



**CITY COUNCIL
REGULAR SESSION MINUTES
SEPTEMBER 3, 2025**

This meeting was live-streamed on Manor's Webpage.
You can access the meeting at <https://www.manortx.gov/171/Public-Meetings-Livestreams>

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Michael Burrell, Development Services Director
Scott Jones, Economic Development Director
Belen Peña, Finance Director
Tracey Vasquez, HR Director
Mathew Woodard, Public Works Director
Paige Saenz, City Attorney

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:11 p.m. on Wednesday, September 3, 2025, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

INVOCATION

Mayor Harvey gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PROCLAMATIONS

A. National Day of Service and Remembrance (9/11 Day)

Mayor Harvey read the proclamation and presented it to Sergeant George Vega.

B. Hispanic Heritage Month

Mayor Harvey read the proclamation and presented it to the City Council and staff.

HR Director Vasquez invited everyone to the Hispanic Heritage Event at Timmermann Park on October 4, 2025.

PUBLIC COMMENTS

No one appeared at this time.

PUBLIC HEARINGS

1. Conduct a Public Hearing on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX. *Applicant: Luis Granillo; Owner: Luis Granillo*

The city staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Burrell discussed the proposed Special Use Permit.

Luis Granillo from LRG Engineering submitted a speaker card supporting this item; however, he did not wish to speak but was available to answer any questions from the city council.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

2. **Conduct a Public Hearing on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX. Applicant: Sotol Ventures; Owner: Okra Land Inc.**

The city staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Development Services Director Burrell discussed the proposed Special Use Permit.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

3. **Conduct a Public Hearing on the FY 2025-2026 Proposed Annual Budget of the City of Manor, Texas.**

The city staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Finance Director Peña presented the proposed Annual Budget for Fiscal Year 2025-2026.

The discussion focused on public input regarding the proposed budget.

Another discussion addressed the efficiency of current vacancies and requests for new positions.

There was also a conversation about consolidating positions and increasing the pay scale for certain roles.

Furthermore, discussions were held on securing funds for new positions for incoming departments.

Additionally, options for different incentives that the city could offer were discussed.

Councilmember Hill expressed appreciation for the budget analysis and noted that the tax rate will not increase.

City Manager Moore detailed the budget process and the new procedures implemented to maintain it.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

4. Conduct a Public Hearing on the FY 2025-2026 Proposed Property Tax Rate of the City of Manor, Texas.

The city staff recommended that the City Council conduct a public hearing.

Mayor Harvey opened the Public Hearing.

Finance Director Peña presented the proposed Property Tax Rate for Fiscal Year 2025-2026.

A discussion was held regarding the city's tax rate, which will remain unchanged. It was emphasized that there would be no increase in the tax rate for the city.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to close the Public Hearing.

There was no further discussion.

Motion to close carried 7-0

CONSENT AGENDA

5. Consideration, discussion, and possible action to approve the City Council Minutes.

• August 20, 2025, City Council Workshop

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the consent agenda as presented.

There was no further discussion.

Motion to approve carried 7-0

REGULAR AGENDA

6. **Second and Final Reading:** Consideration, discussion, and possible action on an ordinance Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial. *Applicant: Luis Granillo; Owner: Luis Granillo*

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 797 Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

Development Services Director Burrell discussed the proposed rezoning request.

Luis Granillo from LRG Engineering submitted a speaker card supporting this item; however, he did not wish to speak but was available to answer any questions from the city council.

Ordinance No. 797: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Agricultural (A) to Medium Commercial (C-2); Making Findings of Fact; Providing a Severability Clause; an Effective Date; Open Meeting Clauses, and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve the second and final reading of Ordinance No. 797 Rezoning one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX from (A) Agricultural to (C-2) Medium Commercial.

There was no further discussion.

Motion to approve carried 7-0

7. **Consideration, discussion, and possible action on a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX. *Applicant: Luis Granillo* Owner: Luis Granillo**

The city staff recommended that the City Council approve a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX.

Development Services Director Burrell discussed the proposed Special Use Permit.

Luis Granillo from LRG Engineering submitted a speaker card supporting this item; however, he did not wish to speak but was available to answer any questions from the city council.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace to approve a Specific Use Permit for a 5,040 square foot Medical Office, one (1) lot on 5.565 acres, more or less, and being TCAD parcel 236976 also known as 14305 E. US HWY 290, Manor, TX.

There was no further discussion.

Motion to approve carried 6-1 (Council Member Weir voted against)

8. Consideration, discussion, and possible action on 0.280-acre water and wastewater easement for Lagos Phase 4 and Phase 5 Lots 1A, 1B and 1C Block R (Lagos Lakeside Subdivision).

The city staff recommended that the City Council approve a 0.280-acre water and wastewater easement for Lagos Phase 4 and Phase 5 Lots 1A, 1B and 1C Block R (Lagos Lakeside Subdivision).

Development Services Director Burrell discussed the proposed wastewater easement for Lagos Lakeside Subdivision.

