



**CITY COUNCIL
REGULAR SESSION MINUTES
JANUARY 17, 2024**

**This meeting was live-streamed on Manor's YouTube Channel
<https://www.youtube.com/@cityofmanorsocial/streams>**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

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

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Ryan Phipps, Chief of Police
Scott Dunlop, Development Services Director
Matthew Woodard, Public Works Director
Tracey Vasquez, HR Director
Veronica Rivera, Assistant City Attorney
Chasem Creed, IT Technician

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, January 17, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Dr. Adolphus Anderson with Park Springs Baptist Church gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PRESENTATIONS

A. 2024 Manor Community 5K presented by Derrick White, Founder & Executive Director, Evolution of Health, Corp.

Mr. White with Evolution of Health Corp. conducted the attached PowerPoint presentation.

The topics of discussion:

- 2023 Manor Community 5K Turnout
- Sponsors and Volunteer Group
- Vendors
- 2023 Expenses
- Changes for 2024
- Goals
- Requests
- Family Activities

There was no action taken.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card and expressed his concerns regarding the Manor's Cemetery, Bond Issuance, Council Committees, and the creation of the Parks and Recreation Department. He also opposed Agenda Items No. 8 and 9.

No one else appeared at this time.

REPORTS

Reports about items of community interest on which no action will be taken.

- A. Budget Committee
- B. Public Improvement District Committee
- C. Park Committee
- D. Public Tree Advisory Board
- E. Economic Development Committee

- F. Capital Improvement Committee**
- G. Community Collaborative Committee**
- H. HealthCare Committee**
- I. Emergency Management Committee**
- J. Public Safety Committee**

There was no discussion or action taken.

PUBLIC HEARINGS

- 1. Conduct a public hearing on an ordinance rezoning the Dominion development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25.
*Applicant: Dominion; Owner: Kenneth Tumlinson***

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

Mayor Harvey opened the Public Hearing.

Andrew Graham with Kimbley Horn submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by the City Council.

Neal Route with Dominion submitted a speaker card; however, he did not wish to speak but was available to answer any questions posed by the City Council.

David D’Amelio with Dominion discussed the attached PowerPoint presentation.

The topics of discussion:

- Development Overview
- Manor Housing
- Milestones
- Location
- Unit Types & Restrictions
- Concept Site Plan
- Zoning
- Comparable Community Rendering
- Completed Community – Crossroad Commons, Austin, TX
- Development Amenities
- Amenities Overview

**City Council Regular Session Minutes
January 17, 2024**

- In-Unit Amenities
- Community Amenities
- Resident Services
- Residents & Rent Savings
- Housing as Economic Development
- Annual Benefit
- 15-Year Benefit
- Community Outreach
- Feedback
- Traffic Concerns
- Drainage Concerns
- Additional Concerns

Development Services Director Dunlop discussed the Planning and Zoning Commission's recommendation for postponement. He advised the Council to close the public hearing or leave it open until the meeting on February 21st.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Weir 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 Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.**

Applicant: Greenview Development Corp; Owner: Timmerman Commercial Investments LP

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

Mayor Harvey opened the Public Hearing.

Development Services Director Dunlop discussed the proposed rezoning request.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to close the public hearing.

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

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

- January 3, 2024, City Council Workshop Session;
- January 3, 2024, City Council Regular Meeting; and
- January 6, 2024, City Council and P&Z Commission Joint Workshop Session

4. Consideration, discussion, and possible action on accepting the December 2023 Departmental Reports.

- Finance – Scott Moore, City Manager
- Police – Ryan Phipps, Chief of Police
- Travis County ESD No. 12 – Ryan Smith, Fire Chief
- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Matt Woodard, Director of Public Works
- Manor Cemetery – Nora Sanchez, MC Manager
- Human Resources – Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary

5. Consideration, discussion, and possible action on accepting the December 2023 City Council Monthly Reports.

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

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

6. **First Reading:** Consideration, discussion, and possible action on an ordinance rezoning the Dominion development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25. *Applicant: Dominion; Owner: Kenneth Tumlinson*

The city staff recommended that the City Council postpone the first reading of an ordinance rezoning the Dominion development, one (1) lot on 15.42 acres, more or less, and being located at 12200 Tower Rd, Manor, TX from (IN-1) Light Industrial to (MF-2) Multifamily – 25 to the February 21st council meeting.

Assistant City Attorney Rivera clarified the state statute for zoning cases and why the item needed to be postponed.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Moreno to postpone the item to the February 21st regular council meeting.

There was no further discussion.

**Motion to postpone carried 5-2
(Mayor Pro Tem Emily Hill and Council Member Weir voted against)**

- 7. First Reading: Consideration, discussion, and possible action on an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.**

Applicant: Greenview Development Corp; Owner: Timmerman Commercial Investments LP

The city staff recommended that the City Council approve the first reading of an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.

Development Services Director Dunlop discussed the proposed rezoning request.

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

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno to approve the first reading of an ordinance rezoning Manor Commons Phase 3, one (1) lot on 0.98 acres, more or less, and being located at the northeast corner of US HWY 290 and FM 973, Manor, TX from (A) Agricultural to (C-1) Light Commercial.

There was no further discussion.

