



**COMMUNITY IMPACT FEE ADVISORY COMMITTEE  
& PLANNING AND ZONING COMMISSION  
JOINT SESSION MINUTES  
DECEMBER 08, 2021**

**PRESENT:**

Prince John Chavis, CIF Advisory Committee Chair, Place 4 (Absent)  
Julie Leonard, P&Z Commission Chair, Place 1

**COMMITTEE MEMBERS:**

Anthony Butler, Place 2  
Cresandra Hardeman, Place 3 (Arrived at 6:53 p.m.)  
Grant E. Loveless, Place 5 (Absent)  
Cecil Meyer, Place 6  
Lakesha Small, Place 7  
Barth Timmermann, Developer Representative (Absent)

**CITY STAFF:**

Scott Dunlop, Interim City Manager  
Mandy Miller, Administrative Assistant

**COMMUNITY IMPACT FEE ADVISORY COMMITTEE JOINT SESSION – 6:30 P.M.**

With a quorum of the Community Impact Fee (CIF) Advisory Committee and Planning and Zoning (P&Z) Commission Members present, the joint session was called to order by P&Z Commission Chair Leonard at 6:32 p.m. on Wednesday, December 08, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

No one appeared to speak at this time.

**CONSENT AGENDA**

- 1. Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee Minutes of November 10, 2021, Regular Session.**

City staff recommended that the CIF Advisory Committee approve the minutes for the CIF Advisory Committee Minutes of the November 10, 2021, Regular Session.

**MOTION:** Upon a motion made by Committee Member Small and Seconded by Committee Member Meyer to approve the consent agenda.

There was no further discussion.

**Motion to approve carried 4-0**

Chair Leonard announced at 6:34 p.m. that the meeting would continue directly into the items for the Planning and Zoning Commission Agenda.

**PLANNING AND ZONING COMMISSION JOINT SESSION – 6:34 P.M.**

**PUBLIC COMMENTS**

No one appeared to speak at this time.

**PUBLIC HEARING**

1. **Conduct a public hearing on a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX. Applicant: Garza EMC Owner: Butler Family Partnership Ltd.**

City staff recommended that the P&Z Commission conduct the public hearing.

Chair Leonard opened the public hearing.

Darren Huckert with Garza EMC, 7708 Rialto Blvd., Suite 125, Austin, Texas, submitted a speaker card in support of this item. Mr. Huckert did not wish to speak, however, he was available for any questions.

Interim City Manager Dunlop informed the Commission that property located near creek or flood plain areas will frequently request detention variances. This property is located near the Gilleland Creek.

Mr. Huckert answered questions from the Commissioners. The items discussed were the water run-off amounts, drainage studies and impact of detention verses non-detention on the Gilleland Creek's peak flows. Mr. Huckert explained studies indicated that detention of the stormwater would add to the flooding problem in the area and being the main reason for the variance request.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

**Motion to approve carried 4-0**

Chair Leonard advised she had a Conflict of Interest with the following item and stated that without her on the dais there would not have a quorum. Individuals that signed up to speak regarding this item were encouraged to attend the City Council Meeting scheduled for the December 15, 2021, where the next public hearing would be held. The public hearing was not held at this time and Item No. 3 was considered next.

2. **Conduct a public hearing on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH). Applicant: Rao's Consulting Engineers, LLC. Owner: Sampsg Properties, LLC.**

No action taken

Commissioner Cresandra Hardeman arrived at 6:53 p.m. and took her place on the dais during Item No. 3.

3. **Conduct a public hearing on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1). Applicant: Kimley-Horn and Associates, Inc. Owner: Dywer Realty.**

City staff recommended that the P&Z Commission conduct the public hearing.

Chair Leonard opened the public hearing.

Chair Leonard read the attached emails from property owners that were against the rezoning request.

Amanda Brown with Kimley Horn and Associates, Inc. presented the attached PowerPoint presentation. Kimley Horn and Associates Inc. represents Coronado West that purchased the property and requested the zoning change. The development concept includes a 91-unit low density development of approximately 9 units per acre with private back yards.

