Salud



Salud Mental y Consumo de Sustancias



Familia



Asistencia Financiera

ConnectATX está aquí para ayudarle a encontrar los recursos para sus necesidades. Administrado por United Way for Greater Austin, ConnectATX ofrece información actualizada en estas áreas y más.

Comuníquese hoy en [ConnectATX.org](https://www.connectatx.org), llamando al 833-512-CATX (833-512-2289) o enviando un mensaje de texto con su código postal al 85511. <https://www.unitedwayaustin.org/connectatx/>



connectatx

**United
Way**



**United Way for
Greater Austin**

¡ESCANÉAME!



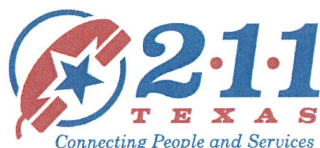


United Way for Greater Austin

HOW TO CHOOSE:

2-1-1 and ConnectATX

United Way for Greater Austin helps Central Texans navigate the complex system of social services through two programs: 2-1-1 and ConnectATX. Follow this guide to know which one is right for you.



2-1-1 is our front door to community resources. Run by United Way for Greater Austin, anyone in Texas can call 2-1-1 to get help with housing, food, health, child care, education, employment, transportation, public benefits, and legal services.



ConnectATX is a complement to 2-1-1 that offers a holistic, proactive approach to improving health and education outcomes in Travis County.

Free

Free

Access more than 30,000 local, statewide, and national resources covering housing, food, health, child care, education, employment, transportation, counseling, government resources, disaster information, and more

Access more than 30,000 local, statewide, and national resources covering housing, food, health, child care, education, employment, transportation, counseling, government resources, disaster information, and more

Service is staffed by trained, professional navigators

Service is staffed by trained, professional navigators

Available in more than 200 languages

Available in more than 200 languages

Every person in Texas can use this service

For Travis County residents 18 and older

Call focuses on immediate needs of the caller

Callers are walked through a proactive, holistic assessment of multiple needs

Calls typically last 4-7 minutes

Calls typically last 10-15 minutes

Client information is confidential

Client information is collected and shared with closed-loop referral partners

Specialists provide referral information to caller

Specialists connect caller to resources and follow up with caller

Call 2-1-1

Call (833) 512-2289, chat online at ConnectATX.org, or text your zip code to 85511

24/7

Call, text, or chat M-F 8 am - 6 pm, or go online anytime

HELP STARTS HERE



AYUDA COMIENZA AQUÍ

ConnectATX is here to help!

Use ConnectATX to find
up-to-date information on:

FOOD

HOUSING

TRANSPORTATION

CHILD CARE

PARENTING CLASSES

JOB TRAINING

COVID-19 VACCINE

AND MORE

If you would like someone to give you
a follow-up call to explore resources,
fill out this quick form. It only takes a
few minutes to complete!



GET CONNECTED TODAY BY CALLING
833-512-CATX (2289), VISITING
CONNECTATX.ORG, OR TEXTING YOUR
ZIP CODE TO 85511.

¡ConnectATX está aquí para ayudar!

Utilice ConnectATX para encontrar
información actualizada sobre:

ALIMENTOS

VIVIENDA

TRANSPORTACIÓN

CUIDADO DE NIÑOS

CLASES PARA PADRES

FORMACIÓN PARA EL TRABAJO

VACUNA COVID-19

Y MÁS

Si desea que alguien le haga una
llamada de seguimiento para explorar
los recursos, rellene este rápido
formulario. Sólo se tarda unos minutos
en completarlo.

COMUNÍQUESE HOY LLAMANDO AL
833-512-CATX (2289), VISITANDO CONNECTATX.ORG,
O ENVÍE UN MENSAJE DE TEXTO
CON SU CÓDIGO POSTAL AL 85511.

Thank you funders:

ConnectATX is a program of United Way for
Greater Austin, funded by the Michael & Susan Dell Foundation
and the Episcopal Health Foundation.



