



**CITY COUNCIL & PLANNING AND ZONING COMMISSION
JOINT WORKSHOP SESSION
MINUTES
JANUARY 6, 2024**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

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

P&Z COMMISSIONERS:

Julie Leonard, Place 1
Prince Chavis, Place 2 (Absent)
Cresandra Hardeman, Place 3
Felix Paiz, Vice-Chair, Place 4
Celestine Sermo, Place 5
Cecil Meyer, Place 6
James Terry, Place 7
Gabrile Nila, Alternate 1
Gabrielle Orion, Alternate 2

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Scott Dunlop, Development Services Director

WORKSHOP SESSION – 9:00 A.M.

With a quorum of the Council Members and P&Z Commissioners present, the workshop session of the Manor City Council was called to order by Mayor Harvey at 9:05 a.m. on Saturday, January 6, 2024, in the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

A. Discussion of goals and vision

Mayor Harvey presented the attached PowerPoint presentation.

A discussion was held regarding goals and visions for the city.

Team Building activities were conducted.

B. Discussion of future joint workshop sessions

The next joint workshop session was scheduled for April 6, 2024, at 9:00 a.m. at Manor City Hall, 105 E. Eggleston St., Manor, Texas.

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

ADJOURNMENT

The Manor City Council and P&Z Commission Workshop Session adjourned at 11:31 a.m. on Saturday, January 6, 2024.

The Manor City Council approved these minutes on the 17th day of January 2024.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary



City Council Workshop

Workshop Session - 1.06.2024

Norms

A - Ask questions, Assume positive intent

E - Engage fully, Equity in voice

I - Integrate new learning, Interrogate biases

O - Open to new perspectives and collaborative relationships

U - Utilize new information, Unfinished learning

Y - Know your Why





Dr. Christopher Harvey, Mayor
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

Julie Leonard, P&Z, Place 1
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Cecil Meyer, P&Z, Place 6
James Terry, P&Z, Place 7
Gabriel Nila, Alternate 1
Gabrielle Orion, Alternate 2



City Council & Planning and Zoning Commission Joint Workshop

Saturday, January 06, 2024 at 9:00 AM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

- A. Discussion of goals and vision
- B. Discussion of future joint workshop sessions

ADJOURNMENT

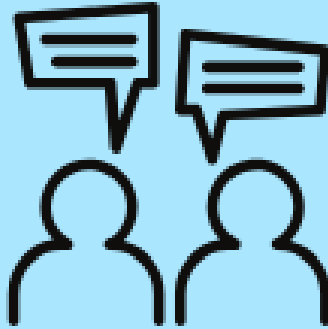
In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

POSTING CERTIFICATION

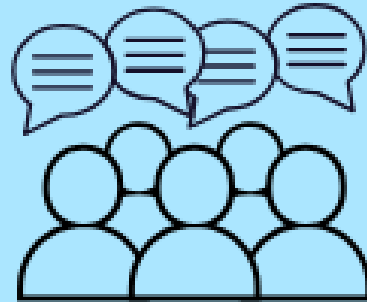
I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Wednesday, January 3, 2024, by 9:00 AM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.



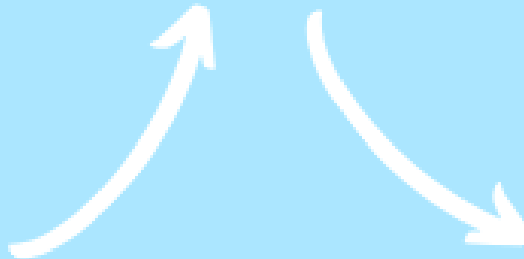
Think



Pair



Share



**Why are you here in
Manor and in the
position you are in
today?**

**What do you want to
see for our City?**

**What do you believe
we can accomplish
together?**

**What do you believe
we can accomplish
together?**

Goals - #BUILDManorStrong

- **B**uilding Opportunities for Families
- **U**nderstanding and Developing Our Community
- **I**ncreasing Business and Job Training Opportunities
- **L**ong-range Strategic Planning
- **D**eveloping the infrastructure needed for growth

Shared Values – "I C²ARE" - I CCARE

- Integrity
- Communication
- Collaboration
- Accountability
- Respect
- Equity

TEAM BUILDing

Vision

Vision Statement

What We Hope to Become

The City of Manor is a diverse, sustainable community and regional leader with exceptional services, a high quality of life, and a safe environment for citizens and businesses to thrive.



