



Destination 2050 Manor Comprehensive Plan

City Council

December 7, 2022



Presentation Preview

- Process & Engagement Overview
- Document Summary
- Using the Document
- Questions & Comments

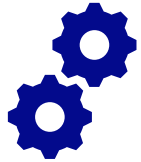
Process & Engagement Overview

Destination 2050

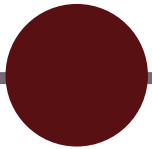
- City of Manor's first Comprehensive Plan.
- Guides growth and development for the next 10 - 20 years.
- Decision making tool for city leaders and staff, professionals, and local residents.
- Ensure growth is promoting community values and the health, safety, and welfare of residents.



Process



April 2021 –
August 2022



Initial Engagement of
CPAC, Community and
Stakeholders

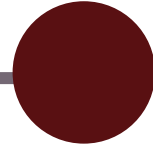
Online Survey

Community Analysis

Established Vision &
Guiding Principles



September
2022



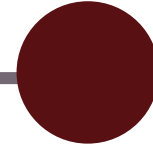
Initial
Recommendations

Feedback from
CPAC, Community
and Stakeholders

Community Open
House



October
2022

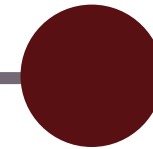


Full Plan Draft
Delivered

Review and
comments from
CPAC



November
2022

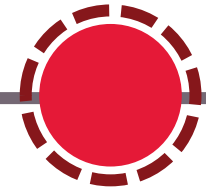


Draft for Public
Review &
Comment

P&Z Briefing



December
2022



Council
Approvals

Stakeholder Groups

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



Engagement Activities



5

Public
Events



592

Survey
Responses



3

Virtual Public
Engagements



6

Advisory
Committee
Meetings



9

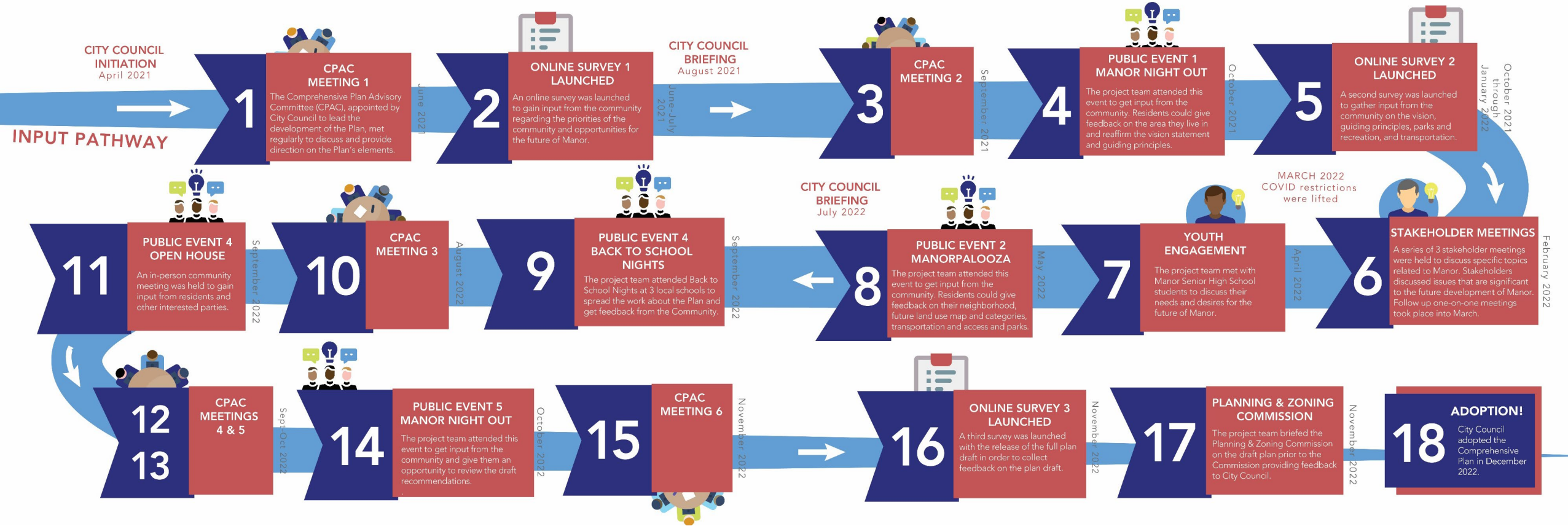
One-
on-one
Interviews



4

Focus
Group
Meetings

Engagement Activities



What We Heard

Priorities & Themes

Transportation & Mobility

Infrastructure

Economic Development

Growth & Land Use

Parks & Open Space

City Services & Facilities

Urban Design & Character

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

Leading with Community Input

LEADING WITH COMMUNITY INPUT - LAND USE & DEVELOPMENT



Each chapter has a **"Leading with Community Input"** spread summarizing the input received related to that topic, the key takeaways from stakeholder engagement, and how that input impacted the recommendations and outcomes of the Plan.

Document Summary

Plan Outline

1. Community Snapshot
2. Vision & Guiding Principles
3. Land Use
4. Transportation & Mobility
5. Parks, Recreation & Open Space (PROS) Plan
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.



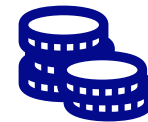
Embedded equity



Healthy community



Connected community

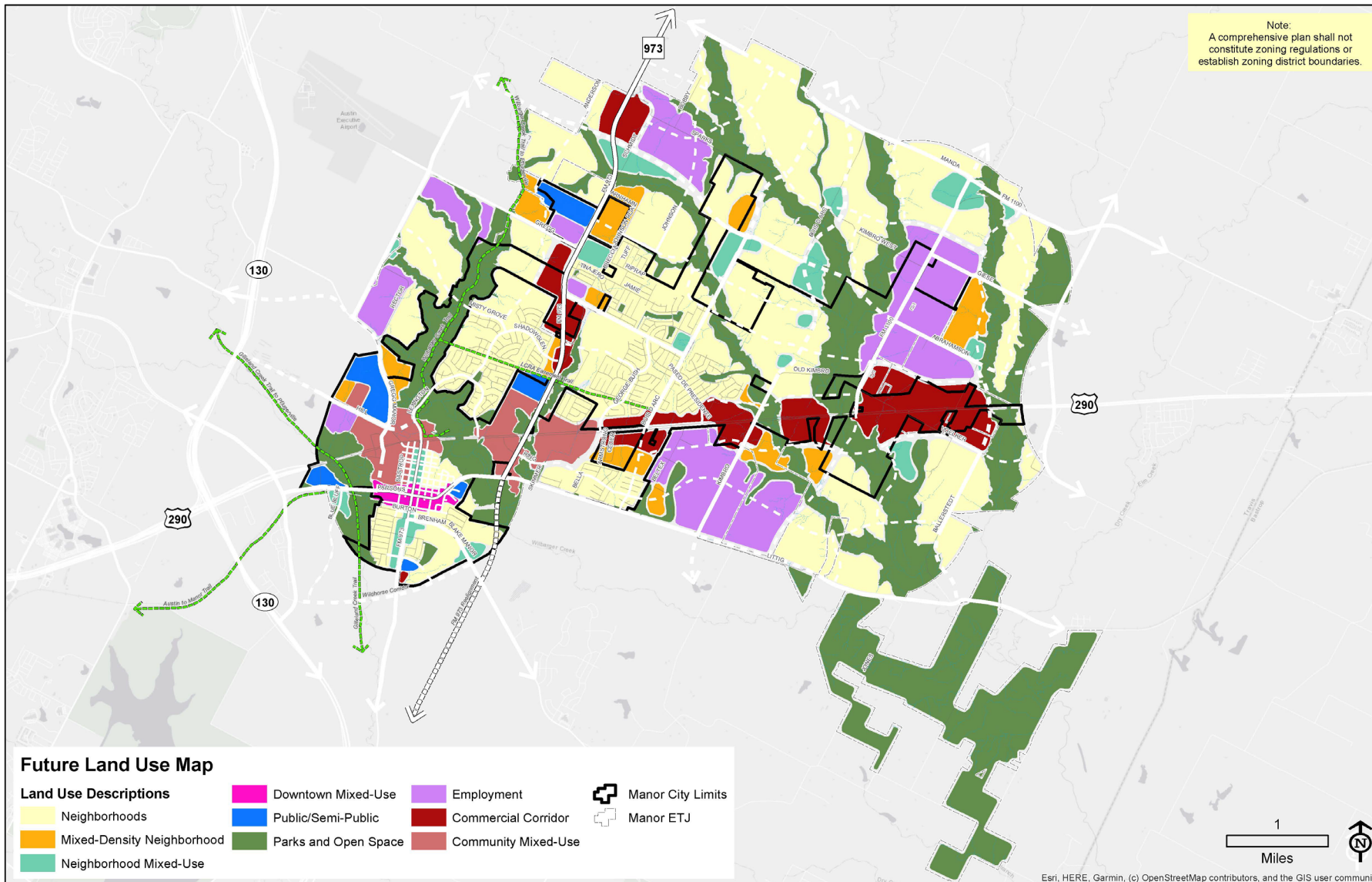


**Resilient &
transformative economy**



Livable places for all

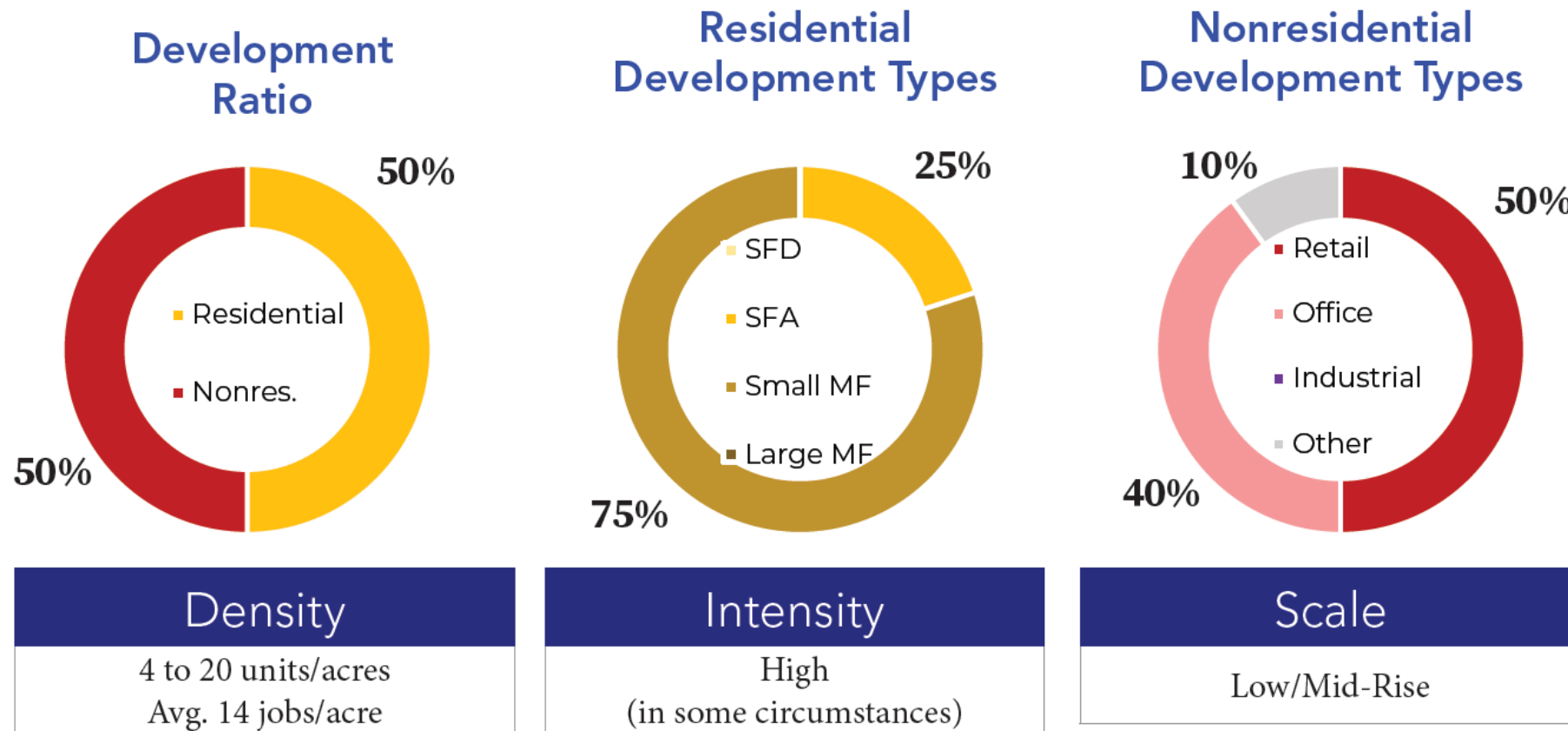
Future Land Use Map (FLUM)



- 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



Land Use 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.



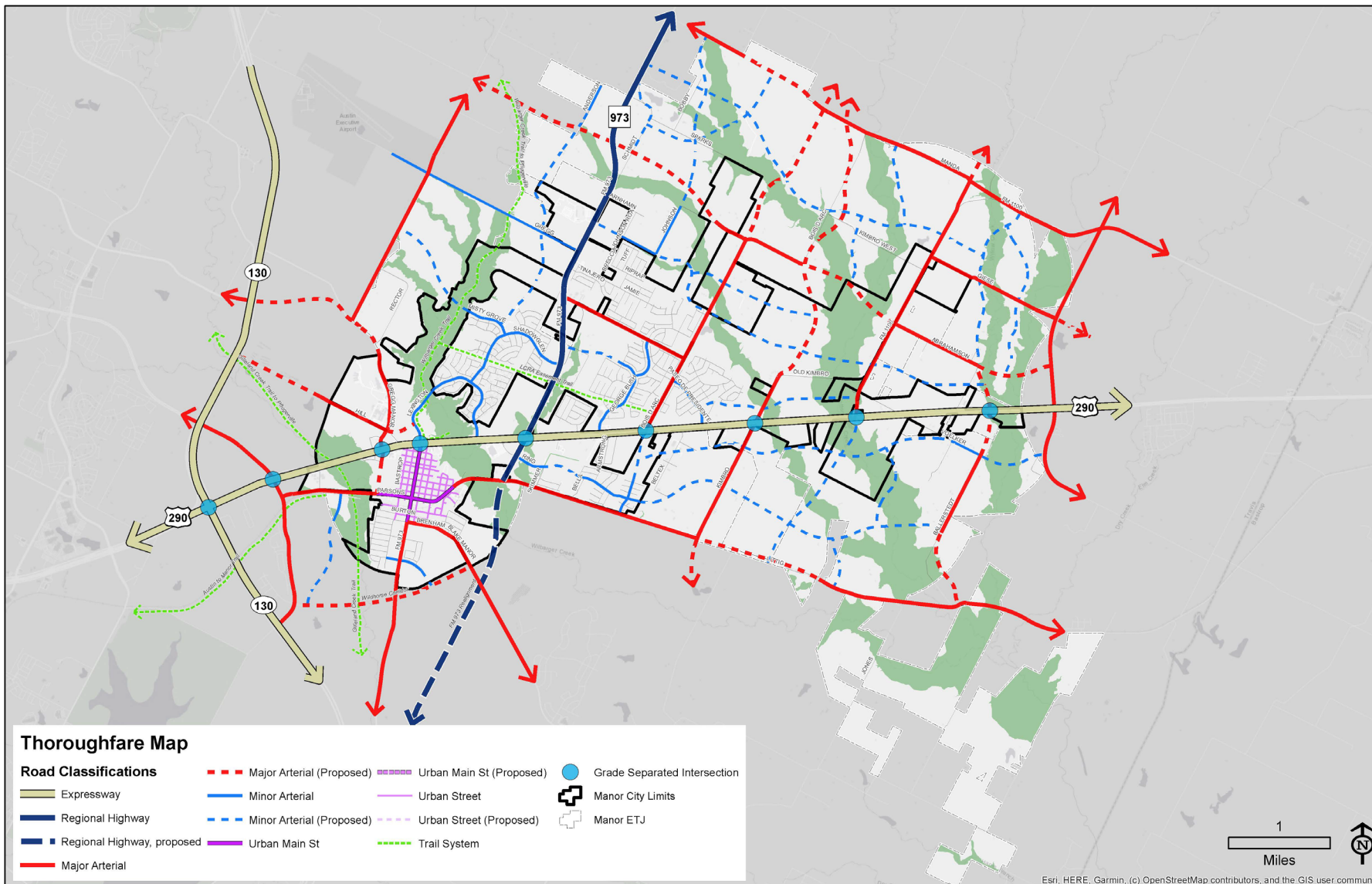
Transportation & Mobility

Key Takeaways

- **Traffic congestion and lack of mobility choices** are key concerns.
- More could be done to strengthen **local connectivity**.
- **Future roadways** will be needed as the ETJ develops.
- Need for a robust transportation **network with redundancies**.
- Most **residents commute outside the city for work**, mostly to Austin or Pflugerville.
- Focus on **complete streets**.
- Note the **intersections of mobility, land use, and affordability**.