Motion to approve carried 7-0

- 8. Consideration, discussion, and possible action to amend a Professional Services Agreement between the City of Manor and Grant Development Services.**

The city staff recommended that the City Council approve and authorize the City Manager to execute the amended Professional Services Agreement with Grant Development Services in an amount not to exceed \$2,500.

J. Gandolf Burros with Grant Development Services Inc. discussed the proposed service agreement to identify possible competitive recreation projects grounded in community engagement, equity, and inclusion. Mr. Burros mentioned that the city could apply for a Recreational Grant through the Texas Parks and Wildlife Department (TPWD).

A discussion was held regarding the clarification of the matching grant requirement.

Assistant City Attorney Rivera advised the council that if the agreement was to be approved, it needed to be reviewed by legal staff.

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Moreno to approve and authorize the City Manager to execute the amended Professional Services Agreement with Grant Development Services in the amount not to exceed \$2,500.

Motion to approve carried 7-0

Mr. Burros stated that the total amount for services should be \$9,300.

MOTION: Upon an amendment motion made by Council Member Amezcua and seconded by Council Member Moreno to amend the amount not to exceed \$9,300 and approval of the agreement pending legal review.

There was no further discussion.

Motion to approve carried 7-0

9. Consideration, discussion, and possible action on a Resolution authorizing the Professional Services Agreement between the City of Manor and Grant Development Services to submit an application to the Economic Development Administration (EDA) Public Works Program for a \$1.5 million Economic Adjustment grant.

The city staff recommended that the City Council approve Resolution No. 2024-01 and authorize the City Manager to execute the amended Professional Services Agreement with Grant Development Services in an amount not to exceed \$10,300.

J. Gandolf Burros with Grant Development Services Inc. discussed the proposed service agreement to apply to the Economic Development Administration (EDA) Public Works Program for a \$1.5 million Economic Adjustment Grant.

City Manager Moore discussed the proposed resolution.

Resolution No. 2024-01: A Resolution of the City Council of The City of Manor, Texas Supporting the City Of Manor's Submission of an Economic Development Administration - Public Works Assistance Grant Application; Authorizing the City Manager to Execute all Necessary Documentation; and Establishing an Effective Date.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno to approve Resolution No. 2024-01 and authorize the City Manager to execute the amended Professional Services Agreement with Grant Development Services in an amount not to exceed \$10,300.

There was no further discussion.

Motion to approve carried 6-1 (Council Member Deja Hill voted against)

10. Consideration, discussion, and possible action on a Professional Consultation Services Agreement for Solid Waste Services for the City of Manor.

The city staff recommended that the City Council approve a Professional Consultation Service Agreement for Solid Waste Services for the City of Manor in an amount not to exceed \$39,940.

City Manager Moore discussed the proposed service agreement for Solid Waste Services.

Lynn Lantrip with Solid Waste Specialists introduced himself and gave a summary of the services he would be providing to the city.

MOTION: Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Emily Hill to approve a Professional Consultation Service Agreement for Solid Waste Services for the City of Manor in an amount not to exceed \$39,940.

There was no further discussion.

Motion to approve carried 7-0

11. Consideration, discussion, and possible action on a Resolution authorizing the purchase and closing of 0.308 acres, more or less, of real property located in Travis County, Texas, approval of the Unimproved Property Contract.

The city staff recommended that the City Council approve Resolution No. 2024-02 authorizing the purchase and closing of 0.308 acres, more or less, of real property located in Travis County, Texas, approval of the Unimproved Property Contract.

City Manager Moore discussed the proposed resolution to authorize the purchase and closing of 0.308 acres.

Resolution No. 2023-02: A Resolution of the City of Manor, Texas Authorizing the Purchase and Closing of 0.308 Acres, More or Less, of Real Property Located in Travis County, Texas for \$175,000.00 Plus Closing Costs; Providing for Approval of the Unimproved Property Contract; And Providing for Related Matters.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve Resolution No. 2024-02 authorizing the purchase and closing of 0.308 acres, more or less, of real property located in Travis County, Texas, approval of the Unimproved Property Contract.

There was no further discussion.

Motion to approve carried 7-0

12. Consideration, discussion, and possible action on the Possession and Use Agreement with David Price for a wastewater easement with a temporary construction easement.

The city staff recommended that the City Council approve the Possession and Use Agreement with David Price for a wastewater easement with a temporary construction easement in an amount not to exceed \$44,474 and authorize the City Manager to sign the agreement.

City Manager Moore discussed the proposed agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve the Possession and Use Agreement with David Price for a wastewater easement with a temporary construction easement in an amount not to exceed \$44,474 and authorize the City Manager to sign the agreement.

There was no further discussion.

Motion to approve carried 7-0

13. Consideration, discussion, and possible action on the Purchase Agreement with SHFC Manor Land, LLC for a water easement with a temporary construction easement for Parcel No. 2.

The city staff recommended that the City Council approve the Purchase Agreement with SHFC Manor Land, LLC for a water easement with a temporary construction easement in an amount not to exceed \$2,323.

City Manager Moore discussed the proposed purchase agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve the Purchase Agreement with SHFC Manor Land, LLC for a water easement with a temporary construction easement in an amount not to exceed \$2,323.