Michael & Susan Dell
FOUNDATION



Gracias a los financiadores:

ConnectATX es un programa de United Way for
Greater Austin, financiado por la Michael & Susan Dell Foundation
y la Episcopal Health Foundation.

MILL CREEK OLD KIMBRO ROAD FACT SHEET

RESIDENTIAL COMPONENT

THE VISION

A quality for rent development owned, managed, and maintained by a top firm with substantial resources. Residents will have access to A+ amenities and be in close proximity to nearby retail centers.

THE PROJECT

- 52 acres of Townhome (TH) zoning
- 335 Townhomes
 - Mostly 3-4 Bedroom Units
 - Garages & private back yards for each home
 - Professionally managed
 - A+ Community Amenities
 - Appropriate land use transition from commercial areas on Hwy. 290

OPEN SPACE & PARKLAND

\$184, 250 toward parkland fund
11 acres of open space and amenities

COMBINED EST. TAX REVENUE FOR MANOR

\$2.6 million in est. property tax (includes MISD contributions)
\$500,000 in est. sales tax

TRANSPORTATION IMPROVEMENTS – PRELIMINARY ANALYSIS RESULTS

Additional ROW for Old Kimbro Rd.
New left and right turn lanes Old Kimbro
New right turn lane on Littig Rd.
Traffic distributed toward Hwy. 290 & Old Hwy 20.

PREVIOUS CONTRIBUTION TO WASTEWATER INFRASTRUCTURE

Lift station constructed
Extra LUEs of utility capacity from 350 LUEs guaranteed through the DA (only 251 needed for Residential component)

DEVELOPMENT STANDARDS

	TH District Standard	Proposed Development
Building Height (max.)	35'	32'-8" (2 story w/ pitched roof)
Number of Units	624	335
Density (max.)	12 units per acre	6.64 units per acre
Building Coverage (max.)	60%	25%
Min. Open Space	5%	21%

COMMERCIAL COMPONENT

THE VISION

A substantial retail center that will provide much needed space for restaurants, shopping, personal service facilities, offices, etc. This center will help to provide commercial amenities for adjacent neighborhoods.

THE PROJECT

9.38 acres of Medium Commercial (C-2)

- Est. 80,000 square feet of commercial space

COMBINED EST. TAX REVENUE FOR MANOR

\$2.6 million in est. property tax (includes MISD contributions)

\$500,000 in est. sales tax

PERMITTED USES PER PROPOSED ZONING:

- Art Studio/Gallery
- Business Support Services
- Child Care Center
- Event Center
- Financial Services
- Florist
- General Retail
- Personal Services
- Pet Store
- Restaurant

PROHIBITED USES PER DEED RESTRICTION:

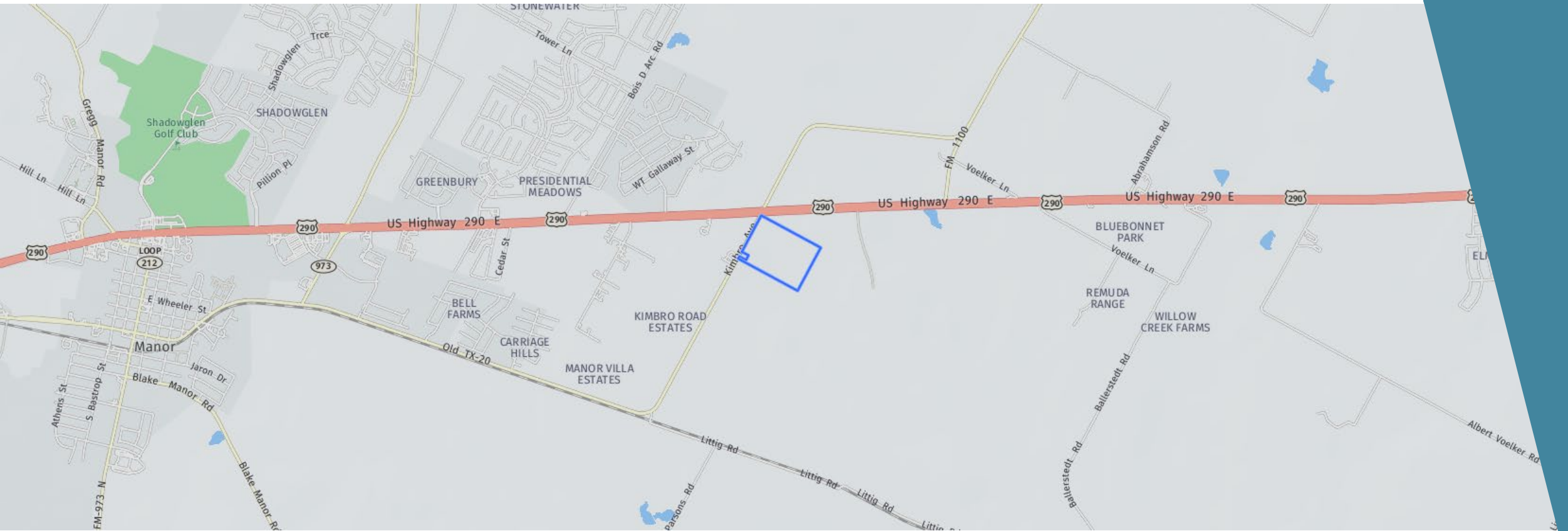
- Nightclub or Bar (stand alone)
- Billiard Hall
- Flee Market & Pawn Shop
- Bail bonds
- Sexually oriented business or Tattoo Parlor
- Gas Stations or Repair Shops (stand alone)
- Gambling/gaming facility
- Mobile Home Park
- Junkyards
- Funeral Home

Conceptual Plan



Mill Creek Development

US 290 & Old Kimbro Road



MILL CREEK MANIFESTO

...our homes are more than just four walls.

...in living where you
want to be – not where
you have to be.

...in a 'fix it or find
someone who can'
philosophy.

we believe

...your home
is your
runway.

...that what
you
say matters.

...that pets
are
people, too.

...in honesty even when
it's not easy.

... your home is a
12-month stay-cation.

...your daily grind should be a trip to our coffee bar.



BRAND PROMISE

Here, we're on a mission to
make our customers' lives
easier by helping them find
the home they want – and
making sure they're happy
long after they move in.