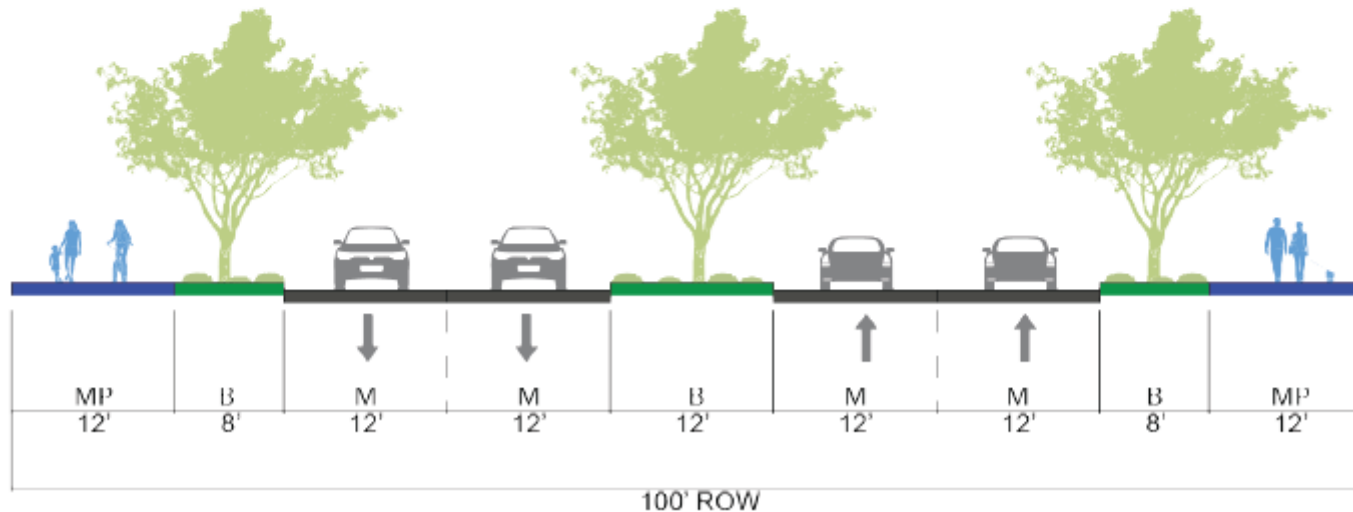
Thoroughfare Plan



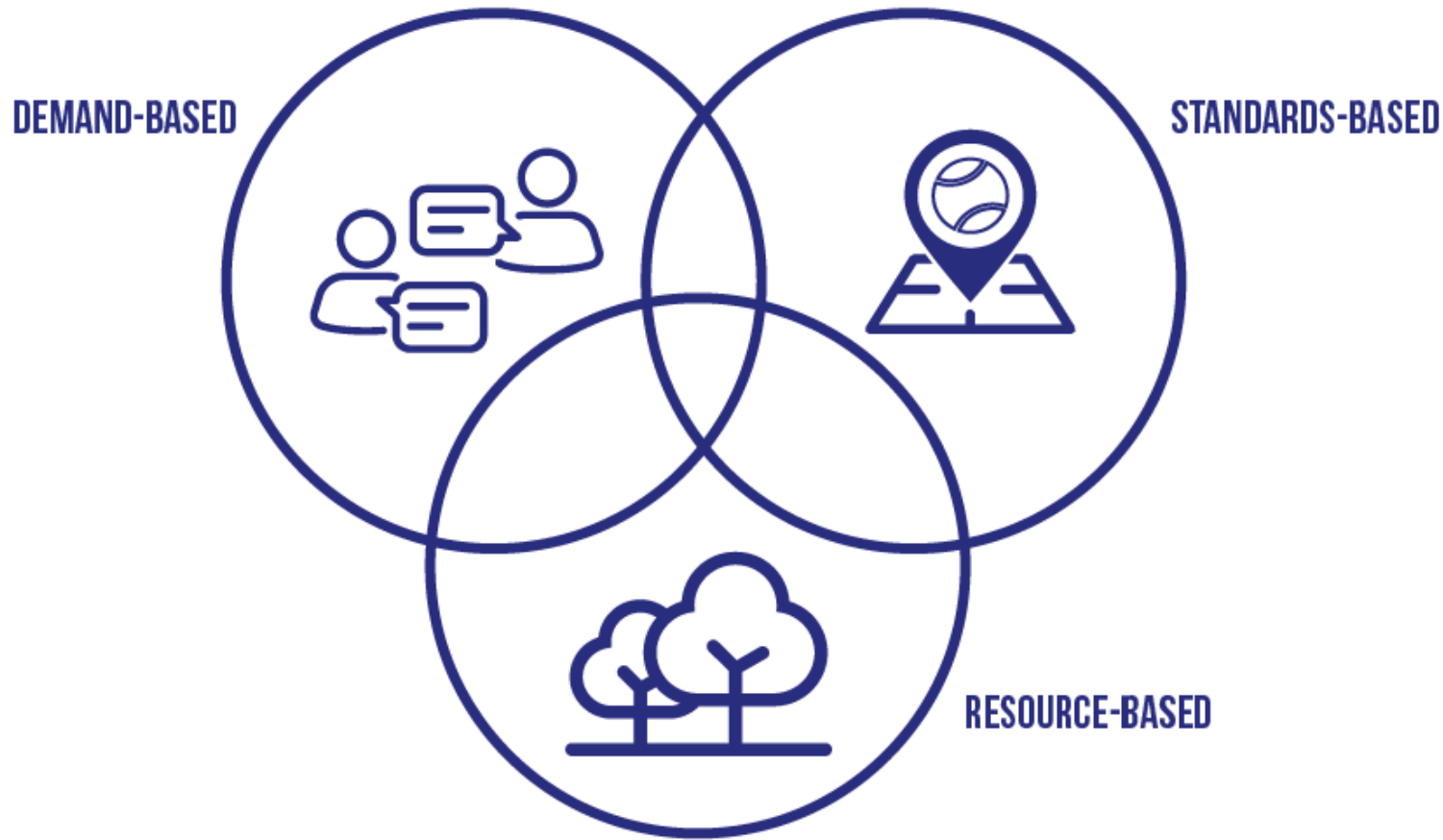
Thoroughfare Design

	Element	Size	Material
B	Buffer/Median	8 - 12 ft.	Landscape
MP	Multi-use path/sidewalk	12 ft.	Concrete
M	Main Travel Lane	12 ft.	Concrete or asphalt

Figure 4.13. Major Arterial Section



PROS Assessment

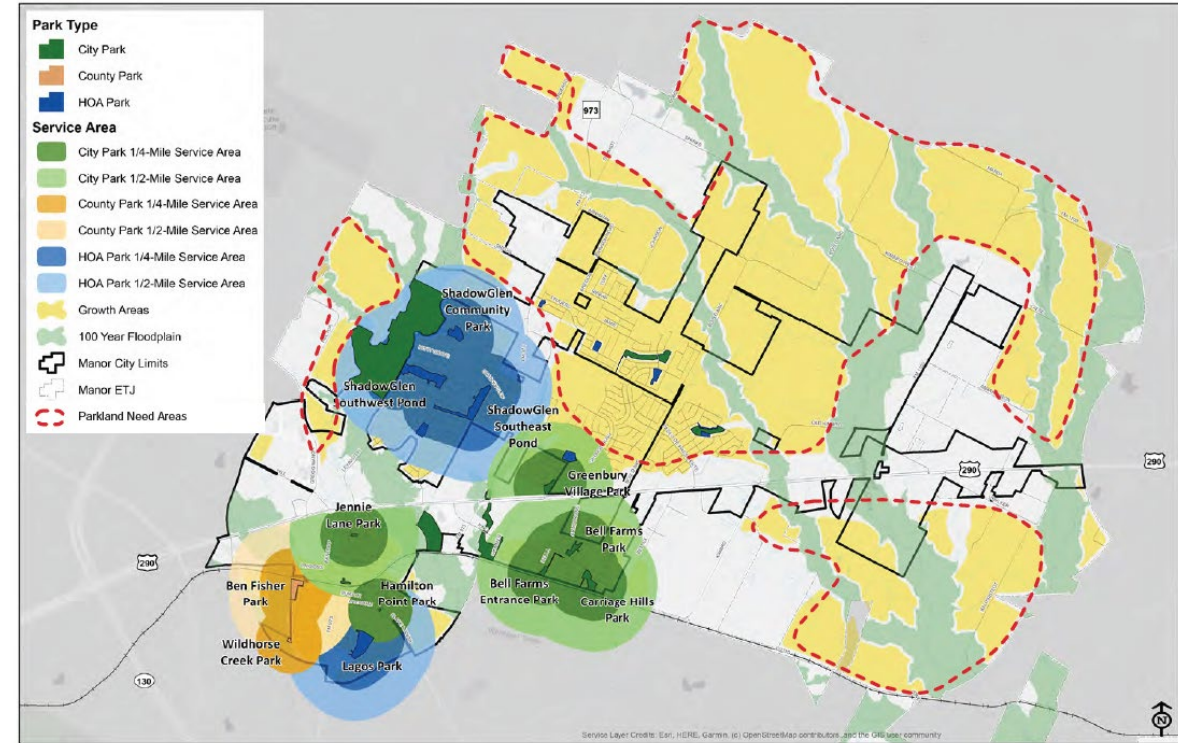


- **Demand:** analysis of public feedback to identify what the community wants
- **Standards:** utilizes established standards to analyze parks needs based on current population and future growth areas.
- **Resource:** evaluates existing resources to identify opportunities to leverage for public recreation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



PROS Plan Recommendations

RANK	ACTION		INITIATION TIME FRAME (YEARS)				POTENTIAL COST RANGE
			SHORT-TERM 1-3	MID-TERM 4-6	LONG-TERM 7-10+	ON-GOING	
GOAL 1: PROACTIVELY PROTECT OPEN SPACE							
1	PR.2	Review and modify parkland dedication policies as necessary.	✓				Staff hours
2	PR.1	Evaluate opportunities for additional close-to-home parkland in target acquisition areas.	✓			✓	TBD
GOAL 2: IMPROVE OR EXPAND PARKS AND RECREATION AMENITIES							
1	PR.28	Develop park design guidelines.	✓				Staff hours
2	PR.26	Increase shade opportunities within parks.	✓			✓	TBD
3	PR.27	Provide consistent parks signage to increase community awareness of City parks.	✓				\$500 - \$2,000 per sign
4	PR.29	Update the City's website on a regular basis to include complete information about parks and recreation offerings.	✓			✓	Staff hours
5	PR.31	Create consistent fishing policy.	✓				Staff hours
6	PR.18	Evaluate opportunities to provide a recreation center and aquatic facility in Manor.	✓				\$90,000 - \$125,000
7	PR.30	Enhance park beautification efforts.	✓			✓	TBD
8	PR.5	Improve Bell Farms Park.	✓				\$435,500 - \$791,500
9	PR.9	Prepare an updated Timmermann Park Master Plan.	✓				\$75,000 - \$100,000
10	PR.11	Develop a ShadowGlen Open Space Master Plan.	✓				\$175,000 - \$250,000
11	PR.20	Develop a Community Center/Recreation Center.	✓				\$6,000,000 - \$12,000,000
12	PR.24	Evaluate opportunities to develop additional splash pads in City parks.	✓			✓	\$100,000 - \$250,000
13	PR.6	Improve Carriage Hills Park.	✓				\$450,000 - \$510,000
14	PR.17	Improve Art Park.	✓				\$515,000 - \$875,000
15	PR.25	Evaluate opportunities to develop athletic facilities for use by local athletic leagues and the public.	✓				TBD

Economic Development

Assessment Key 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**.



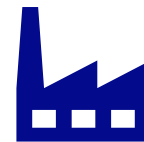
Healthcare and Hospital Services



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**.



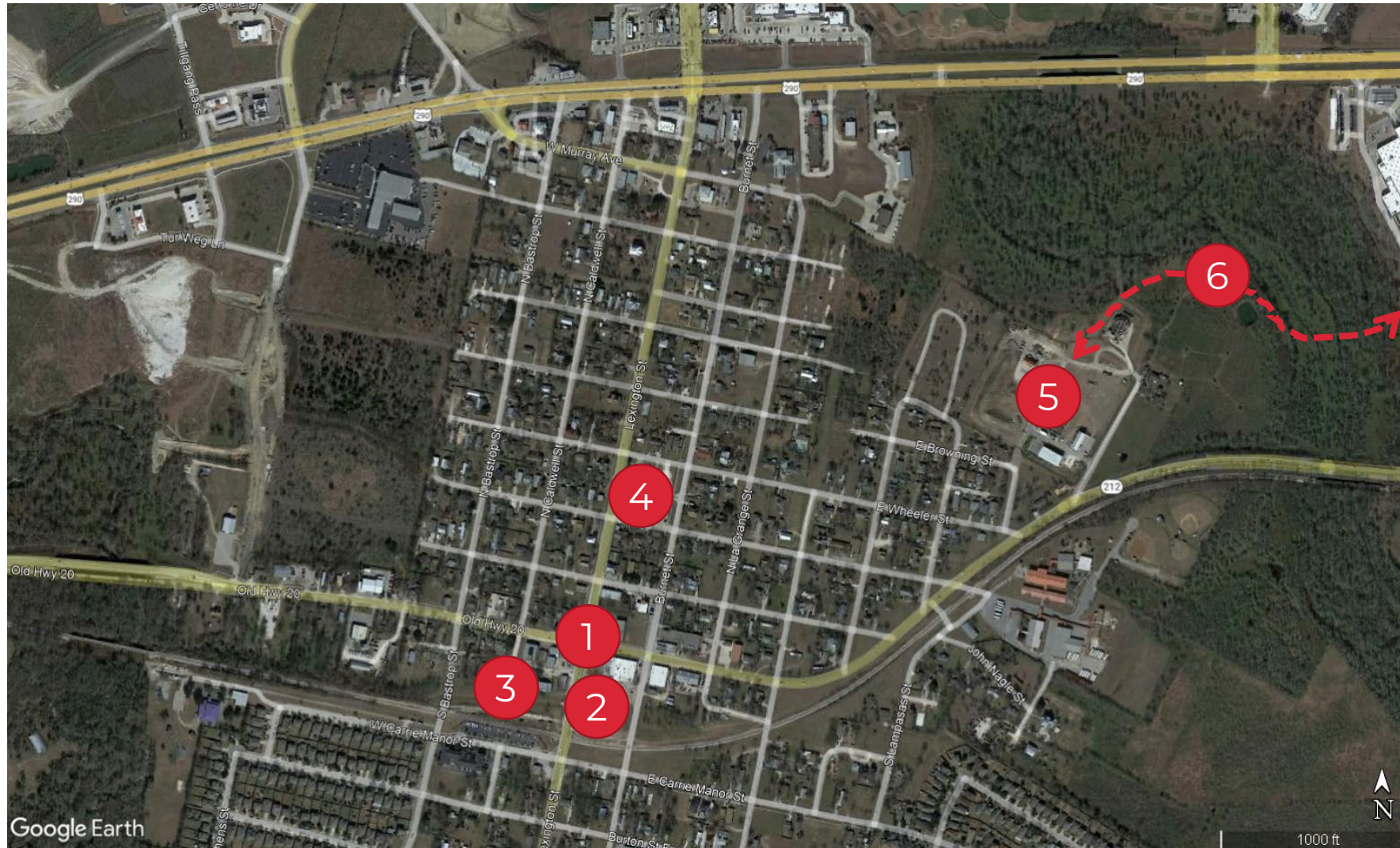
Infrastructure & Facilities

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 Plan

- 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.



Using the Document

City Staff

- Guiding everyday decisions across all departments, **aligning all City staff towards a single vision.**
- Assists in **major policy and budget decisions.**
- Utilized in **reviews of zoning cases.**
- Planning for future **facility and infrastructure needs and proactive maintenance/updates.**
- Provides **justification and prioritization for City projects and programs** that align with the Plan.
- Provide the basis for **updating city codes and ordinances.**



P & Z Commission

- Aid in **discussing and reviewing zoning cases** and other development decisions.
- Provides **justification for zoning case recommendations**.
- Allows for the **balancing of the community needs and values with individual interests**.



City Council

- Annual reporting allows Council to **track if the City is achieving or falling short of its goals.**
- Allows for alignment of public goals and a **more efficient use of City resources.**
- When discussing zoning cases, development decisions, and other major topics related to **land use policy.**
- Aid in **aligning Manor's plans with surrounding jurisdictional entities.**
- Can act as the **basis for the City's Strategic Planning.**



Business Community

- Developers, potential property buyers, businesses, and other interested parties can **better understand the future development patterns** in Manor when making decisions.
- Property owners and developers can **propose developments that better align with the goals of the community.**



Residents

- **Engages and educates** community members and stakeholders in planning for their City's future.
- Aids in shaping the desired outcomes and appearance of the community, **enhancing quality of life** for residents.
- Annual reporting **allows community members to keep the City accountable** in achieving its goals.



Questions & Comments