**City Council Regular Session Minutes
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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 8:25 p.m. on Wednesday, January 17, 2024, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in - *Sections 551.071 and 551.072, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and to deliberate the purchase of real property at 8:25 p.m. on Wednesday, January 17, 2024.*

The Executive Session was adjourned at 8:54 p.m. on Wednesday, January 17, 2024.

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 the Closed Executive Session at 8:54 p.m. on Wednesday, January 17, 2024.

There was no further discussion, and no action was taken.

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 8:54 p.m. on Wednesday, January 17, 2024.

These minutes were approved by the Manor City Council on the 7th day of February 2024.

APPROVED:

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

EVOLUTION OF HEALTH

2024 MANOR COMMUNITY FAMILY DAY & 5K

SATURDAY , JUNE 8TH 2024





EOH
Evolution of Health

Our Organization

Evolution of Health is a non-profit organization currently awaiting 501c3 designation. Our primary mission is to tackle health inequities by establishing infrastructures or endorsing wellness initiatives within low-income households and communities.

DERRICK WHITE
CEO/ EXECUTIVE DIRECTOR



WELLNESS INFRASTRUCTURE DEFINED

2023 Manor Community 5K



2023 TURNOUT

- **150 Total Registrations**
- **Approximately 15 Kids**
- **10 Free Low Income Registrations**
- **5 MAP Registrations**
- **16 Vendors**

SPONSORS AND VOLUNTEER GROUPS

- **CITY OF MANOR**
- **THOMAS H. KEITHLEY MASONIC LODGE #45**
- **100 BLACK MEN OF AUSTIN, INC**
- **BLACK MEN'S HEALTH CLINIC**

V E N D O R S

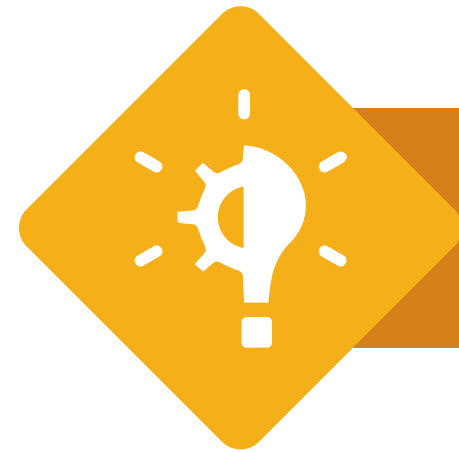
- BLACK MEN'S HEALTH CLINIC
- ST. DAVID'S FOUNDATION
- AMEN
- KIPP SCHOOLS
- DICK'S SPORTING GOODS
- AUSTIN FIT
- FARMSHARE
- AUSTIN COMMUNITY LAW
- GOODWILL
- EQUITY KIDS
- UNITED WAY
- CENTRAL HEALTH
- LONE STAR CIRCLE OF CARE
- ZIRENART
- SICKLE CELL ASSOCIATION
- CHESMAR HOMES



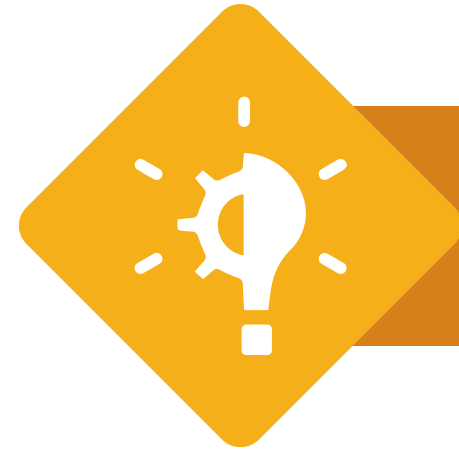
2023 EXPENSES

SHIRTS	\$985.00
INFLATABLES	\$863.00
MEDALS	760.00
MARKETING	\$1211.00
CITY EXPENSES (POLICE, PUBLIC WORKS, PARK RENTAL & EVENT FEE)	\$1215.00
TOTAL	\$5034.00

CHANGES FOR 2024



FAMILY COMMUNITY FUN DAY



KID'S ROUTE



INCLUDING SENIORS

GOALS

- **Maintain affordable registration fees**
- **Boost attendance**
- **Engage additional small businesses**
- **Garner increased support from local organizations**
- **Collaborate with the school district**

