

Why are we here, again?

Annexation & Rezone

Planning & Zoning 01/12/2022

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

City Council 01/19/2022

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

Planning & Zoning 05/11/2022

- Returned for SUP
- Received approval

City Council 05/18/2022

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

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

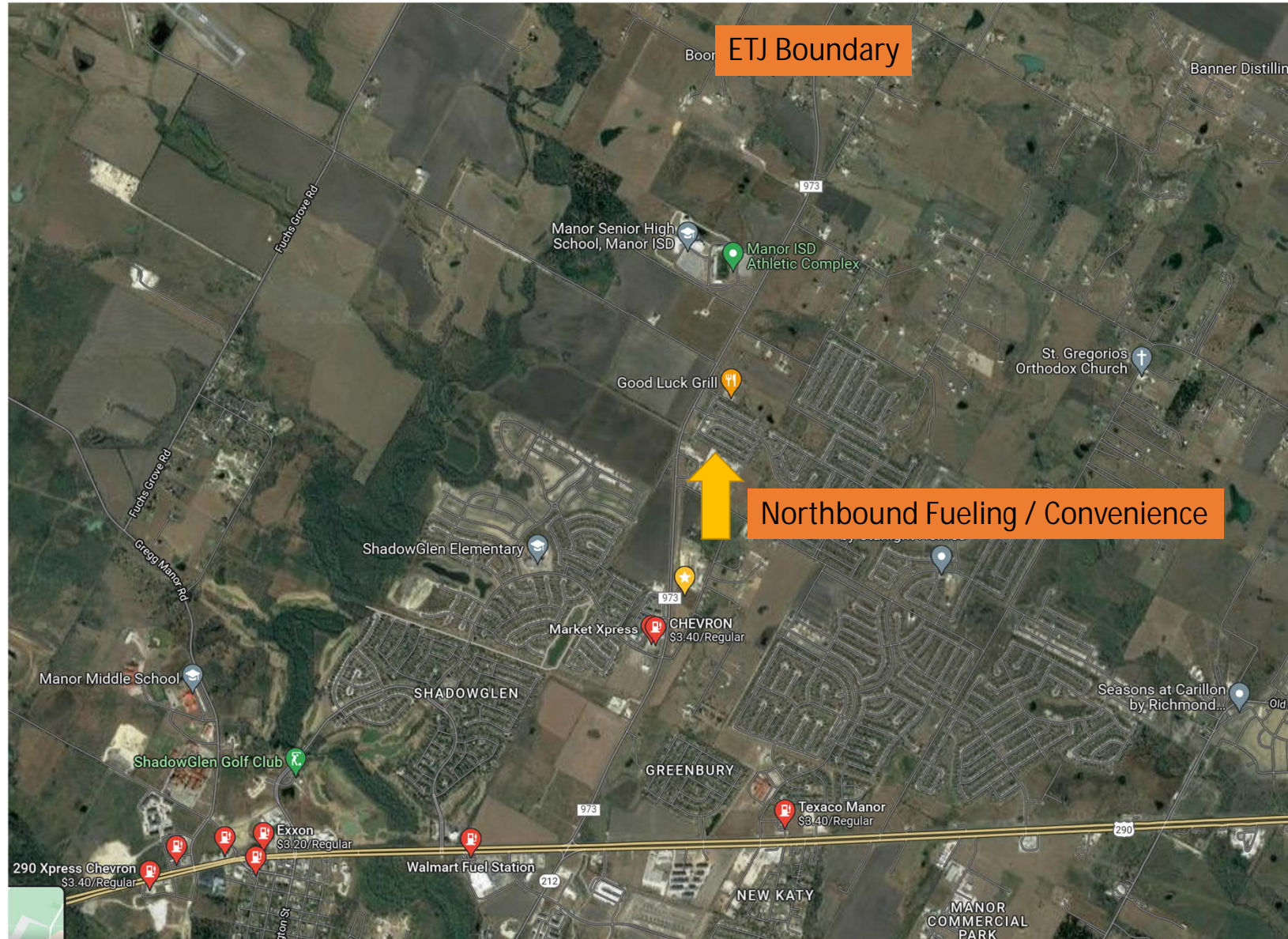
Kennel	C	C
Laundry services	P	P
Laundry services (self)	P	P
Liquor sales	P	P
Mini-storage warehouse	C	C
Offices, government	P	P
Offices, showroom		P
Offices, warehouse		C
Off-site accessory parking	P	P
Pawnshop	C	C
Personal improvement services	P	P
Personal services	P	P
Pet store	C	C
Printing and publishing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



Traffic / Safety

Traffic Flow Discussion

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



EDC coordination / info.