City of Manor

Texas Municipal League
Small Cities Conference

5/11/2023





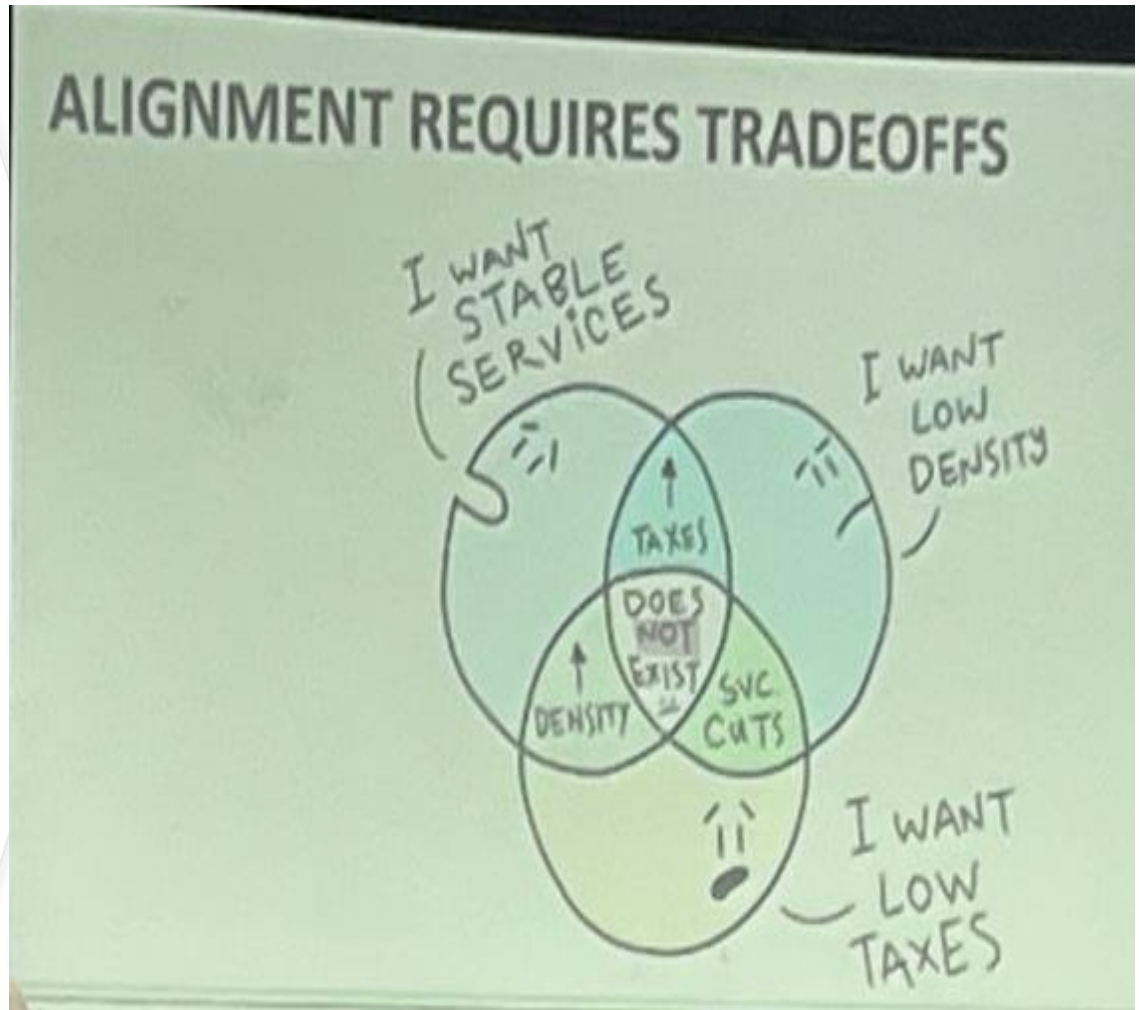
Economic Development for Small Towns

Michael Guevara – Founding and Managing Shareholder, Guevara Law