REQUESTS



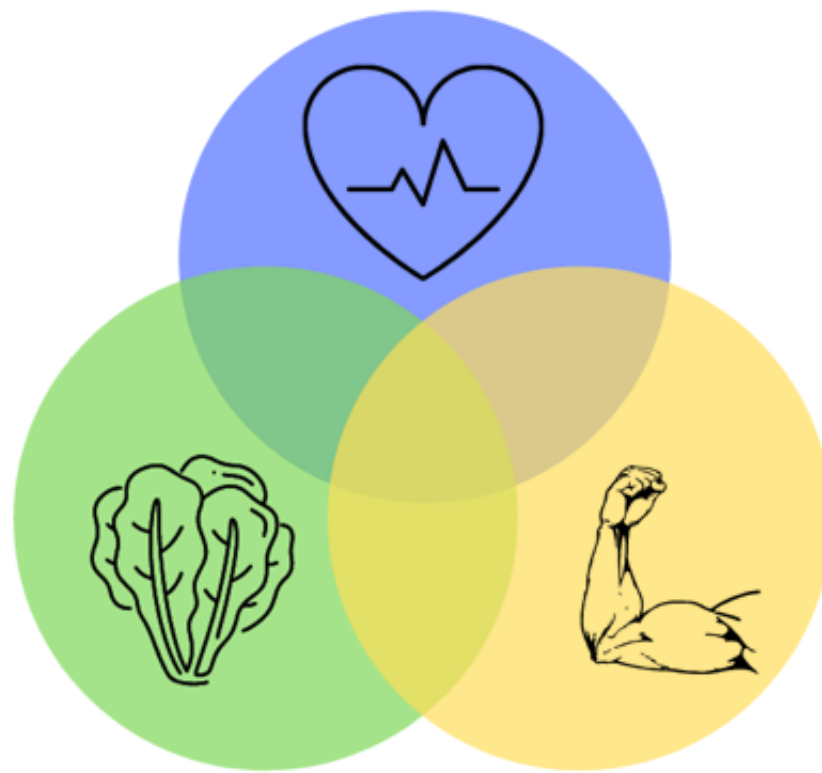
ASSISTANCE WITH MARKETING



RESOURCES



FUNDING



EOH
Evolution of Health



DOMINIUM

Tower Road Apartments
City Council Meeting

What we do hits **H O M E.**



DOMINIUM

About Us



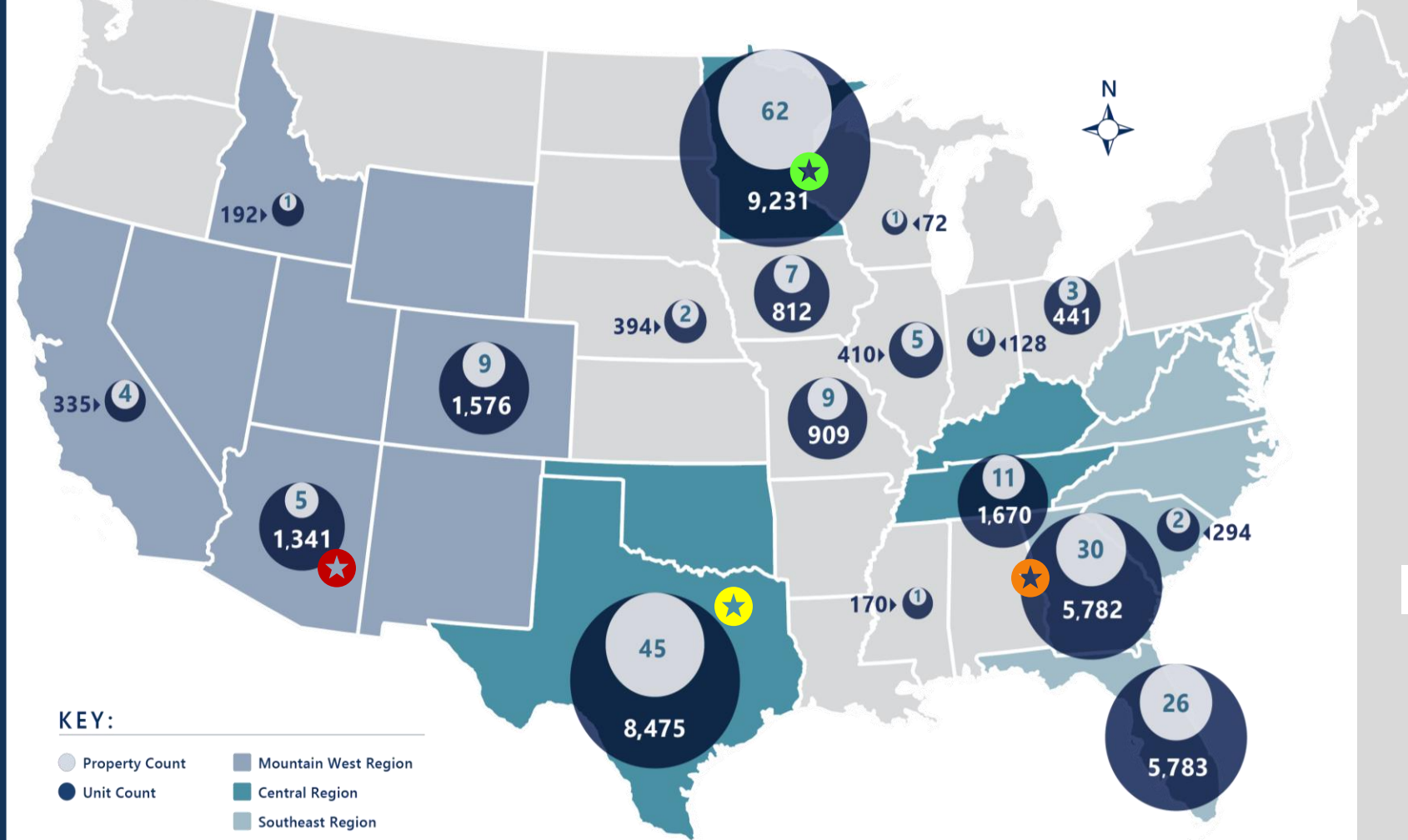
Dominium

Focused on results and long-term value

- Founded in 1972
- 2nd largest private developer of workforce housing
- Over 220 properties in portfolio nationwide
- Four regional offices, own properties in 19 states
- On track to become the country's pre-eminent developer, owner, and property manager of high-quality, workforce housing