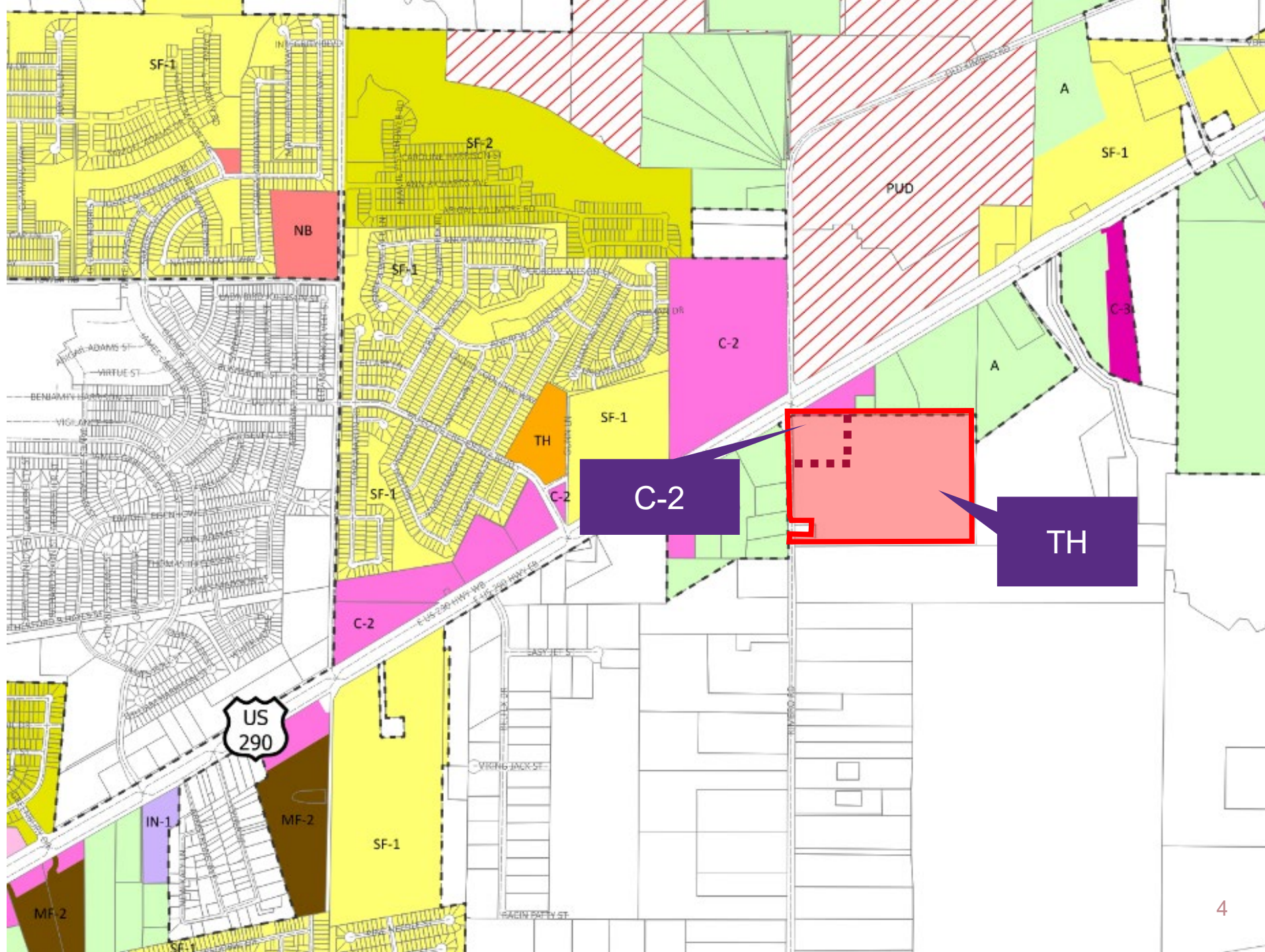




The investment pictured above is an example of a single-family rental community

MILL CREEK SFR PLATFORM

Zoning Map



Conceptual Plan

9.38 Acres of Commercial
Est. 80,000 ft²
Retail/Service Oriented
Nuisance Uses Prohibited

335 Townhomes
Professionally Managed
Mostly 3+ Beds
Backyards + Garages

11 Acres of Open Space
A+ Amenities
Dog Park
Amenity Center



Commercial Site

- Made feasible by previously installed lift station
- Potential for 80,000 square feet of commercial space

PERMITTED USES	PROHIBITED BY DEED RESTRICTION
Art Studio/Gallery Business Support Services Child Care Center Event Center Financial Services Florist General Retail Personal Services Pet Store Restaurant	Nightclub or Bar (stand alone) Billiard Hall Flee Market & Pawn Shop Bail bonds Sexually oriented business or Tattoo Parlor Gas Stations or Repair Shops (stand alone) Gambling/gaming facility Mobile Home Park Junkyards Funeral Home

Mill Creek Residential

- 335 Townhomes on 52 acres
- Professionally owned, managed, and maintained
 - Landscape
 - Amenities
 - Community engagement
- Geared toward Families
 - Majority 3-4 bedroom units
 - Backyards
 - Garages
 - Not a typical rental product with shared walls on all sides