A discussion was held to clarify the Ten Dollar standard clause used for easements.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve a 0.280-acre water and wastewater easement for Lagos Phase 4 and Phase 5 Lots 1A, 1B and 1C Block R (Lagos Lakeside Subdivision).

There was no further discussion.

Motion to approve carried 7-0

9. Second and Final Reading: Consideration, discussion, and possible action on an ordinance annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.

The city staff recommended that the City Council approve the second and final reading of Ordinance No.798 annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.

Development Services Director Burrell discussed the proposed annexation.

Ordinance No. 798: An Ordinance of The City of Manor, Texas Annexing 2.274 Acres of Land, More or Less Located in Travis County, Texas, Including the Abutting Streets, Roadways, and Rights-Of-Way Into the Corporate Limits of the City, at the Request of the Property Owner; Approving an Agreement for the Provision of Services for the Annexed Area; Making Findings of Fact; Providing a Severability Clause and an Effective Date; and Providing for Open Meetings and Other Related Matters.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve the second and final reading of Ordinance No.798 annexing 2.274 acres of land, more or less, located in Travis County, including abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner, and approving an agreement for the provision of services for the annexed area.

There was no further discussion.

Motion to approve carried 7-0

10. Consideration, discussion, and possible action on a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd. and FM 973, Manor, TX.

Applicant: Sotol Ventures; Owner: Okra Land Inc.

The city staff recommended that the City Council approve a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being located at the northwest intersection of Old Manor Taylor Rd and FM 973, Manor, TX.

Rachel Shanks from Okara Land Inc. presented the attached PowerPoint presentation on Strategic Gas Station Development.

A discussion took place regarding the timeline for the completion of the project.

A discussion was held about the increase in electric vehicle (EV) charging stations.

A discussion was held regarding the implementation of a study with TxDOT in the area.

MOTION: Upon a motion made by Council Member Deja Hill and seconded by Council Member Amezcua to approve a Specific Use Permit for a Commercial gas station development to include 8 MPD's and 4 EV charging stations in the Okra Subdivision, one (1) lot on 4.111 acres, more or less, and being.

A discussion was held regarding the changes in the number of EV charging stations.

There was no further discussion.

Motion to approve carried 6-1 (Council Member Weir voted against)

11. Consideration, discussion, and possible action on an agreement to transfer approximately 0.80 acres of a 1.069- acre tract from Manville Water Supply Corporation's certificated water service area to the City of Manor's certificated service area.

The city staff recommended that the City Council approve the Agreement.

City Attorney Saenz discussed the proposed transfer agreement.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua to approve an agreement to transfer approximately 0.80 acres of a 1.069-acre tract from Manville Water Supply Corporation's certificated water service area to the City of Manor's certificated service area.

There was no further discussion.

Motion to approve carried 7-0

12. Consideration, discussion and possible action regarding an Ordinance amending Article 11.04, Hotel Occupancy Tax, of the Code of Ordinances of the City of Manor, Texas by adding a section for short-term rentals.

The city staff recommended that the City Council approve Ordinance No. 799 amending Article 11.04, Hotel Occupancy Tax, of the Code of Ordinances of the City of Manor, Texas by adding a section for short-term rentals.

City Attorney Saenz discussed the proposed ordinance.

A discussion was held regarding the enforcement of fees.

Ordinance No. 799: An Ordinance of The City of Manor, Texas, Amending Chapter 11, Taxation, of the Code of Ordinances of The City of Manor, Texas by Providing for the Amendment of the Hotel Occupancy Tax; Amending Definitions; Regulating Short-Term Rentals; Providing a Severability Clause; Providing Open Meetings and Effective Date Clauses; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Ordinance No. 799 amending Article 11.04, Hotel Occupancy Tax, of the Code of Ordinances of the City of Manor, Texas by adding a section for short-term rentals.

There was no further discussion.

Motion to approve carried 7-0

13. Consideration, discussion, and possible action on a Resolution creating the Mayor's Challenge Coin Program "Better Together" for the City of Manor.

The city staff recommended that the City Council approve Resolution No. 2025-34 creating the Mayor's Challenge Coin Program "Better Together" for the City of Manor.

A discussion was held to clarify which department would regulate the program. Additionally, funding for the program was discussed. The timeline for the program to go into effect in January was also addressed.

Resolution No. 2025-34: A Resolution of the City Council of the City of Manor, Texas Creating the Mayor's Challenge Coin Program; Approving the Mayor's Challenge Coin Program "Better Together"; And Providing for Related Matters.

MOTION: Upon a motion made by Council Member Wallace and seconded by Council Member Weir to approve Resolution No. 2025-34 creating the Mayor's Challenge Coin Program "Better Together" for the City of Manor.

There was no further discussion.

Motion to approve carried 7-0

14. Consideration, discussion, and possible action regarding a Facility Use Agreement between the City of Manor and Manor Independent School District.

The city staff recommended that the City Council approve a Facility Use Agreement between the City of Manor and Manor Independent School District as to form, and authorize the City Manager to execute the finalized agreement after legal review.

City Manager discussed the proposed agreement.