FOOTPRINT BY STATE



KEY:

- Property Count
- Unit Count
- Mountain West Region
- Central Region
- Southeast Region
- Not Assigned to a Region

*Data as of 04.2023

PORTFOLIO	SITES	UNITS
TOTAL	225	38,207

PROPERTIES OWNED FOR:

0-4 Years:	82	10-14 Years:	40
5-9 Years:	63	15+ Years:	40

Site: **838**

Corporate:

Property Management	122
Corporate Services/HR	170
Development/Construction	101

TOTAL	1,231
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REGIONS	OFFICES	MSA GROWTH ¹
Southeast	Atlanta ² Tampa ³ Washington DC ³	5,409,115
Central	Dallas ² Minneapolis ²	3,785,341
Mountain West	Phoenix ² Denver ³	2,814,835

¹ Regional MSA growth 2010-2019 | ² Regional Headquarters Office | ³ Development Office

Giving Back to Our Communities

DOMINIUM GIVES

DONATES



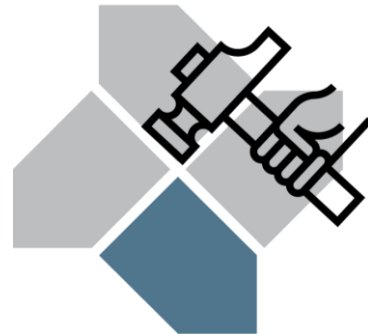
DOMINIUM FOUNDATION

Direct donations to organizations that build stronger families and neighborhoods

Includes a Scholarship Program and Resident Internship Program

2019-2021: \$8.0mm

BUILDS



DOMINIUM PRO BONO PROGRAM

Free development services to nonprofit housing providers

To date, more than 2,500 workforce units across 13 developments worth over \$860mm

Closed or working on over 700 units designed to address U.S. homeless crisis

ASSISTS



DOMINIUM EMPLOYEE EMERGENCY FUND (EEF)

Employees donate to assist colleagues

Funds available for employees in need

Employee participation of more than 35%

Helping 86 families annually

VOLUNTEERS



DOMINIUM VOLUNTEER PROGRAM

Aligns company resources with employee passion

Dominium donates matching funds

750 Employees

30,000 Hours



DOMINIUM

Development Overview



Manor Housing

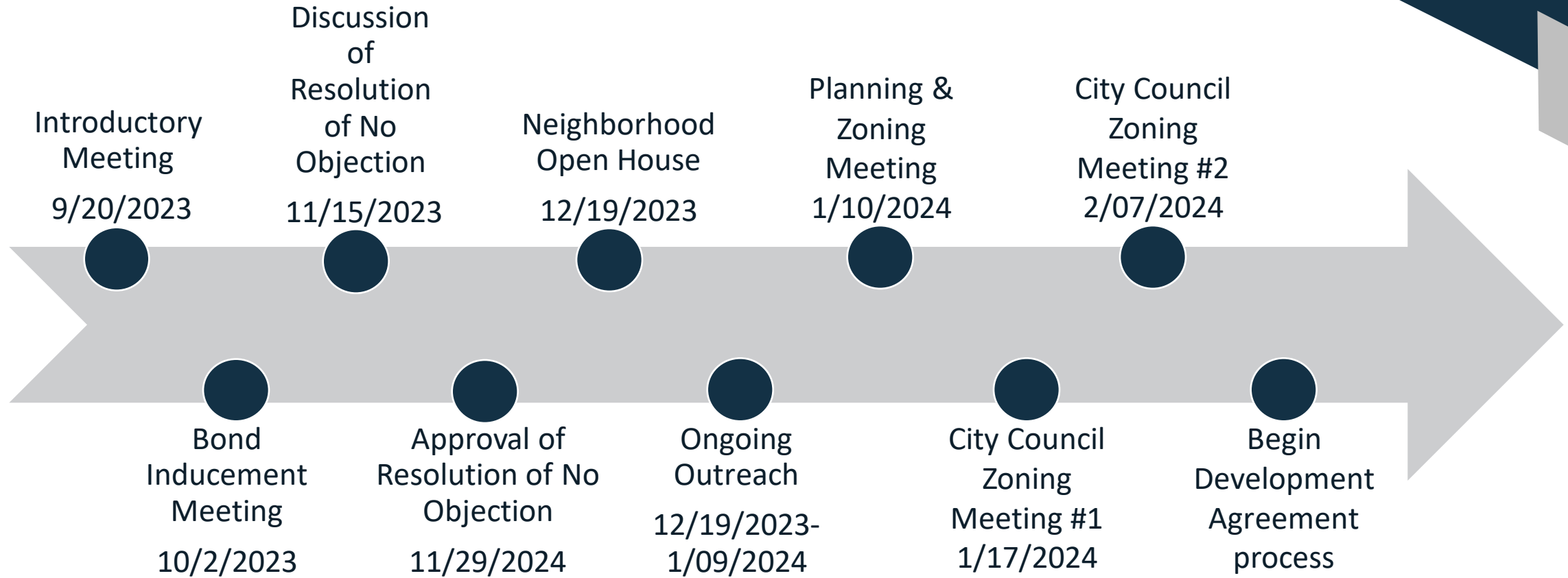
- In February, City Council set the following housing goals:
 - Add an economic development tool
 - Building a community to support fixed wage-earning professionals
 - Address affordable housing initiatives
 - Build a collaborative public private partnership
 - Building a housing product that is needed in the community.
- Partnership with the City of Manor will allow Dominion to provide the residents of Manor with rents that are restricted and lower than the market rate average.