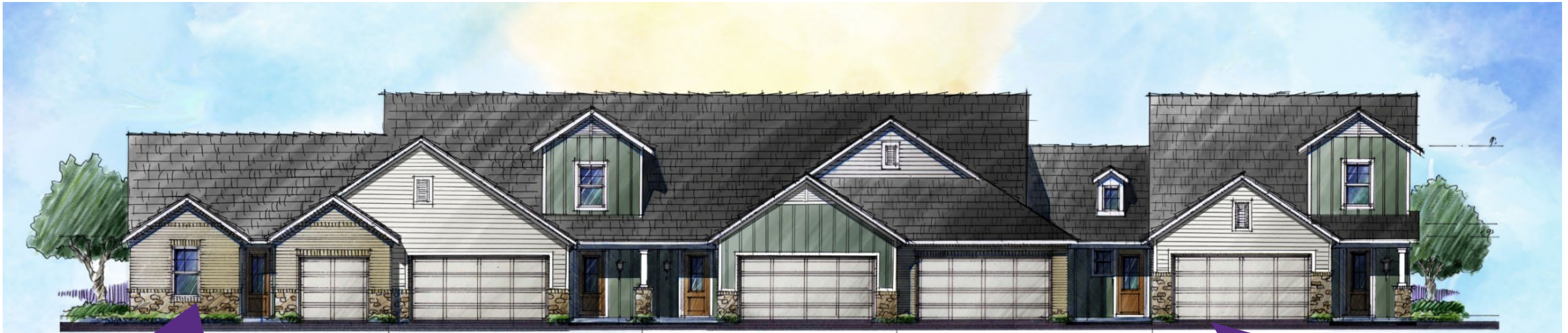


Townhomes



Backyards

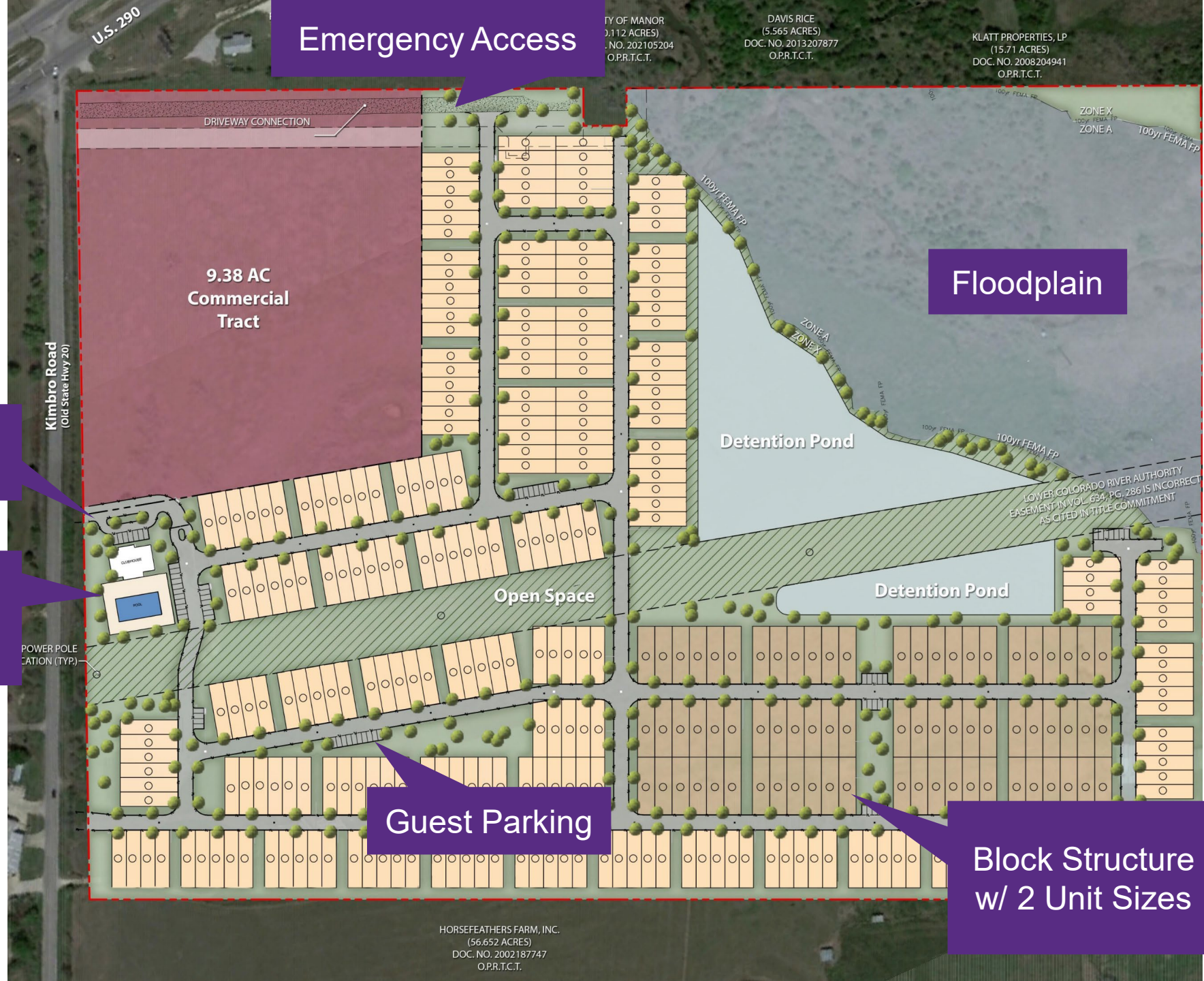
Mostly 3-4 Bedrooms



1,100-1,700 Sq. Ft.

Garage + Driveway

Conceptual Plan



Gated Community Turn Lanes

Clubhouse w/ Gym, Pool, Multi-Purpose Room

11 acres of Open Space including a Dog Park and Outdoor Seating Areas.

Emergency Access

Floodplain

Guest Parking

Block Structure w/ 2 Unit Sizes

U.S. 290

Kimbro Road (Old State Hwy 20)

9.38 AC Commercial Tract

TY OF MANOR (3.12 ACRES)
DOC. NO. 202105204
O.P.R.T.C.T.

DAVIS RICE (5.565 ACRES)
DOC. NO. 2013207877
O.P.R.T.C.T.

KLATT PROPERTIES, LP (15.71 ACRES)
DOC. NO. 2008204941
O.P.R.T.C.T.

Detention Pond

Open Space

Detention Pond

DRIVEWAY CONNECTION

POWER POLE LOCATION (TYP.)

HORSEFEATHERS FARM, INC. (56.652 ACRES)
DOC. NO. 2002187747
O.P.R.T.C.T.

LOWER COLORADO RIVER AUTHORITY EASEMENT IN VOL. 634, PG. 286 IS INCORRECT AS CITED IN TITLE COMMITMENT

ZONE X
100yr FEMA FP
ZONE A
100yr FEMA FP

100yr FEMA FP

ZONE A
ZONE X

100yr FEMA FP

100yr FEMA FP

100yr FEMA FP

100yr FEMA FP

100yr FEMA FP

100yr FEMA FP

Mill Creek Manor

	TH District Standard	Proposed Development
Building Height (max.)	35'	32'-8" (2 story w/ pitched roof)
Number of Units	624	335
Density (max.)	12 units per acre	6.64 units per acre
Building Coverage (max.)	60%	25%
Min. Open Space	5%	21%

Project Benefits

- New quality residential development
- Approx. \$184,250 toward Parkland Fund + 11 acres of private opens space
- Preliminary Traffic Study:
 - Additional ROW for Old Kimbro Rd.
 - New left and right turn lanes Old Kimbro Rd.
 - New right turn lane on Littig Rd.
 - Traffic will be distributed toward Hwy. 290 and Old Hwy 20.

Project Benefits

- \$2.6 million in property tax to City & Manor ISD
- \$500,000 in sales tax to City of Manor
- Extra LUEs of utility capacity
 - Lift Station Construction Complete
 - 350 LUEs dedicated for this site total



Townhome



Townhome



~1 mile

Plant