

Manor City Council Committee

3rd Quarterly Report

Fiscal Year

Committee:	Economic Development Committee		
Starting Date:	April 1, 2025	Ending Date:	June 30, 2025

Committee Members:

Scott Jones, Councilwoman Anne Weir, Mayor Dr. Chris Harvey
Local business owners, leaders in banks, and real estate brokers

Accomplishments

Feasibility studies for the 230 acres

Chick Fil-A and Frost Bank are open; Chili's, Home Depot, and La Mexicana Supermercado should be in May; HEB, Chipotle, Waffle House, 7 Brew, Chili's, UFCU, Discount Tire, and the 150,000 sf retail building where TJ Maxx, Planet Fitness and Burlington and others will occupy are all under construction; Bojangles, RBFCU, Midas, Abbott's have submitted permits; many others will submit for tenant finish permits when the base buildings are completed;

Wonik Materials is requesting rezoning for its 23.6 acres for the first \$46M in Phase I to start in 2025; P&Z denied I-2 and awarded I-1; Comprehensive Plan FLUM shows I-2 can only be located in 3 designated areas of the City and this is one; City Council will determine final zoning; project could ultimately include 2 sister companies and total \$100M+ investment; contemplating acquiring more land for affiliates;

TransPak still marketing 136K sf of spec space for lease in Building 2 through Colliers/Newmark: distribution leasing market is slow;

The View at Manor Crossing's 600 affordable housing units are framed and dried in (a Manor PFC project); dirtwork has commenced on Landmark's 278 MF units, 324 affordable units are under construction on Tower Rd. (The Emblem) also through Manor's Public Facilities Corporation.

Salad and Go never opened, there was a food quality scare in February and stories of their bankruptcy are circulating; their CEO resigned in November and has not been replaced, their fate is uncertain;

109 Lexington downtown is nearly complete; BuildBlock's 3 downtown buildings are planning to request site plans in June per BuildBlock;

Dalfen Development has disannexed 146 acres (former Manor Downs) from Austin's ETJ at the suggestion of ED, annexed it into the City of Manor, and has executed a DA and 380 Agreement to develop 900K to 1.3M sf of industrial buildings for use by new businesses incoming to Manor; this strategy was more cost effective and quicker than extending and expanding utility service and capacity in outlying areas and we are seeking other similar opportunities;

ED is in negotiations with numerous property and incentives requirements that range across the board, from big box retailers to golf cart service centers to medical group representatives to large capacity data centers;

Challenges

Water shortages
Water and wastewater extension costs

Needs

- Sales taxes back regional mobility authority
- Funds to extend water/wastewater east
- ILA with ESD 12 for sales taxes

Next Quarter Goals:

Continue to work on the following:

- expanding the City's water, wastewater infrastructure and delivering shovel-ready sites to the market (the single most critical factor in business attraction and job creation);
- creating higher than median wage jobs and capital investment in the community is a top goal, but locating businesses to Manor typically requires either completed buildings to lease or buy or shovel-ready sites to develop, of which Manor has few and so must incentivize the development of; though falling somewhat, continued "above-normal" interest rates have drastically slowed the demand for land in the multifamily market, are causing drops in single family lot development, there exists in Manor only a small local services office market, but retail and some industrial uses face high demand still; high local land and construction prices have definitely affected what retailers and businesses can pay for sites and leased building space, and the threat of tariffs may also have an effect. so using the incentives and bond funds we have available toward Manor's primary goals and prospects will be necessary;
- diversifying Manor's commercial tax base: investment in commercial vs. residential will increase property valuations more \$ per SF and help self-fund future infrastructure upgrades while building a local workforce; empirical data shows small cities zoned approximately 1/3 commercial and 2/3 residential become more fully diversified; Manor is currently planned for less than 15% commercial per the current FLUM, so focus on commercial development and diversity without rezoning any existing commercial properties to residential;