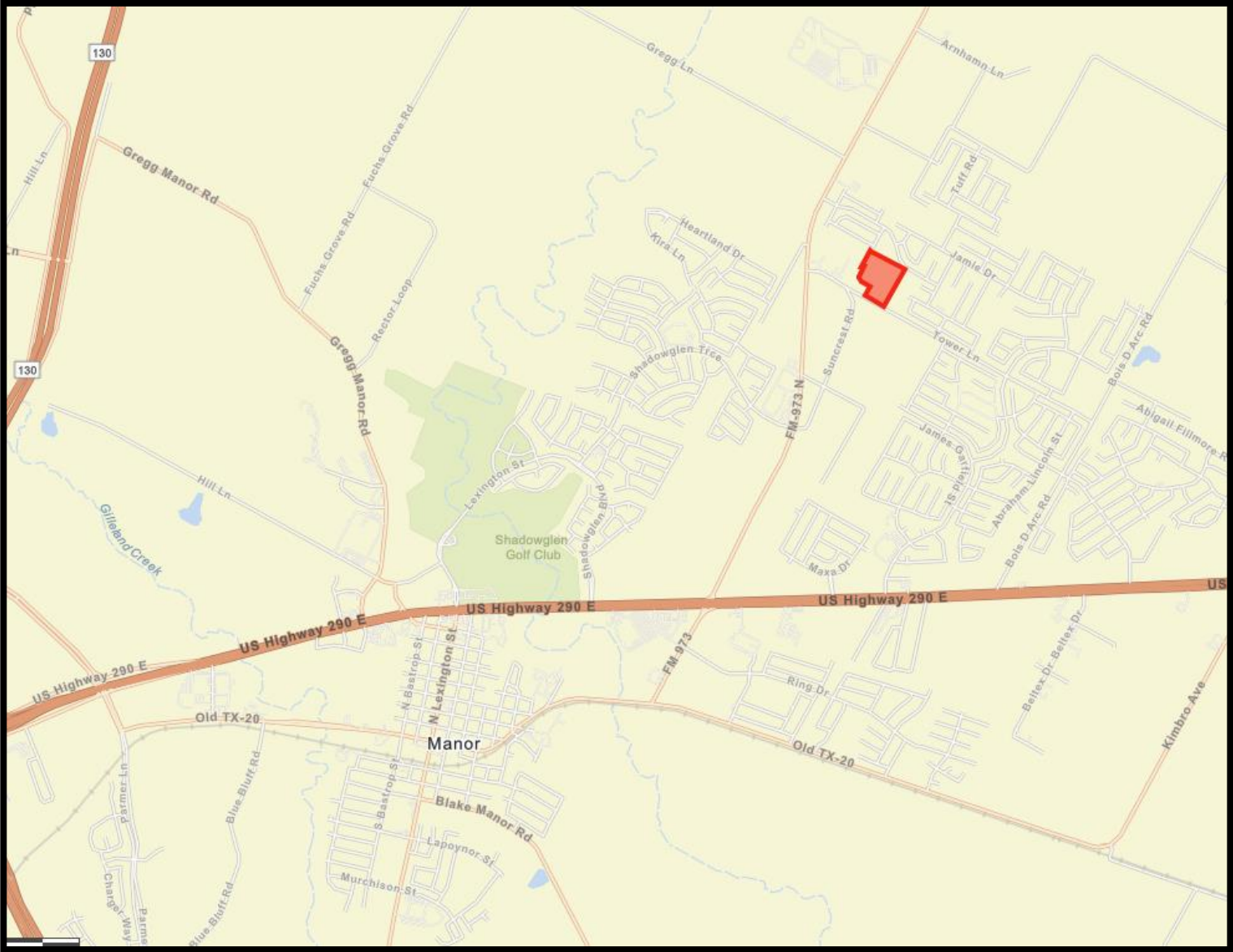
DOMINIUM



Milestones



Location



Unit Types & Restrictions

- Total of 324 units: 72 Two Bedroom, 186 Three Bedroom, 66 Four Bedroom
- 100% of the units will be income restricted to 60% Area Median Income through a 30-year period.
- Rents: \$1,512 – \$1,744 – \$1,940
- Income Limits Per Bedroom Type
 - 2 Person Income Limit – \$56,100
 - 3 Person Income Limit – \$63,120
 - 4 Person Income Limit – \$70,080



Concept Site Plan



Zoning

- The site is zoned for Industrial Use.
 - The proposed development will establish a buffer zone between the industrial and residential homes
 - Marketing efforts on the tract for other uses have proved unsuccessful
- Manor Comprehensive Plan – Mixed Density Neighborhoods
- Access Points will be off Tower Road.
- Ordered a traffic study to analyze traffic impact
- Fencing, landscaping, and screening requirements will be followed.









Comparable Community Rendering

Crossroad Commons – Austin, TX



Completed Community

Crossroad Commons – Austin, TX





DOMINIUM

Development Amenities



Amenity Overview

In-Unit Amenities

- Private Balcony
- Full-size washer and dryer
- Gourmet Kitchens with full stainless steel appliance package
- Vinyl plank flooring, 9-foot ceilings, and walk-in closets

Community Amenities

- Clubhouse
- Picnic and grill areas
- Fitness center
- Business Center
- Professional on-site management
- Outdoor dining ramadas
- Outdoor game area
- Swimming Pool
- Playgrounds
- Resident Cafe
- Community Kitchen
- Learning Center



In-Unit Amenities



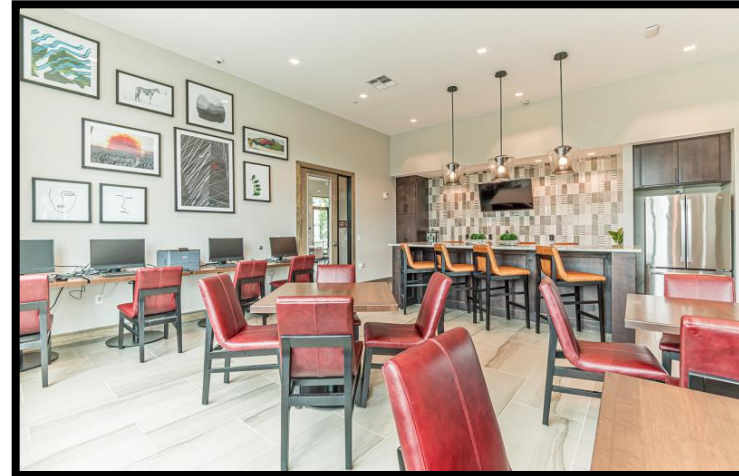
Community Amenities



Resident Services

Resident services are provided in all Dominion communities. Below are the resident services we provide to our Crossroad Commons Community in Austin, TX.

- Annual income tax preparation (offered by an income tax prep service) or IRS-certified VITA (Volunteer Income Tax Assistance) program.
- Annual health fair provided by a health care professional.
- Twice monthly arts, crafts, and other recreational activities.
- Twice monthly on-site social events.
- Monthly food pantry.
- Quarterly events through partnerships with local law enforcement and first responders





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Residents & Rent Savings



Daniela and Her Daughter
Enrollment Manager at
iKids U Central Texas

Annual Income: \$52,000

2-Person Income Limit: \$56,100

2-Bedroom Rent: \$1,512



Umar & Sarah K and Two Kids
Education Assistant at ShadowGlen
Elementary & Manor ISD Bus
Mechanic

Annual Income: \$67,154

4-Person Income Limit: \$70,080

4-Bedroom Rent: \$1,940



Housing as Economic Development

Building **100** affordable homes generates:



\$11.7 million

in local income



161 local jobs

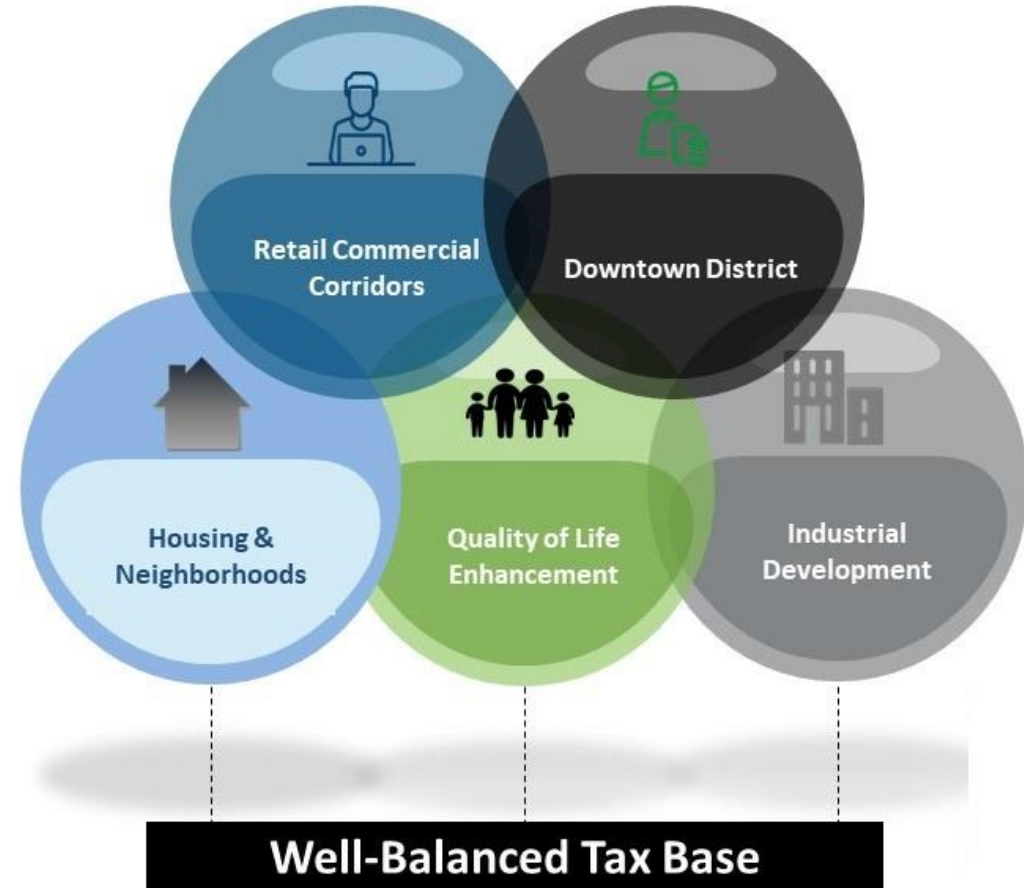
in the first year alone



\$2.2 million

in taxes and other revenues for local governments

Source: National Association of Home Builders



Annual Benefit

Two Bedroom Rent

- Our Rent – \$1,512
- Manor Market Rent – \$1,729
- Annual Resident Savings – \$2,604

Three Bedroom Rent

- Our Rent – \$1,744
- Manor Market Rent – \$2,135
- Annual Resident Savings – \$4,692

Four Bedroom Rent

- Our Rent – \$1,940
- Manor Market Rent – \$2,175
- Annual Resident Savings– \$2,820



15 Year Benefit

- **Two Bedroom**
 - Yearly Savings (Property Wide – 72 Units) - \$187,488
 - 3% Inflated Value Over 15 Years = \$3,440,764
- **Three Bedroom**
 - Yearly Savings (Property Wide – 186 Units) - \$872,712
 - 3% Inflated Value Over 15 Years = \$16,015,934
- **Four Bedroom**
 - Yearly Savings (Property Wide – 66 Units) - \$186,120
 - 3% Inflated Value Over 15 Years = \$3,415,658
- **Totals**
 - Yearly Savings (Property Wide – 324 Units) - \$1,246,320
 - 3% Inflated Value Over 15 Years = \$22,872,356





DOMINIUM

Community
Outreach





SAFE | stop abuse for everyone



Feedback

- Traffic
 - Adding center turn lane
 - Widening road
 - Relocating stop sign
 - Reconfiguring intersection
- Flooding
 - Currently there is a 24-inch pipe to convey water
 - Results in flooding in minor rainfall
 - Installation of four 3x6 box culverts
 - Two-year rain event will be kept under road
- Schools and Children
 - Addition of outdoor game area (ping pong, horseshoes)
 - Addition of after school learning center
 - Homework and tutoring services M-F, 15 hours / week
 - Partnership with ISD
 - Waiver of application fees
 - Pre-leasing event(s)

Traffic Concerns

- How much traffic will the site generate?
 - Approximately 100 trips will be generated in the peak hour, or roughly 2 cars per minute.
- At what time were the traffic counts taken and what was the methodology?
 - Traffic Counts were taken from 7:00 to 9:00 AM and 4:00 – 6:00 PM on December 7th, 2023.
 - Temporary cameras were placed at the intersections studied: FM 973 and Suncrest, Suncrest and Tower Road, and Tower Road and Bois D'Arc Road. Traffic movements were visually counted twice.
- Does the Draft TIA contemplate the new developments in the area or the three elementary schools?
 - Any traffic generated by existing developments would have been included in the analysis. We are in discussion with the City's consultant to have the scope of the TIA finalized to include analysis of additional intersections and receive traffic generation from upcoming developments.
- Were buses or pedestrians considered in the analysis?
 - Busses were counted and considered in the analysis. A design factor was used to account for large vehicle traffic based on the number of busses counted.
 - Pedestrian traffic was considered; there is virtually no pedestrian traffic in the area in existing conditions.



Drainage Concerns

- How will the proposed culvert under Tower Road improve the flooding situation?
 - By adding additional area for water to pass through, the culverts will keep the storm water under the roadway rather than it backing up and overtopping the road.
- Will the construction of a culvert increase the flooding experienced downstream?
 - No, the culverts under Tower Road will prevent the water from ponding above the road but will not increase the flow of water down stream.
 - Per City of Manor regulations and the Texas Water Code, development is not allowed to increase runoff downstream.
- How much impervious cover is the development considering?
 - We anticipate staying under the maximum allowed impervious cover for MF-2 zoning of 60%.
- How will the detention be handled?
 - The stormwater design will consider the upstream drainage basin and the detention pond will be sized to mitigate any increase in stormwater runoff.



Additional Concerns

- Have you communicated with the charter school?
 - We reached out to them following last weeks meeting and are awaiting a response.
- Is there an entrance planned to the neighboring subdivision?
 - If we can secure an easement, there will be a fire only emergency access point.
- What type of security is considered for the site?
 - Security cameras, LED downlighting, on-site management
 - A stub out for a gate will also be provided
- The address appears wrong in your presentation, what is the solution to that?
 - The land in acquisition is currently unaddressed. Once the address is platted, it will be able to receive an updated, unique address. The parcel ID for the site is R821715.




Thank You




DOMINIUM


David D'Amelio 


(214) 960-1309 


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Neal Route 

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