The discussion was held regarding impact of changing the current zoning with the following topics discussed:

- Impact of Multifamily zoning
- Amenity requirements compared to what is being purposed in the presentation
- Available parking for residents
- Traffic flow
- Access points

Ms. Brown assured the Commission that Coronado and Kimley Horn and Associates intend to comply with all code requirements.

**MOTION:** Upon a motion made by Commissioner Small and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

**Motion to approve carried 5-0**

## RECALL OF ITEM 2

**MOTION:** Upon a motion made by Commissioner Small and Seconded by Commissioner Hardeman to recall agenda item No. 2.

There was no further discussion.

### **Motion to recall was carried 5-0**

Chair Leonard advised she would recuse herself from discussion of the following item, as she lives in the submission next to proposed development. The appropriate Conflict of Interest Affidavit had been filled out and filed with the City Secretary.

Chair Leonard turned the proceedings over to Commissioner Meyer at 7:44 p.m. to conduct the public hearing.

Chair Leonard removed herself from the dais.

2. **Conduct a public hearing on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH). Applicant: Rao's Consulting Engineers, LLC. Owner: Sampsg Properties, LLC.**

City staff recommended that the P&Z Commission conduct the public hearing.

Commissioner Meyer opened the public hearing.

Mark Thoman, 12741 Bella Pkwy, Manor, Texas, submitted a speaker card in opposition of this item. Mr. Thoman expressed his concerns on allowing the change of zoning for this development or any other intended development for this area without a Comprehensive Plan being in place. He stated that he felt the increase of current development in the area was already over taxing the traffic flow and road conditions. He also expressed concerns regarding the old underground pipeline. He discussed the current issues with the pipeline for the development. Mr. Thoman stated by allowing the zoning change, it would negatively impact Bell Farms, Carriage Hills, Manor Commons and the newly developed Prose communities.

Tyler Burke with Bell Farms Homeowners Association, 12701 Wedding Dr., Manor, Texas, submitted a speaker card in opposition to this item. Mr. Burke stated that he had the same concerns as the previous speaker along with the impact of property value for their homes.

Julie Leonard, 12821 Ring Dr., Manor, Texas submitted a speaker card to speak in opposition of this item. Mrs. Leonard stated she agreed with the previous speakers and that a petition was currently being passed around by Bell Farms residents. She indicated that she also had concerns regarding the current road conditions with Travis County having no plan for improvements with Old Highway 20. She stated that the current commute time to exit Bell Farms community was about 30 minutes and with this development the time would increase. She requested for other options to be considered for the property.

Giby Paraikal with PSG Builders & Developer LLC and Sampsg Properties LLC, 12702 Sherburne St., Suite #B, Austin, Texas submitted a speaker card in support of this item. He addressed the citizens' concerns. He outlined the following information:

- Access points - one to Highway 20 and one at Ring Dr. to FM 973
- Clarification on Gas Pipeline and how the development would withstand
- Planned townhomes would be upper scale townhomes and would not be rentals
- Future expansion of Old Highway 20 to a 4-Lane Road

Tyler Burke spoke again in opposition based on the new information provided by developer. He stated the developer proved that this would be a negative impact on the daily life for the residents inside Bell Farms with the traffic being directed through Bell Farms neighborhood.

Julie Leonard stated she lives on Ring Rd. She detailed the current traffic flow on the roads in and out of her community based on her personal experience. She also wanted to clarify that a vast majority of Ring Road was resident facing streets.

Interim City Manager Dunlop answered questions regarding the development standards and future road condition improvements scheduled or planned by the county for Old Highway 20.

Mark Thoman spoke again regarding the potential traffic path of the development and how it would have a negative effect on both Bell Farms and Carriage Hill Communities. He wanted to stress that he felt the roadway system in the area specifically Old Highway 20 could not withstand an increase in traffic flow.

Interim City Manager Dunlop answered questions regarding the zoning history of the property located at 12920 Old Highway 20, Manor, TX.

**MOTION:** Upon a motion made by Commissioner Small and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

**Motion to close carried 4-0**

Chair Leonard returned to the dais and continued meeting.

- 4. Conduct a public hearing on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD). Applicant: SEC Planning. Owner: Enfield Partners, LLC.**

City staff recommended that the P&Z Commission conduct the public hearing.

Chair Leonard opened the public hearing.