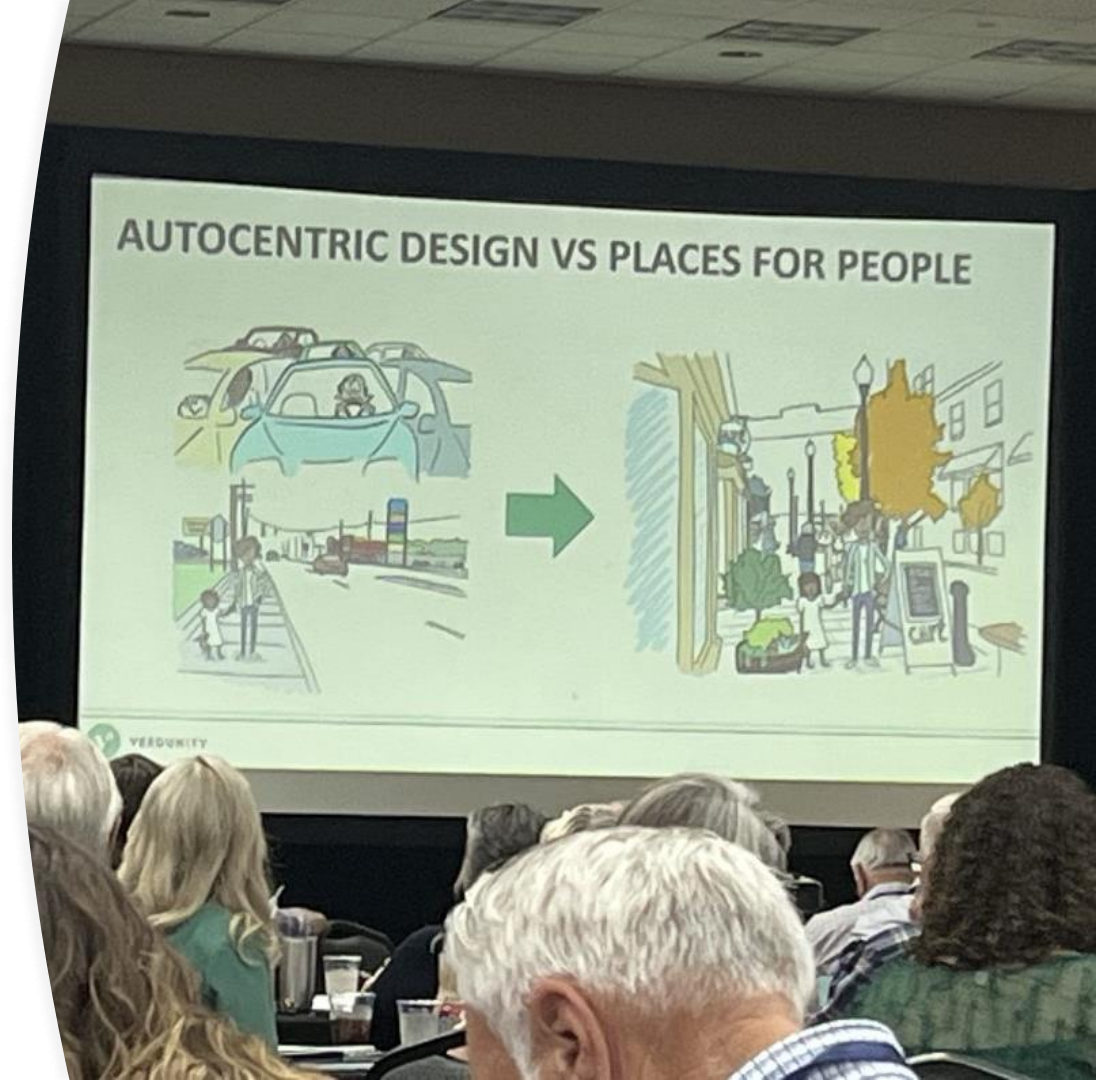
Close the Resource Gap - Pick 2

- Increase Taxes or Fees
- Reduce Services
- Develop Responsibly

To Close The Resource Gap, We Can Only Get Two of the Three.