Mayor Harvey mentioned that the City Council didn't receive the draft agreement and requested that the item be discussed after the executive session, allowing staff to present the draft agreement for review.

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 8:57 p.m. on Wednesday, September 3, 2025, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Section 551.074 Personnel Matters – Discussion of management evaluations; Sections 551.071, Texas Government*

Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Lagos Public Improvement District, Newhaven Public Improvement District and Mustang Valley Public Improvement District; Sections 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding EntradaGlen Public Improvement District; and Sections 551.071, 551.072 and 551.087 Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel and deliberation of economic development negotiations at 8:57 p.m. on Wednesday, September 3 2025.

The Executive Session was adjourned at 10:35 p.m. on Wednesday, September 3, 2025.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during the Closed Executive Session at 10:35 p.m. on Wednesday, September 3, 2025.

Mayor Pro Tem Emily Hill was not present when the City Council reconvened.

15. Consideration, discussion, and possible action on an Agreement for Billing and Collection Services Between Travis County and the City of Manor Related to the Mustang Valley Public Improvement District (PID).

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve an Agreement for Billing and Collection Services Between Travis County and the City of Manor Related to the Mustang Valley Public Improvement District (PID).

Motion to approve carried 6-0 (Mayor Pro Tem Hill was absent from the dais)

16. Consideration, discussion, and possible action on an Agreement for Billing and Collection Services Between Travis County and the City of Manor Related to the Newhaven Public Improvement District (PID).

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve an Agreement for Billing and Collection Services Between Travis County and the City of Manor Related to the Newhaven Public Improvement District (PID).

There was no further discussion.

Motion to approve carried 6-0 (Mayor Pro Tem Hill was absent from the dais)

17. Consideration, discussion and possible action on a Resolution of the City of Manor, Texas approving a Preliminary 2025 Amended and Restated Service and Assessment Plan, including the proposed 2025 Assessment Roll, for the Lagos Public Improvement District; and calling for a public hearing on the authorization of City of Manor, Texas Special Assessment Revenue Bonds Series 2025 (Lagos Public Improvement District Improvement Area #1 Project).

The City staff recommended that the City Council approve a Resolution of the City of Manor, Texas approving a Preliminary 2025 Amended and Restated Service and Assessment Plan, including the proposed 2025 Assessment Roll, for the Lagos Public Improvement District; directing the filing of the proposed 2025 Assessment Roll with the City Secretary to make said proposed Assessment Roll available for public inspection with the Public Hearing date revisions.

Resolution No. 2025-28: A Resolution Accepting a Proposed 2025 Amended and Restated Service and Assessment Plan for the Lagos Public Improvement District, Including the Proposed 2025 Assessment Roll; Calling for and Authorizing Publication and Delivery of Notice of a Public Hearing for October 1, 2025 to Consider an Ordinance Authorizing the Issuance of Bonds for the Financing of Certain Public Improvements in Improvement Area #1 of the District; Directing City Staff to Publish Notice of Said Public Hearing; and Resolving Other Matters Related to the Foregoing.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Wallace to approve Resolution No. 2025-28 with a Public Hearing date of October 1, 2025 of the City of Manor, Texas approving a Preliminary 2025 Amended and Restated Service and Assessment Plan, including the proposed 2025 Assessment Roll, for the Lagos Public Improvement District; directing the filing of the proposed 2025 Assessment Roll with the City Secretary to make said proposed Assessment Roll available for public inspection as revised.

There was no further discussion.

Motion to approve carried 5-1

(Mayor Pro Tem Hill was absent from the dais and Council Member Amezcua voted against)

Mayor Pro Tem Hill returned to the dais.

18. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 Project).

The City staff recommended that the City Council approve a Resolution of the City of Manor, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 Project).

Resolution No. 2025-29: A Resolution Approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 Project).

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Resolution No. 2025-29 with a Public Hearing of October 1, 2025, of the City of Manor, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Lagos Public Improvement District Improvement Area #1 Project).

There was no further discussion.

Motion to approve carried 6-1 (Council Member Amezcua voted against)

19. Consideration, discussion and possible action on a Resolution of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Newhaven Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for September 17, 2025 to consider an ordinance levying assessments on property located within the Newhaven Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

The City staff recommended that the City Council approve a Resolution of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Newhaven Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for October 1, 2025 to consider an ordinance levying assessments on property located within the Newhaven Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City Staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing.

Resolution No. 2025-30: A Resolution of The City of Manor, Texas Determining the Costs of Certain Authorized Improvements to be Financed by the Newhaven Public Improvement District; Approving a Preliminary Amended and Restated Service and Assessment Plan, Including Proposed Assessment Rolls; Calling a Regular Meeting and Noticing a Public Hearing for, October 1, 2025 to Consider an Ordinance Levying Assessments on Property Located the Newhaven Public Improvement District; Directing the Filing of the Proposed Assessment Rolls With the City Secretary to Make Available for Public Inspection; Directing City Staff to Publish and Mail Notice of Said Public Hearing; and Resolving Other Matters Incident and Related Thereto.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve Resolution No. 2025-30 of the City of Manor, