



Destination 2050 Manor Comprehensive Plan

Planning & Zoning Commission Briefing

November 9, 2022



Agenda

- Overview & Process Update
- Summary of Community & Stakeholder Engagement
- Document Key Takeaways
- Next Steps

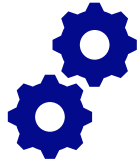
Overview & Process Update

Destination 2050

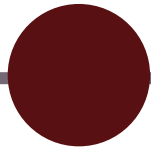
- City of Manor's first Comprehensive Plan.
- Guides growth and development for the next 10 - 20 years.
- Decision making tool for city leaders and staff, professionals, and local residents.
- Ensure growth is promoting community values and the health, safety, and welfare of residents.



Process



April 2021 –
August 2022



Initial Engagement of
CPAC, Community and
Stakeholders

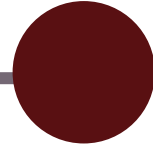
Online Survey

Community Analysis

Established Vision &
Guiding Principles



September
2022



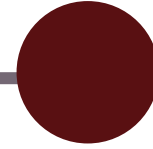
Initial
Recommendations

Feedback from
CPAC, Community
and Stakeholders

Community Open
House



October
2022

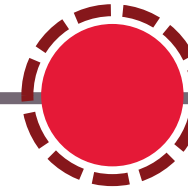


Full Plan Draft
Delivered

Review and
comments from
CPAC



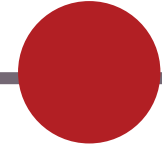
November
2022



Draft for Public
Review &
Comment



December
2022



Goes to Council
for Approval

Summary of Community & Stakeholder Engagement

Stakeholder Groups

- Comprehensive Plan Advisory Committee (CPAC)
- City Council
- Residents, Community at large
- Economic Development and Real Estate professionals
- Community and cultural organizations
- Religious Leaders
- Youth



Engagement Activities



4

Public
Events



569

Survey
Responses



3

Virtual Public
Engagements



6

Advisory
Committee
Meetings



9

One-
on-one
Interviews



4

Focus
Group
Meetings

What We Heard

Priorities & Themes

1. Transportation & Mobility
2. Infrastructure
3. Economic Development
4. Growth & Land Use
5. Parks & Open Space
6. City Services & Facilities
7. Urban Design & Character
8. Housing & Neighborhoods

ASSETS, OPPORTUNITIES & CHALLENGES



There is a need for fresh and healthy food options



Focus on local retail and hiring locally



Revitalize downtown



Improve sidewalk and bike lane network for better connectivity



We need activities for to keep teens active in the community



Increase access to natural spaces



There is a need for better public transportation; more frequency and better routes



Parks need more shade structures and trees to be a respite from the heat

Document Key Takeaways

Plan Content

1. Community Snapshot
2. Vision & Guiding Principles
3. Land Use
4. Transportation & Mobility
5. Parks, Recreation & Open Space (PROS)
6. Economic Development & Fiscal Sustainability
7. Infrastructure & Facilities
8. Downtown & Urban Design
9. Implementation



Community Snapshot

Key Takeaways

- Manor has seen **explosive population growth** in the last 20 years, spurring major development activity and annexations.
- Manor is becoming an **increasingly diverse** area, both racially, ethnically and economically.
- **Manor's population skews young** with the largest age sector being under 14 years of age, denotes lots of families.
- **Strong labor force** (people age 16-65)
- **Age 65+ is only sector that's shrinking**
- Work to be done on increasing **educational and employment opportunities** in Manor.
- Mean commute time for Manor residents is 28.5 minutes, suggesting **most residents commute outside the City for work.**
- Housing is **90% single-family product** and 80% of households are families; 88% of the housing stock has been built since 2000.
- Manor housing prices remain **relatively affordable** and Manor is seeing less disparity between income and housing costs, when compared to the region. However, **renters are more cost burdened** than homeowners.