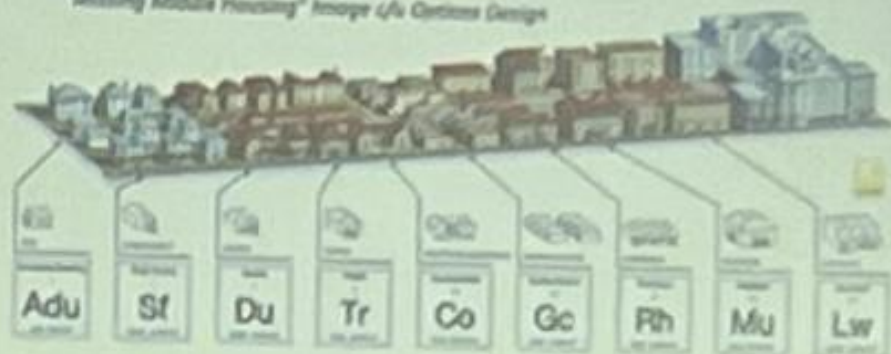


- Walkable
- Bikeable
- Connecting to Trails
- Uber/Lift
- Carpool
- Personal Vehicles
- Public Transportation



"COMPLETE" NEIGHBORHOODS

"Missing Middle Housing" Image 4/a Common Design



WE NEED A COMMON
LANGUAGE



TO DISCUSS COMMON
PROBLEMS



AND BUILD COMMON
SOLUTIONS



FISCAL SUSTAINABILITY = DOLLAR\$ + SENSE



YES

IS YOUR CITY REALLY FISCALLY SUSTAINABLE?

- Does your City have enough money to pay for basic services and infrastructure maintenance now and in the future?
- How much of the City's revenue is depending on volatile sources such as sales tax and fees from new development versus property tax (a more stable and predictable source)?
- Can current and future liabilities be addressed while keeping housing affordable for those who are and want to live in the community?

Is there a way to:

- ✓ Increase your city's tax base
- ✓ Grow local jobs and businesses
- ✓ Diversify housing types and price points
- ✓ Improve safety and mobility options
- ✓ Close infrastructure funding gaps
- ✓ Increase wealth of residents and businesses

without raising taxes?

■

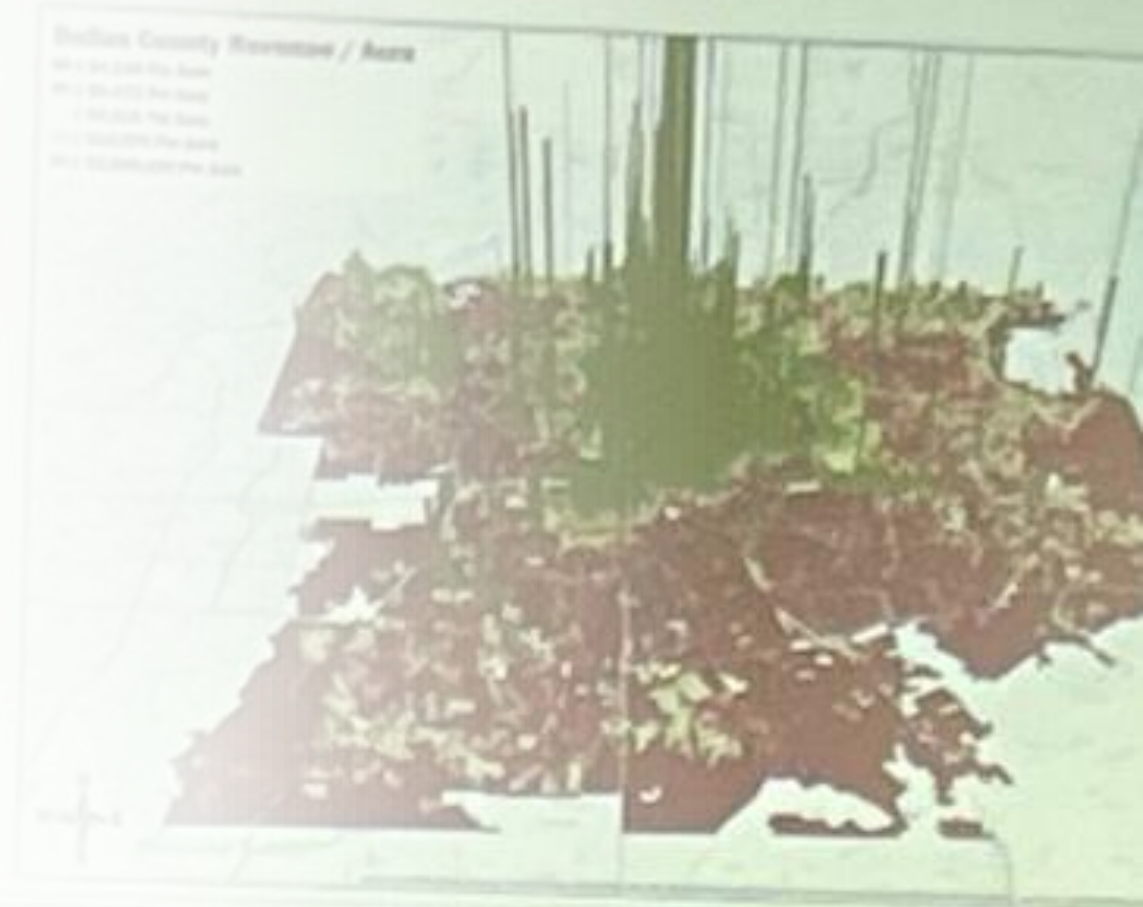
We Have to Think About Strategic Dense Spaces to Sustain Manor