Rose Mary Sheppard, 14578 Pernela Rd., Manor, Texas, submitted a speaker card in opposition to this item. Ms. Sheppard expressed her concerns regarding the rapid growth in Manor. She stated that the rapid growth had created a greater need for additional schools which were being built in her area. She expressed her concerns with the current traffic congestion. She recommended for the city to observe the area first before allowing additional development in the area.

Rachel Shanks with Blackburn Homes, 301 Brush Creek Dr., Suite 108, Cedar Park, Texas, submitted a speaker card in support of this item. Ms. Shanks addressed the traffic concerns and detailed the improvements to the roadway system in the area which included:

- Bridge improvements
- Traffic Impact Analysis
- Funding to assist with the widening of Gregg Lane
- Two Traffic Lights
- Extending connector roads with widening ride-a-way roads to 64 feet

Interim City Manager Dunlop detailed some of the improvements planned for the area such as extending turn lanes and widening of roads near the Gregg Lane area.

**MOTION:** Upon a motion made by Commissioner Butler and Seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

**Motion to close carried 5-0**

#### **CONSENT AGENDA**

**5. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of November 10, 2021, Regular Session.**

City staff recommended that the P&Z Commission approve the Planning and Zoning Commission minutes of the November 10, 2021, Regular Session.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Hardeman to approve the Planning and Zoning Commission minutes of the November 10, 2021, Regular Session.

There was no further discussion.

**Motion to approve carried 5-0**

#### **REGULAR AGENDA**

**6. Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Vice Chair.**

City staff recommended that the P&Z Commission appoint a Vice Chairperson.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Chair Leonard to appoint Commissioner Small to position of Vice Chair.

There was no further discussion.

**Motion to approve carried 5-0**

7. **Consideration, discussion, and possible action to approve a Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX. Applicant: Garza EMC. Owner: Butler Family Partnership Ltd.**

City staff recommended that the P&Z Commission approve the Variance Request from Manor Code of Ordinances, Chapter 10, Article III, Section 41(b)(1) for a stormwater detention exemption on Lots 1 and 2, Final Plat of Hill Lane Industrial and being located at 9917 and 10111 Hill Lane, Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Small to approve the Variance Request.

There was no further discussion.

**Motion to approve carried 5-0**

Due to the conflict of interest of Item No. 2, Chair Leonard recused herself from discussion and turned control of the proceedings over to Vice Chair Small at 7:57 p.m. Chair Leonard removed herself from the dais.

8. **Consideration, discussion, and possible action on a Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH). Applicant: Rao's Consulting Engineers, LLC. Owner: Sampsg Properties, LLC.**

City staff recommended that the P&Z Commission approve the Rezoning Application for 8.57 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315 and the Calvin Barker Survey No. 38, Abstract No. 58, and being located at 12920 Old Highway 20, Manor, TX from Agricultural (A) to Neighborhood Business (NB) and Townhome (TH).

Interim City Manager notified the Commission of the possible actions they were allowed to take. He detailed the various lesser categories that could be recommended for approval. He answered questions from the commission regarding code regulations as it related to this item.

**MOTION:** Upon a motion made by Commissioner Butler and Seconded by Commissioner Meyer to deny the rezoning request.

There was no further discussion.

**Motion to deny carried 4-0**

Chair Leonard returned to the dais. Vice Chair Small returned control of the meeting back over to Chair Leonard at 8:03 p.m.

9. **Consideration, discussion, and possible action on a Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1). Applicant: Kimley-Horn and Associates, Inc. Owner: Dywer Realty.**

City staff recommended that the P&Z Commission approve the Rezoning Application for 10.24 acres, more or less, out of the A.C. Caldwell Survey, Abstract 154, and being located near the intersection of Paseo de Presidente and Gunn Lane, Manor, TX from Single Family Suburban (SF-1) to Multi-Family 15 (MF-1).

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Butler to approve the Rezoning from Single Family Suburban (SF-1) to Townhome (TH).

There was no further discussion.

**Motion to approve carried 5-0**

**10. Consideration, discussion, and possible action on a Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD). Applicant: SEC Planning. Owner: Enfield Partners, LLC.**

City staff recommended that the P&Z Commission approve the Rezoning Application for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

Interim City Manager Dunlop discussed with the Commission zoning of the surrounding properties, amenities, and plat layout.

Commissioner Small thanked the individuals who came out to share their opinions with the Commission.

**MOTION:** Upon a motion made by Commissioner Butler and Seconded by Commissioner Hardeman to approve the Rezoning Application for this property.

There was no further discussion.

**Motion to approve carried 5-0**

**ADJOURNMENT**

With no further business, Chair Leonard adjourned the joint session of the Manor CIF Advisory Committee and the P&Z Commission at 8:11 p.m. on Wednesday, December 08, 2021.

These joint minutes approved by the P&Z Commission on the 12<sup>th</sup> day of January 2022. *(Audio Recording Archived)*

**APPROVED:**

---

Julie Leonard  
Chairperson

**ATTEST:**

---

Mandy Miller  
Administrative Assistant



# Item #3 and #9 Email Public Comment

**Mandy Miller**

---

**From:** Stephanie Andrews  
**Sent:** Monday, December 6, 2021 1:29 PM  
**To:** Scott Dunlop; Mandy Miller  
**Subject:** Rezoning Application

I provide permission to have this email to be given to be read for the Wednesday Dec 8th meeting.

My name is Stephanie Andrews and I have resided at 19412 Tayshas St since 2019. I spoke at a previous P&Z meeting about the stone structure outside of our residence with the new build on the land off of 290. I do hope the final decision from the developers and P&Z was to keep that structure or have it moved.

However, this email is in regards to the upcoming meeting on Wednesday December 8th that I am unable to attend due to a scheduling conflict. If I have read this correctly, it appears you're planning on establishing a residential area in the lot across from Paseo Presidenta Blvd. Since I am unable to attend I will not be able to publicly speak on record as a resident of this community to leave that property alone. With the build on the adjacent property we do not need more residential spaces. As a city and a community we need to stop focusing only on profit and shift to a focus of quality of life. 290 and surrounding roads are horrendous in quality of driving and traffic control. The City of Manor cannot keep bringing people in without fixing what needs fixing first. How about preserving land and creating parks or pools, Manor only has: 4 parks, 0 dog parks and 0 Public pools.

As a resident we do not approve of the new build. I would like it to be on record to state to the commissioners and the developers to stop being so selfish with open land to create more living arrangements, gas stations or any other new land building until the City of Manor has its priorities in order for the residents who already reside in Manor. Thank you for your time.

Stephanie Andrews

## Item #3 and #9

### Email Public Comment

-----Original Message-----

From: Gilbert Huerta

Sent: Tuesday, December 7, 2021 4:37 AM

To: Scott Dunlop <sdunlop@cityofmanor.org>

Subject: Rezoning

To whom it may concern-

As a resident of Manor Tx- neighborhood Presidential Glenn, I would like to state for the record, I am against the rezoning at Paseo de Presidente and Gunn Ln.

Best Regards,  
Gilbert Huerta

## Item #3 and #9

### Email Public Comment

-----Original Message-----

From: Silvia Huerta

Sent: Tuesday, December 7, 2021 4:22 AM

To: Scott Dunlop <sdunlop@cityofmanor.org>

Subject: Rezoning Paseo de Presidente/Gunn Ln

To whom it may concern-

As a resident of Manor Tx- neighborhood Presidential Glenn, I would like to state for the record, I am against the rezoning at Paseo de Presidente and Gunn Ln.

Thank you.

Silvia Huerta

Sent from my iPhone

## Item #3 and #9

---

**From:** [lindsay johnson](#)  
**Sent:** Tuesday, December 7, 2021 10:44 AM  
**To:** Scott Dunlop <[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)>  
**Subject:** Zoning Presidential Glen

## Email Public Comment

To whom this concerns,

I have seen a map and letter informing home owners which I am one of them that someone is considering putting an apartment complex on that lot.

I am hoping they are not wanting to go forward with building it because we all moved here for the peace and space. If that moves out here there will be more traffic than there already is.

We as home owners already have concerns about our neighborhood for example our roads are horrible as is. It's like riding a roller coaster, traffic.

Thank you in advance  
Sincerely, Lindsay

# Item #3 and #9

## Email Public Comment

---

**From:** Marika Klein  
**Sent:** Monday, December 6, 2021 9:23 PM  
**To:** Scott Dunlop <[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)>  
**Subject:** Proposed Rezoning comment

Hello Mr. Dunlop,

I am unable to attend the public hearing regarding the proposed rezoning of land between Paseo de Presidente and Gunn Lane next to the Presidential Glen neighborhood. However, I wanted to put forth comment on the matter regardless.

I am unequivocally OPPOSED to the rezoning of this land at this time. The roads in the area are already of poor quality and traffic at surrounding intersections is too clogged. Changing from single family to multi-family zoning would exacerbate these issues. The road infrastructure of the greater surrounding area MUST be addressed and improved before more residences, especially multi-family structures, are to be built.

Thank you for your consideration,

Marika Klein  
Presidential Glen homeowner

## Item #3 and #9

---

**From:** Marlene Rodriguez  
**Sent:** Tuesday, December 7, 2021 2:15 PM  
**To:** Scott Dunlop <[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)>  
**Subject:** Resident of Presidential Glen

## Email Public Comment

For the record, I do not want a multi-family resident on the property lot off 290 and Paseo De Presidente Blvd.

Sincerely

Marlene Rodriguez  
Resident of Presidential Glen

## Item #3 and #9

### Email Public Comment

**From:** Frank Sierra  
**Sent:** Tuesday, December 7, 2021 1:03 PM  
**To:** Scott Dunlop <[sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org)>  
**Subject:** Proposed Zoning

We do not want  
Multi-Family 15 (MF-1)

Frank Sierra  
Project Specialist | WLE

# Item #3 and #9

## Email Public Comment

-----Original Message-----

From: Cathy Wolfe

Sent: Monday, December 6, 2021 9:24 PM

To: Scott Dunlop <sdunlop@cityofmanor.org>

Subject: Notification Letter Received

Case number: 2021-P-1354-ZO

Case Manager: Scott Dunlop

I am against this multi family homes being built. There is plenty of other property in Manor. This is a single family subdivision. I wish for this email to be my voice in this. I can not attend the meeting.

Thanks,  
Cathy Wolfe



---

**From:** Herrera-Doerre, Brandon P.  
**Sent:** Wednesday, December 8, 2021 2:00:26 PM  
**To:** Scott Dunlop <sdunlop@cityofmanor.org>  
**Subject:** Proposed Zoning (Presidential Glenn)

Item #3 and #9  
Email Public Comment

To whom it may concern,

I was recently notified of a proposal to change the field that surrounds Presidential Glenn into a multi-family zone. I currently reside at 19509 WT Gallaway Street which is located adjacent to the lot. At first when I obtained the letter I thought it was a mistake or a prank due to the fact that there are already MULTIPLE apartments going up around Manor at lightening speed without any development into the transport system (roads). Currently it takes me at least an hour to get to work daily and even then I am just barley making it in time. I think it is not only wrongful but unwise to plan to change that lot without addressing the HUGE issues of roads in this community. Not only this but you are proposing to change the lot in order to allow an apartment to go up which will negatively impact the value upon a house we just purchased within the last year. I truly do not see any benefit to myself or my community if this change is put through. I hope that you consider not only myself but others when deciding on whether or not to move forward with this.

Lastly, I will leave you with this image. Imagine buying your first house and then within the year having construction going on in order to build apartments that are sure to pose issues of their own once it is finally built.

Sincerely,

Dr. Herrera-Doerre

**From:** Scott Dunlop  
**Sent:**  
**To:**  
**Cc:** Mandy Miller  
**Subject:** RE: Proposed Rezoning comment  
**Attachments:** Concept Plan.pdf

**City Staff's Response Email**

The applicant for this rezoning case requested I provide those who've submitted emailed comments the attached Concept Plan for the type of development they are proposing. They also asked that I forward their contact information if you would like to contact them directly with any questions or concerns.

Contact: Amanda Brown, Kimley-Horn & Associates, [Amanda.brown@kimley-horn.com](mailto:Amanda.brown@kimley-horn.com), 737-471-0333

However, it should be noted that the Planning and Zoning Commission and City Council generally do not take proposed developments into consideration when hearing a rezoning case. This is because a proposed development may ultimately not be constructed after the zoning is approved and a new development that is different can take its place. For example with this rezoning request, Multi-Family 15 (MF-1), permits up to 15 dwelling units per acre but the applicant's proposed development is 8.92 dwelling units per acre. This means if the City Council approves the rezoning to MF-1 and this proposed project isn't constructed another development can come in that would already be permitted up to 15 units per acre so the Planning and Zoning Commission and City Council are asked to consider the maximum development potential of the zoning category that is requested and determine if that is appropriate or not and not to evaluate a rezoning request based on a proposed project that is subject to change.

Also, the Planning and Zoning Commission is able to recommend and the City Council is able to approve any less intense zoning category if they determine the requested category is a higher intensity than can be supported. In this case it means they are able to approve any lesser residential category than MF-1 which is: Townhome -TH (12 units per acre), Two-Family -TF (2 units per lot), Single Family Standard – SF-2 (1 unit per lot), deny the request and keep the property as Single Family Suburban SF-1 (1 unit per lot), or Agricultural (1 unit per lot).

This email is being provided at the applicant's request and the comments you've provided will still be given to the Planning and Zoning Commission and City Council and your opposition will be noted in the minutes for these meetings.

Thanks,

**Scott Dunlop, AICP**  
*Interim City Manager*  
*Development Services Director*



T. (512) 272-5555 Ext. 4  
T. (512) 215-8262 Direct  
F. (512) 272-8636  
[www.cityofmanor.org](http://www.cityofmanor.org)