EDC Info

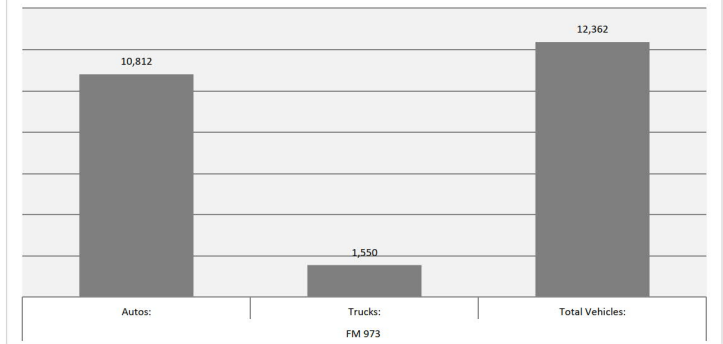
- Owner met with Scott Jones
- Impact DataSource report commissioned and provided

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

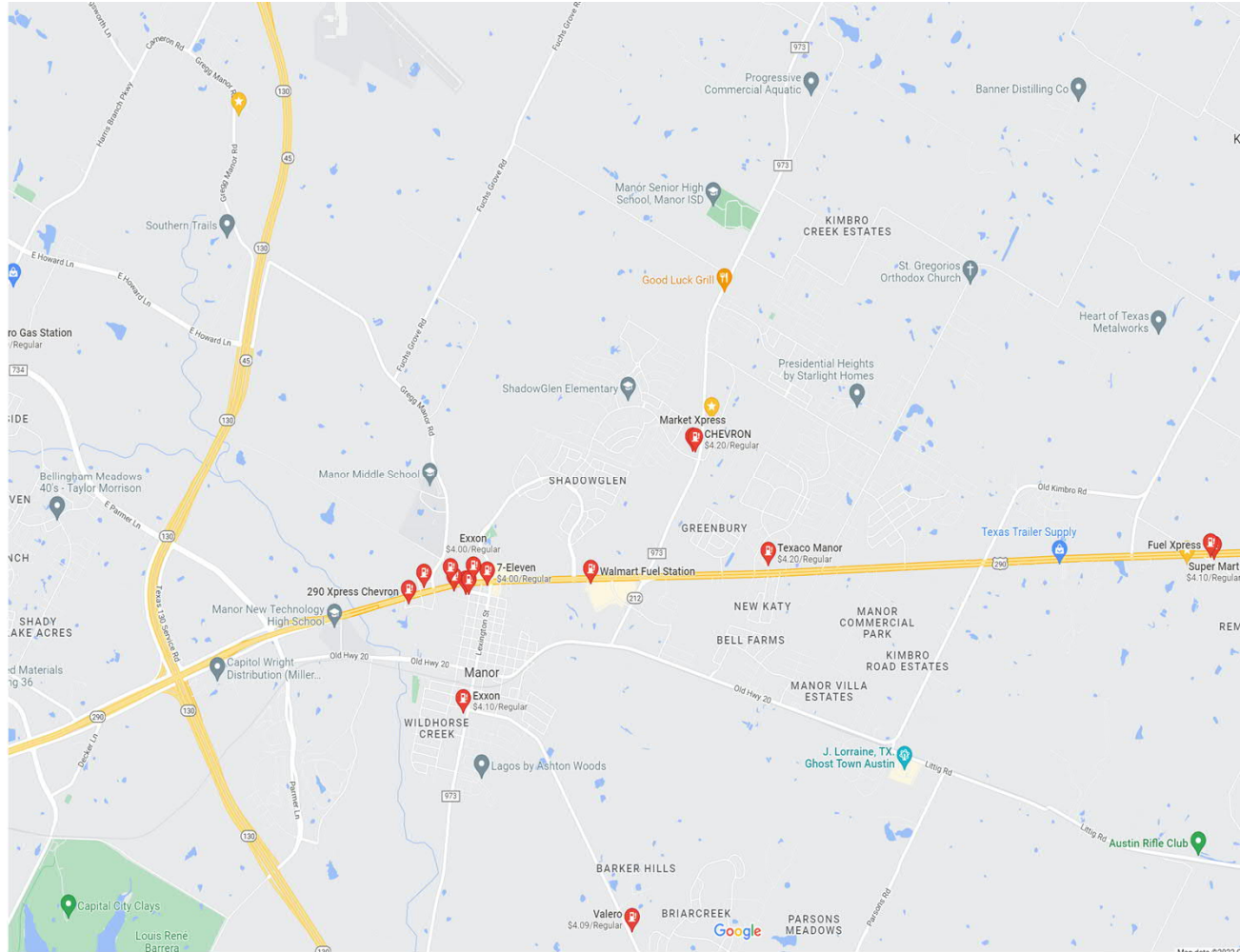
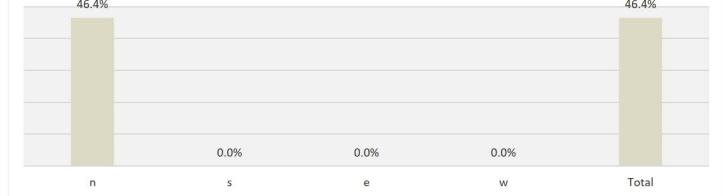
Traffic Summary

VPD Charts

Vehicles per Day (VPD)



Total Frontage Traffic (% Total)



Projections, Analytical Range, and Metrics

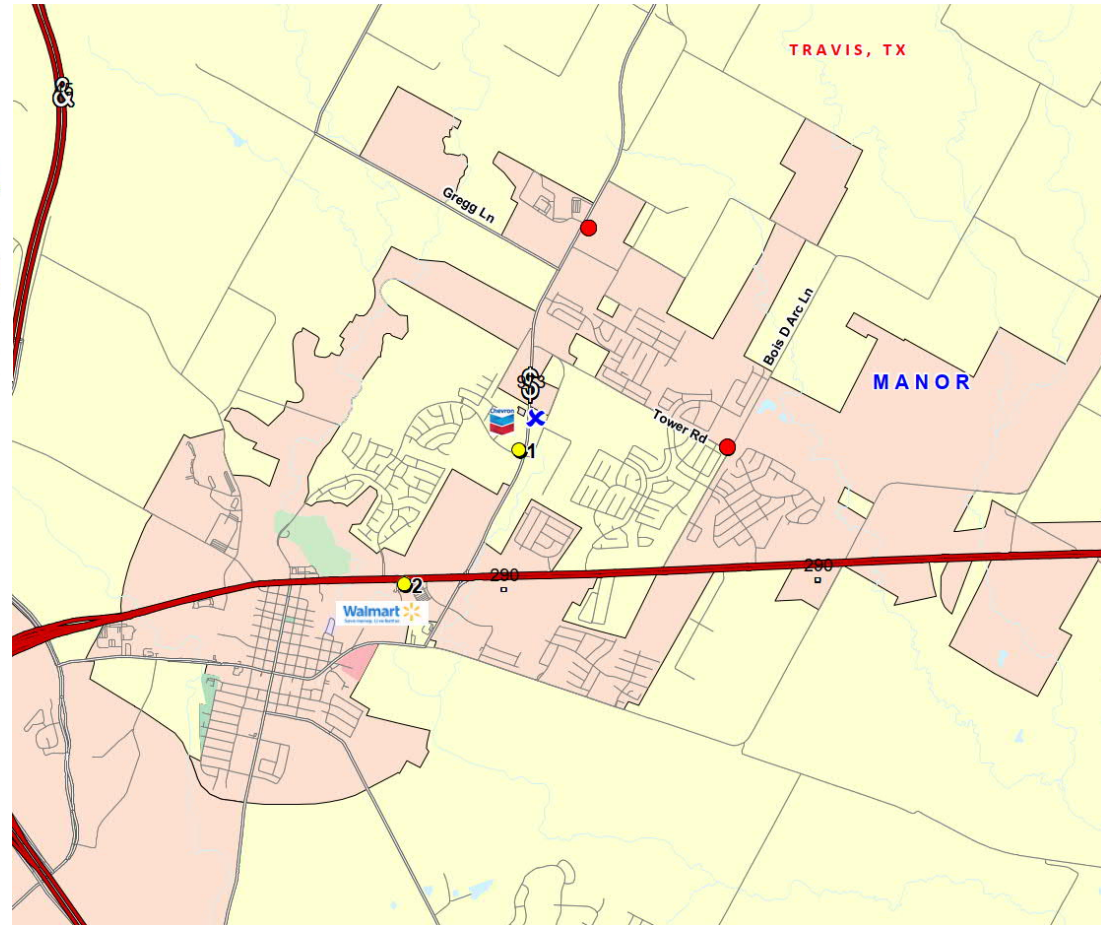
13800 FM 973, Manor, Texas 78653

AVERAGE MONTHLY VOLUME AND SALES

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

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

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



Additional Considerations

Additional Discussion Items

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