Using Land Use
Fiscal Analysis to
Inform Decisions

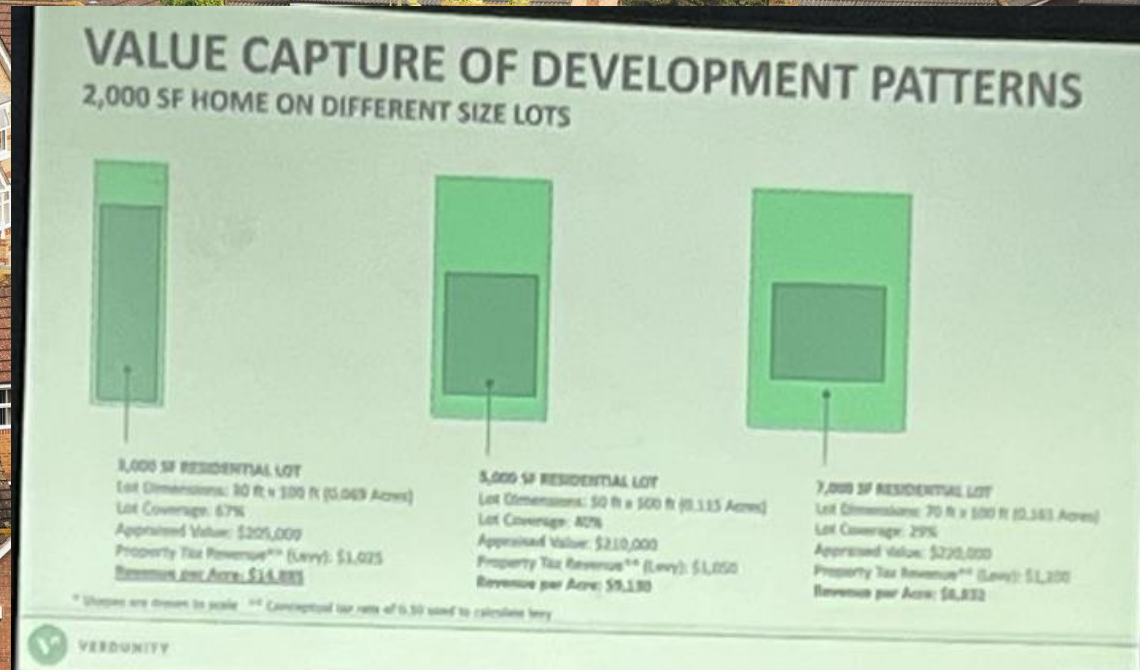


CRE

The Height of the Green Lines Correlate to the Property Taxes per Acre



There is a Reason for a Diverse Housing Product in and Across the City of Manor



DEVELOPMENT FISCAL IMPACT ANALYSIS

Will Private
Development
Generate Enough
Tax Revenue to
Recoup the Public
Investment Over the
Life Cycle of the
Project?

Table 1: Development Fiscal Impact Summary

The following analysis is provided for purposes of determining the feasibility & value associated with the project. The City is obligated to approve the project upon its compliance with the conditions & zoning regulations, regardless of the fact that it is not fiscally sustainable.