# Presidential Glen Rezoning

City of Manor



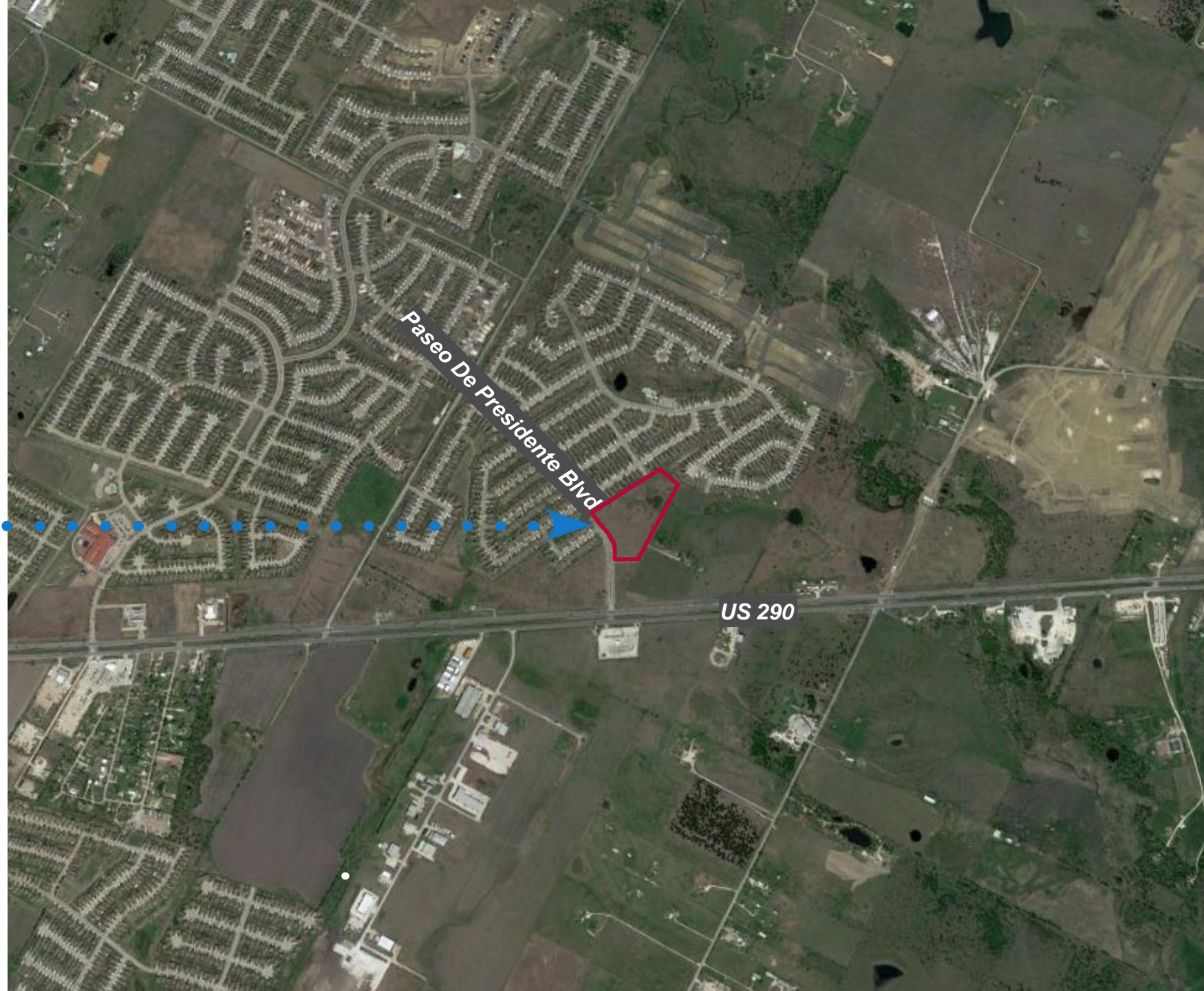
# ***About Coronado West***

- Founded in 1984
- Specializes in the development and leasing of high-quality residential Communities
- 100 % family owned and operated
- Long term hold of developments

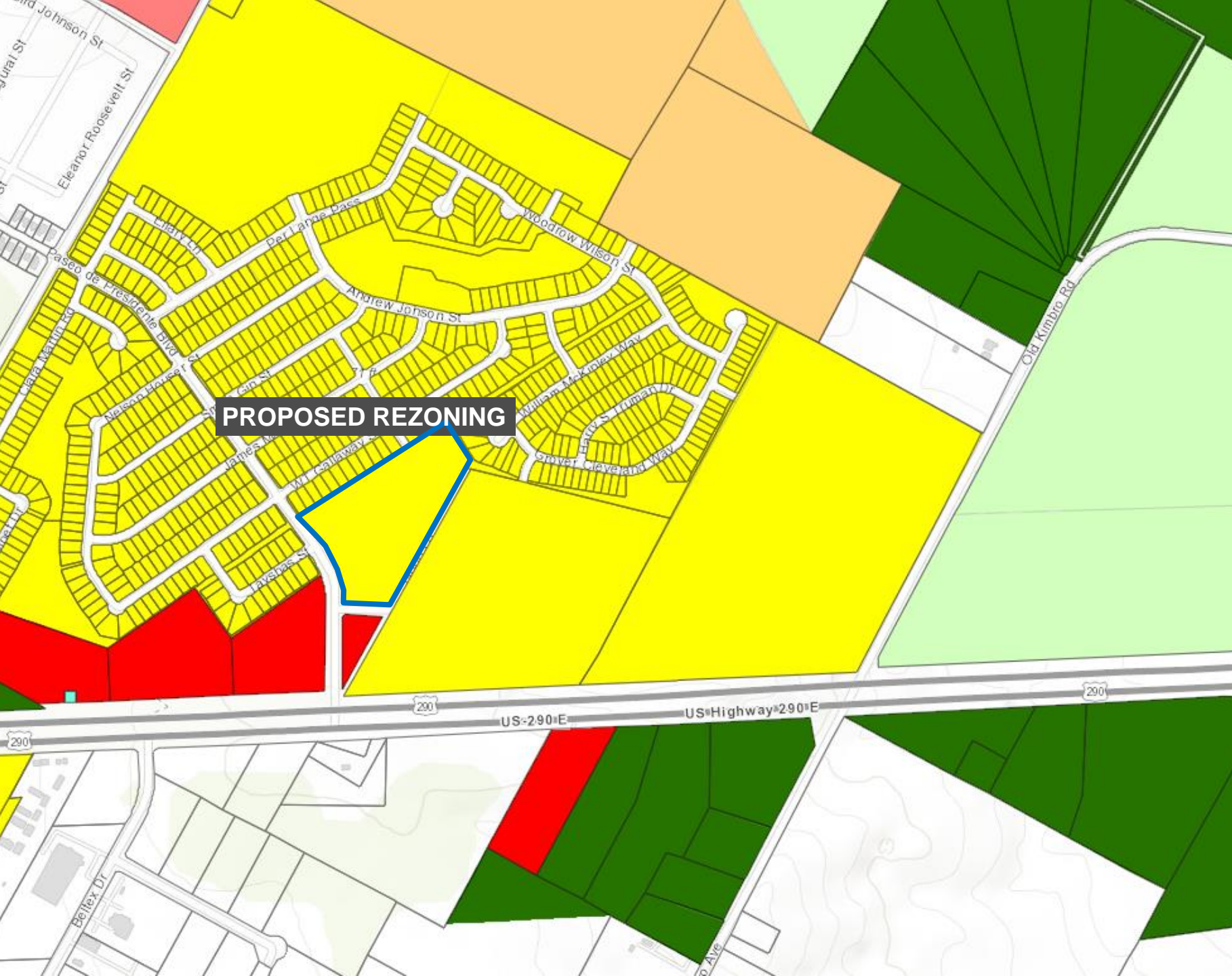




# Location Map



# Zoning Map



**PROPOSED REZONING**

Zone

- R-1
- R-2
- R-3
- R-4
- M-1
- M-2
- NB
- DB
- C-1
- C-2
- IN-1
- IN-2
- I
- PUD
- A





# ***Development Agreement***

- Approved by City Council October 27, 2021
- This development agreement requires that *“the Developer shall submit an application for re-zoning of the 10 acres, more or less, from R-1 to District “MF”*
- The proposed rezoning is in line with the requirements of the Development agreement.



# Concept Plan



LAND USE SUMMARY		
	Townhouse Residential	91 units
	Gross Site Area:	10.2 acres
	Gross Density:	8.92 du./ac.
	Gasline Easement	0.8 acres
	Net Site Area:	9.4 acres
	Net Density:	9.68 du./ac.



# Presidential Glen

## 25' Front Load Townhomes



Unit 4

Unit 3

Unit 2

Unit 4

Modern Farmhouse  
4-plex | front elevation



HHS | RESIDENTIAL

# ***Build for Rent***

**The Build for Rent concept benefits Manor and its citizens in the following ways:**

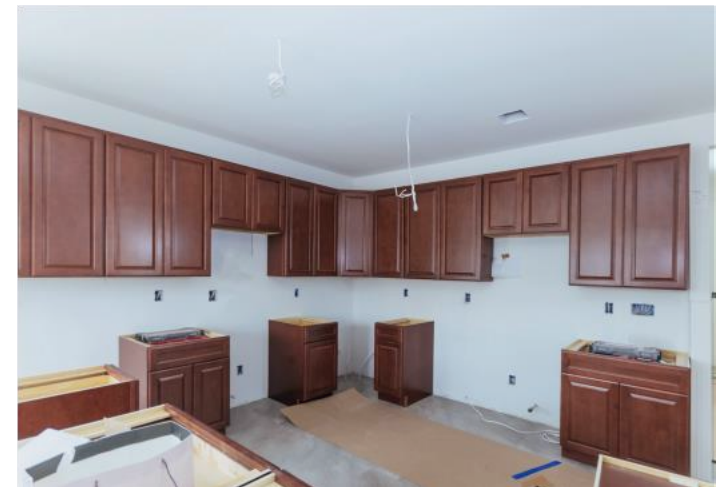
- Designed for the growing family
- Average home size will be 1850 sq ft
- 3 and 4 bedrooms with dedicated work/study space.
- Private backyards
- Provides affordable maintenance free housing
- Uniform clean community
- Professionally maintained landscaping
- All homes receive a thorough home inspection annually, no deferred maintenance
- Pride of ownership is supported on all levels



# About Marketplace Homes

We partner with Marketplace Homes Management to provide our property owners with a complete picture of management:

- Leasing
- Marketing with Virtual Staging
- Repairs/Maintenance
- Rehabs of all sizes
- Property Preservation
- Rental Registrations
- Utility/Tax payments
- Mid-Lease inspections
- Property turns
- Accounting/customized reporting





# Q&A