Vision & Guiding Principles

People from **all backgrounds** call Manor home. This community provides the opportunity to **raise a family, start a job, or grow a business**. The community is **well connected** and **supports local businesses**. Multiple **transportation options** position Manor perfectly to have a **booming economy**. This makes Manor a gem in the region.



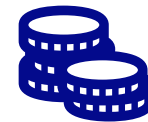
Embedded equity



Healthy community



Connected community



**Resilient &
transformative economy**

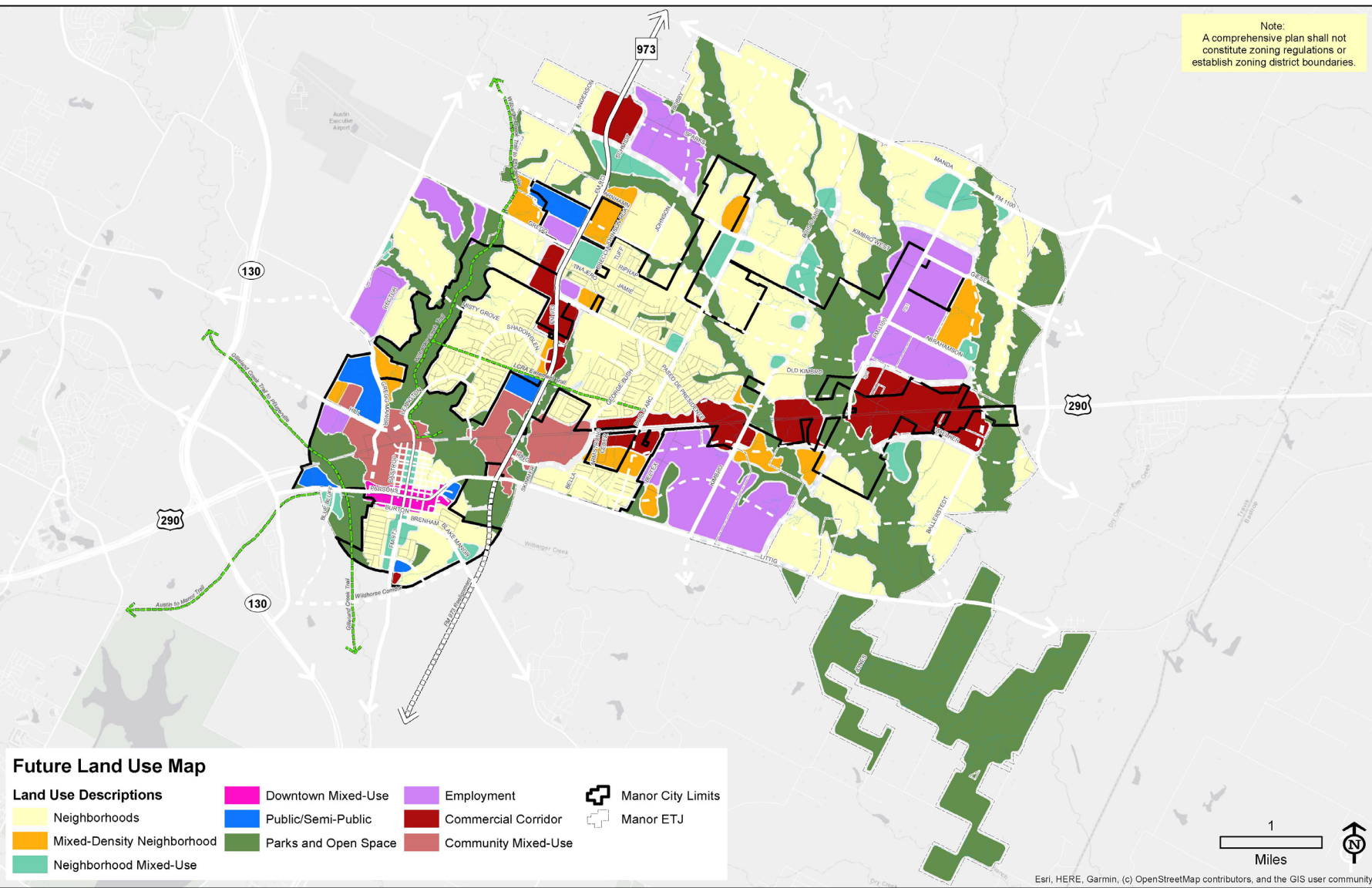


Livable places for all

Future Land Use Map (FLUM)

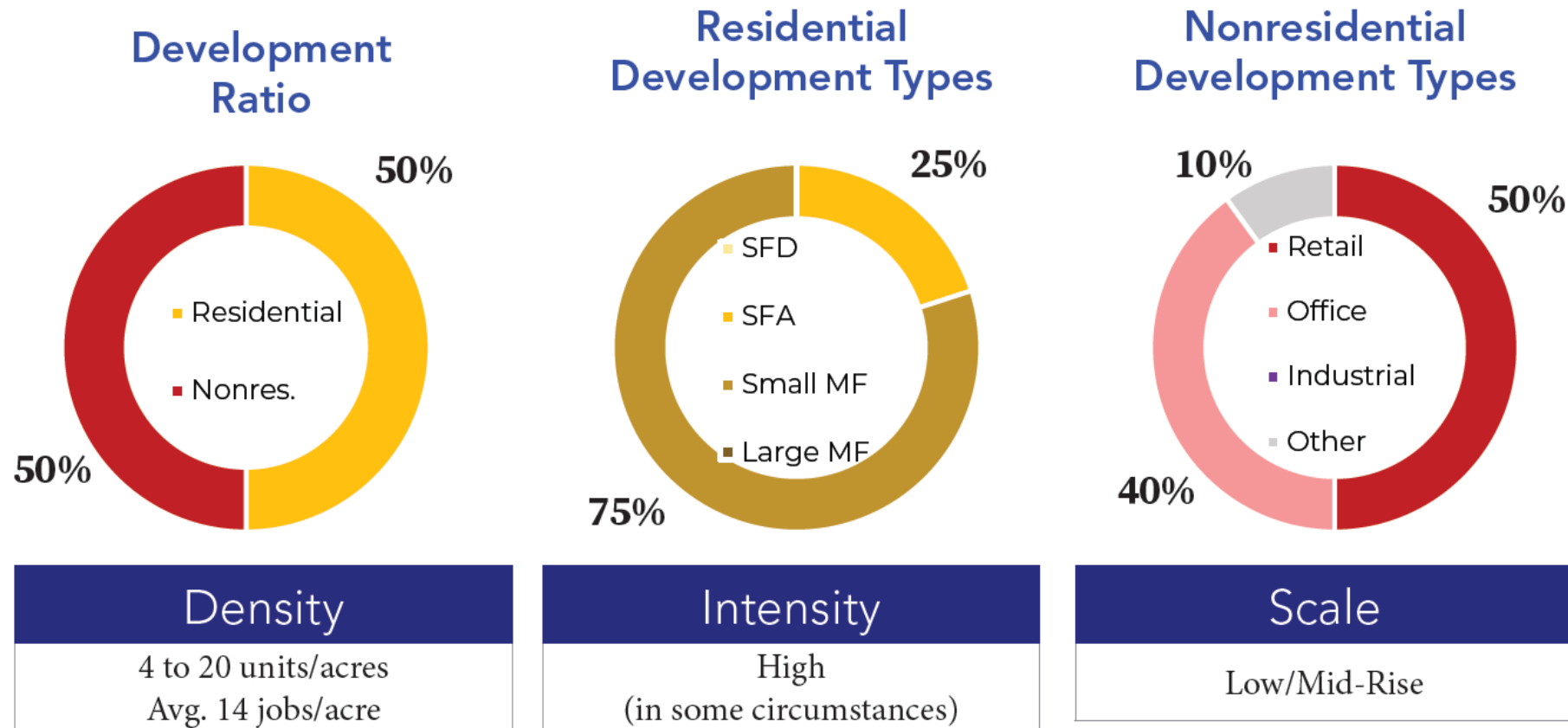
Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.

- **City Staff will use the Future Land Use Map daily** for reviewing zoning cases, planning for future facilities, and other development and policy decisions.
- Focus on **missing middle housing, mixed-use & complete communities.**



Future Land Use Dashboards

Figure 3.3. Sample Land Use Mix Dashboard

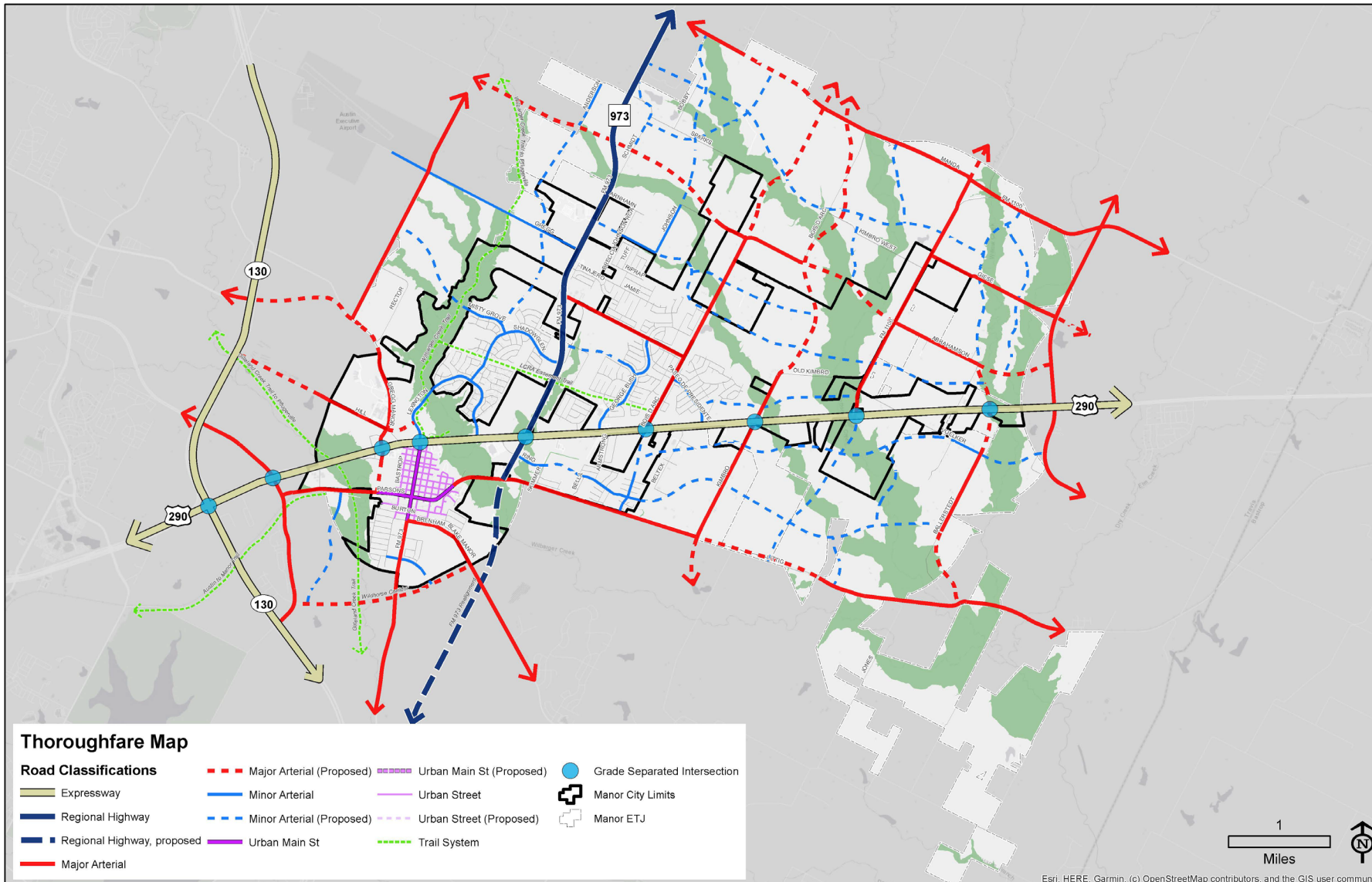


Future Land Policies & Procedures

- How to use the FLUM to evaluate development proposals.
- Guidance on special contextual situations, such as infill, neighborhood centers, corridors, and intersection nodes.
- Strategies to implement mixed-use.
- Additional policy considerations.
- Land use policy statements and explanations.

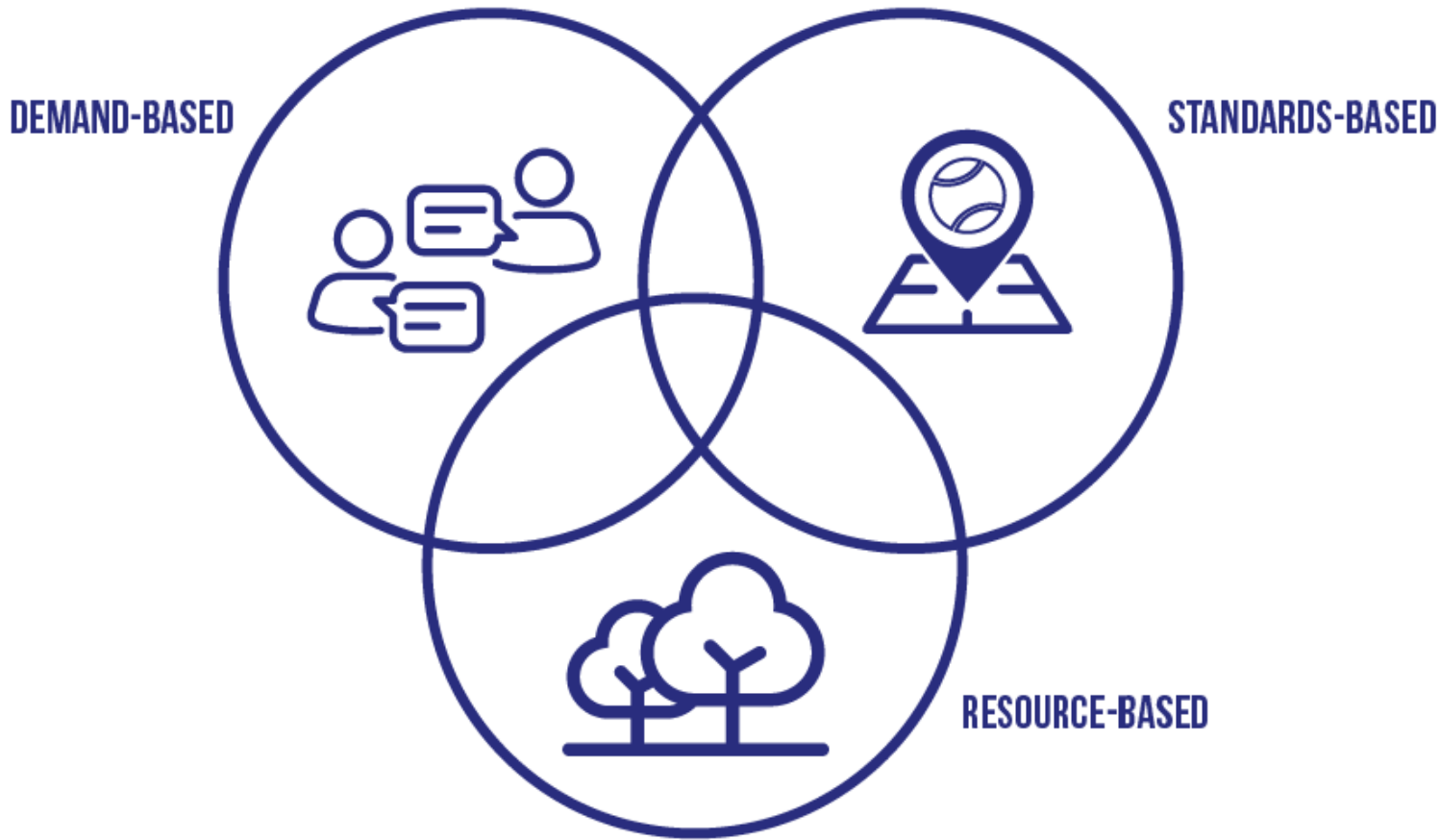


Transportation & Mobility



- Central Manor has a robust street network, more could be done to strengthen **local connectivity and future roadways** will be needed as the ETJ develops.
- Most **residents commute outside the city for work**, mostly to Austin or Pflugerville.
- **Typical street sections** provide for each roadway classification.
- Focus on **complete streets**.
- Note the **intersections of mobility, land use, and affordability**.

PROS Assessment

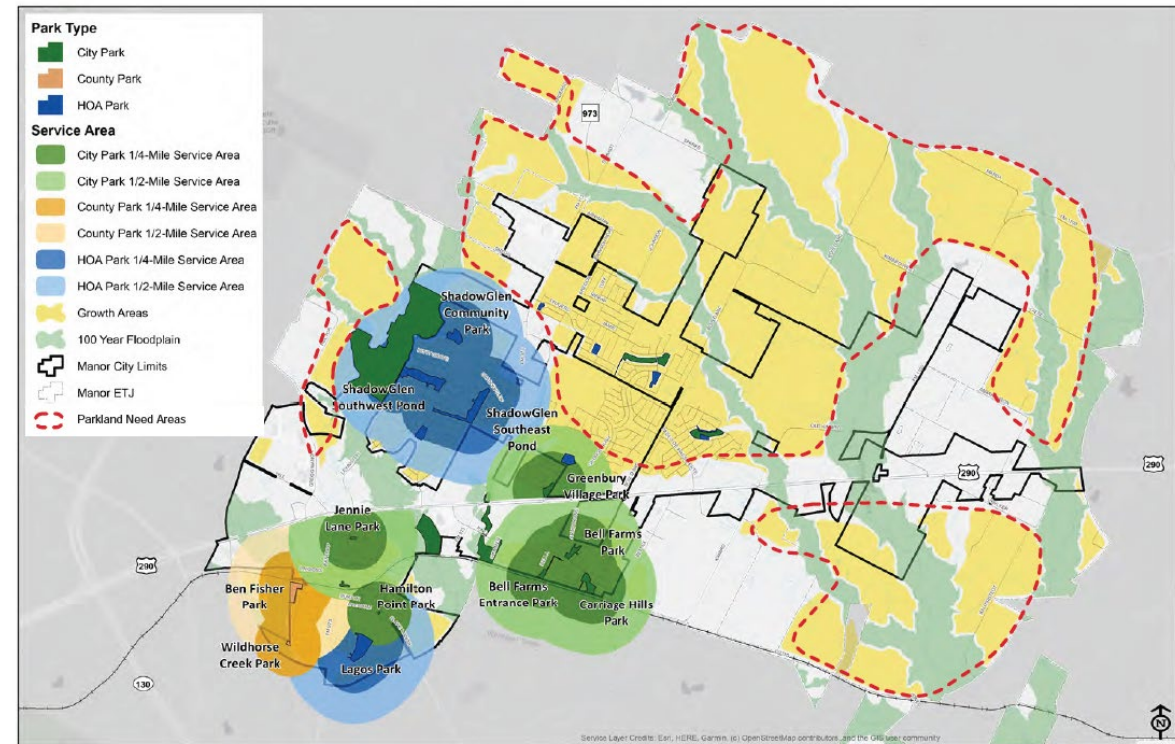


- **Demand:** analysis of public feedback to identify what the community wants
- **Standards:** utilizes established standards to analyze parks needs based on current population and future growth areas.
- **Resource:** evaluates existing resources to identify opportunities to leverage for public recreation benefit.

PROS Assessment

Assessment Key Takeaways

- Strong desire from the community for more **accessible recreation opportunities** and for a wider variety of age groups.
- Manor is **missing community buildings** like community centers, recreation centers, and libraries.
- Existing parkland **amenities lack variety** and are heavily geared towards passive recreation.
- There are **many HOA parks** in Manor, but these are not accessible by all Manor residents.
- The City's parks need **more signage and better boundary delineation**.
- The City needs a plan to connect its neighborhoods, parks, and other destinations via a **trail system**.
- **More parks will be needed to serve future growth** in the ETJ.



PROS Objectives

1. **Acquire and preserve** publicly accessible parkland for use by the whole community.
2. Improve and **enhance existing parks.**
3. **Develop new parks and facilities** to address acreage and facility deficiencies.
4. Provide **system-wide park improvements** to enhance user experience and increase community awareness.
5. Provide **enhanced programming** to meet the varying needs of residents.
6. Enhance opportunities for **bicycle and pedestrian** recreation, fitness, and transportation throughout the community.
7. Enhance **safety and maintenance** practices to improve the quality of the parks system.
8. Pursue **partnerships and varying funding sources** to support the expansion and improvement of the parks and recreation system.



Economic Development

Assessment Takeaways

- **Lack of a strong identity** or brand within a crowded Austin region.
- Continued **traffic congestion** along U.S. 290.
- **Shortage of restaurant, retail, and entertainment options** for residents.
- Limited **economic development resources**.
- No **shovel ready sites**.
- Lack of major **private sector employers**.
- **Limited existing commercial and industrial buildings** (vacant or underutilized) that could be occupied by new companies.
- **Infrastructure capacity and availability**.



Economic Development

Keys to Economic Success in Manor

- Define and resource manor's **long-term economic development goals** and objectives.
- Create an economic development **identity** for Manor.
- Expand existing **utility infrastructure**.
- Determine the feasibility of **new local locations for residents' employers**.
- Continually push for **transportation improvements**.
- Establish a **dedicated economic development fund**.



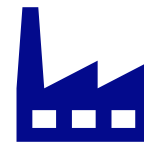
Healthcare and Hospital Services



Information Technology



Skilled Trades



Advanced Manufacturing

Infrastructure & Facilities

Utilities & Infrastructure

- **Dual-purpose, multi-benefit** facilities.
- **Systems thinking**, the “One Water” Approach.
- Need to undertake **holistic W/WW planning** process.
- **Wastewater beneficial reuse**.
- Utilizing **natural drainageways for trail connections**.
- Promoting water quality via **green infrastructure**.



Infrastructure & Facilities

Public Facilities

- Focus on **smart, flexible, efficient design** and siting for all public buildings and facilities
- **Main Facility Needs:**
 - City Hall
 - Police Station
 - Library
 - Recreation Center
- Recommendations for **siting and funding** of new facilities.



Downtown & Urban Design



- Community branding and identity, including signage.
- Shaping the built environment through urban design and building form.
- Downtown catalyst sites.
 1. Lexington & Parsons
 2. Art Park
 3. Downtown Lawn
 4. City Hall Reuse
 5. WWTP Site Reuse
 6. Connections to new Municipal Complex

Implementation

Action Items

- Actions items for each topical chapter, include:
 - Description of the action to be done
 - Strategy Category
 - Timeframe for completion (short-, mid- and long-term, or ongoing), to assist in prioritization.



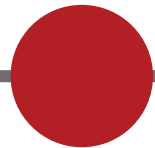
Next Steps

Today



P&Z briefing presentation

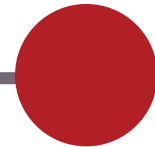
**This Week
or Early Next**



Final draft of plan released for public comment, delivery date dependent on resolution of City comments.

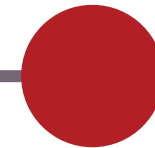
Online public review and comments open.

November



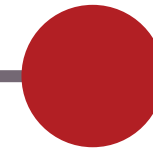
P&Z review draft document and prepare recommendations, may elect to hold special called meeting or worksession to discuss.

**December
7th**



Council 1st reading, for discussion and direction

**December
21st**



Council 2nd reading, for adoption