Total Public Infrastructure Cost	\$13,900,000
Current Total Tax Value Per Acre (196,197 acres / Current total value of property)	\$13,900
Current Total Annual Tax Revenue (Current total value x Current tax rate, \$0.2913 per \$1000 value)	\$4,043,86
Total Value of Project (avg. 574 value in 100,000, 1000, 500, 100)	\$108,825,833
Total Tax Value Per Acre (196,197 acres / Current total value of project)	\$556,640
Total Annual Tax Revenue (Total value x Current tax rate, \$0.2913 per \$1000 value)	\$326,873
Public Infrastructure Future Subsidy (Total value of project)	\$4
Total Annual Cost to City (\$4,824 x 574 acres)	\$2,778,874
Total Annual Depreciation Future Subsidy (50,000,000 / 40 yrs)	\$1,250,000.00
Net Annual Cost to City + Depreciation	\$1,528,874

the City is not fiscally sustainable & will degrade the financial resources of the City in its annual lifecycle. Reinvestment is not a choice if it is to remain viable. Should utility & general fund allocations not be made, the City's infrastructure will degrade and likely cause a corresponding degradation in property & cultural values.

Table 2: Development Ph. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

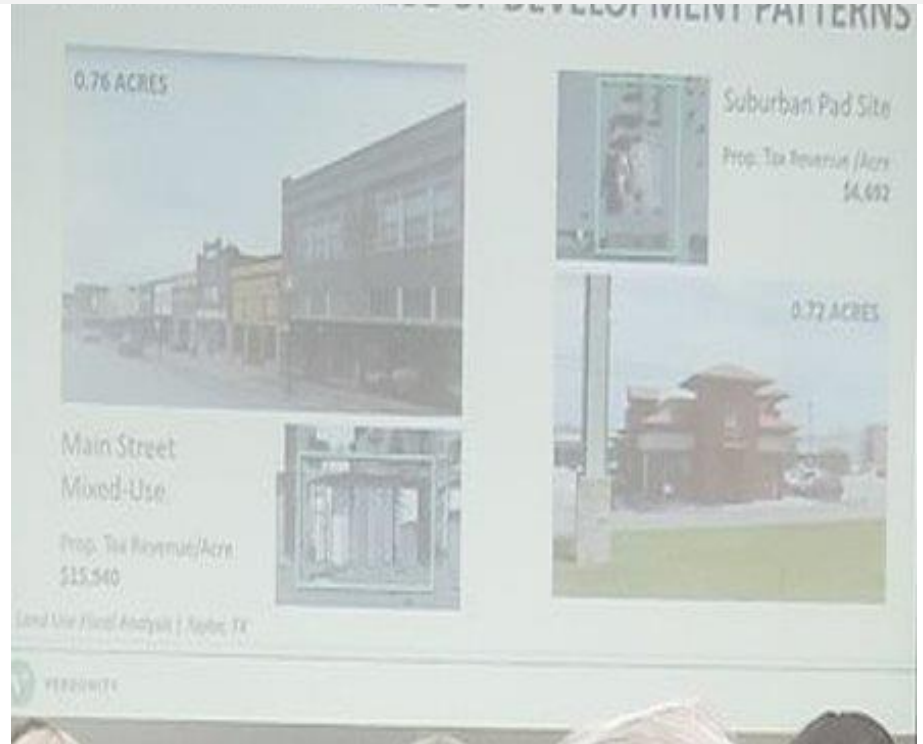
Total SF 0.5 lots	100	100,000
Total SF 0.25 lots	50	125,000
Total SF 1.0 lots	100	100,000
Total SF 2.0 lots	50	100,000
Total SF 4.0 lots	25	100,000
Total Lots	325	525,000
Total Lot Area	171,875	71,125%
Total Open Space Area	10,000	100,000
Total Right-of-Way Area	10,000	100,000
Total PB Area Area	100,000	100,000

Ouch!



Comparing the Value of Development Patterns

- Main Street Mixed-Use
- 0.76 acres
- **\$15,540 per acre**
- Suburban Pad Site
- 0.72 acres
- **\$4492 per acre**

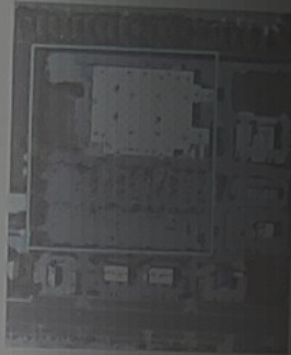


COMPARING THE VALUE OF DEVELOPMENT PATTERNS



Traditional Grid Downtown (10.46 Acres)

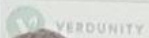
Prop. Tax Revenue /Acre \$12,307



Auto Oriented Big Box (17.36 Acres)

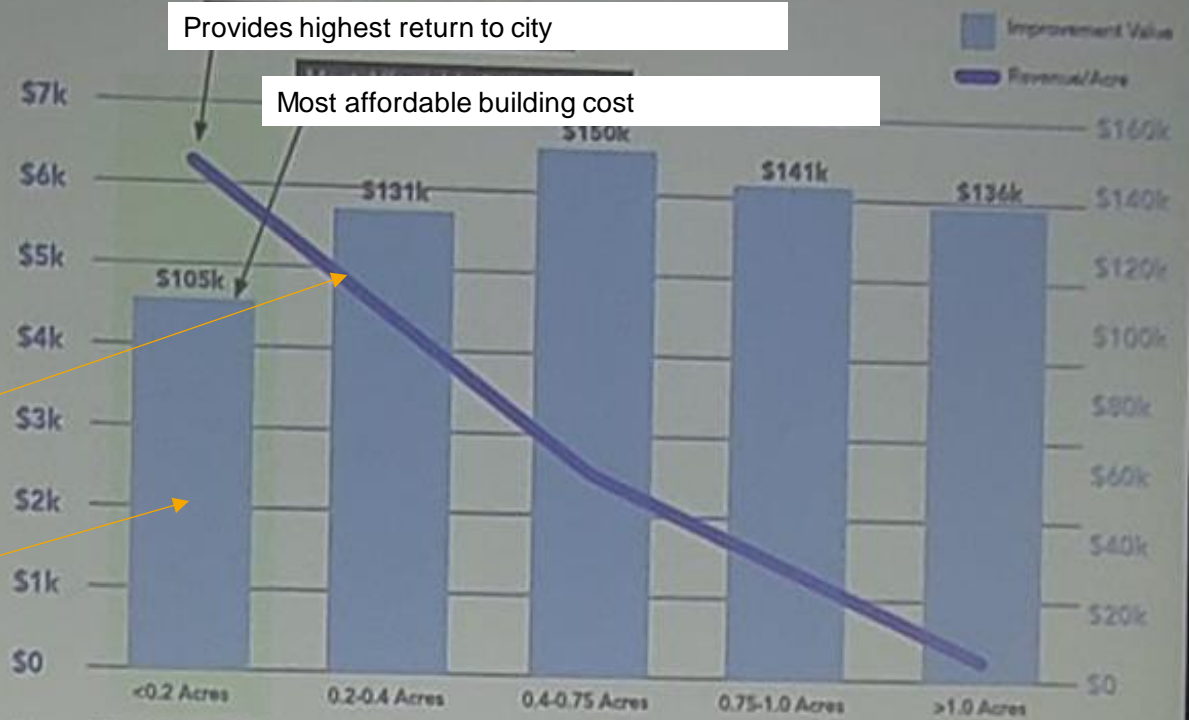
Prop. Tax Revenue/Acre \$4,660

Land Use Fiscal Analysis | Taylor, TX



Downtown
Density increases
revenue,
affordability, and
access to small
businesses.

BUILDING VALUE VS. REVENUE PER ACRE SINGLE FAMILY



Revenue/Acre

Improvement Value

Figure 53: Single Family Improvement Value compared to Rev/Acre Source: Verdunity


Land Use Fiscal Analysis | Taylor, TX

HIGH VALUE DEVELOPMENT (PROPERTY TAX)

Common Characteristics

- ✓ High ratio of building footprint to lot size
- ✓ Multi-story structures
- ✓ Narrow lot frontage
- ✓ Smaller lots
- ✓ Narrower streets in a grid pattern

Assessed Value & Revenue per Acre

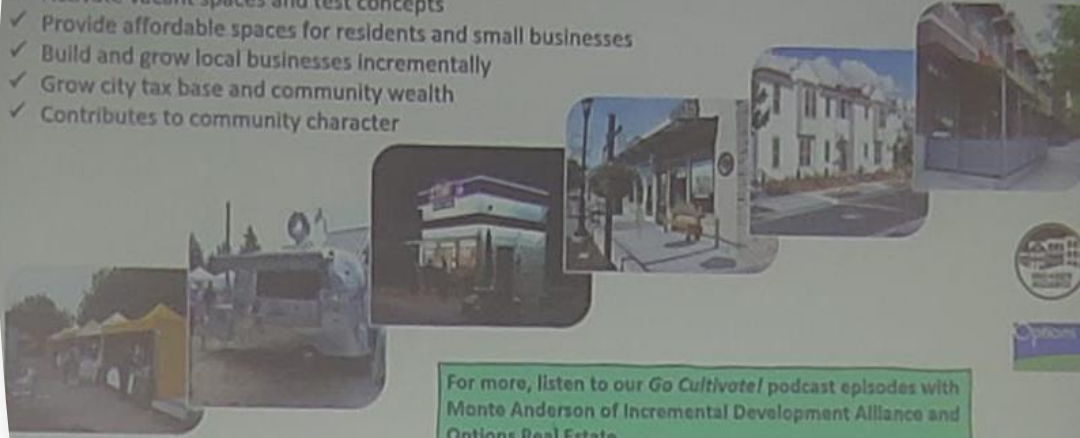
- ✓ High density mixed-use Higher
 - ✓ Multifamily and smallplexes
 - ✓ Live-work and neighborhood commercial
 - ✓ Small lot single family detached
 - ✓ Large lot single family detached
 - ✓ Big box commercial
 - ✓ Industrial Lower
- 



- Activate vacant spaces for test concepts
- Provide affordable spaces for residents and small businesses
- Build and grow local businesses incrementally
- Grow city tax base and community wealth
- Contribute to Community Character

CULTIVATING FISCAL HEALTH AND LOCAL WEALTH WITH INCREMENTAL DEVELOPMENT

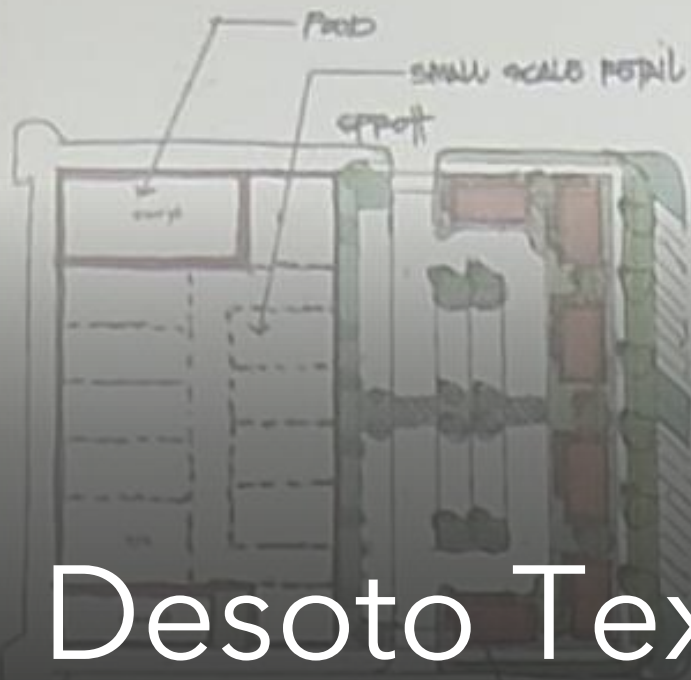
- ✓ Activate vacant spaces and test concepts
- ✓ Provide affordable spaces for residents and small businesses
- ✓ Build and grow local businesses incrementally
- ✓ Grow city tax base and community wealth
- ✓ Contributes to community character



For more, listen to our *Go Cultivate!* podcast episodes with Monte Anderson of Incremental Development Alliance and Options Real Estate
<https://www.verdunity.com/podcast>

VERDUNITY

REVITALIZING AGING PLACES AND BUILDINGS



C
R
E
Y

Grow DeSoto Marketplace, DeSoto, TX



Desoto Texas

**When We are
Successful, What Will
People Say About
Manor, Texas?**

**What Behaviors or
Decisions Need to
Change to Accomplish
the Vision?**

Next Meeting
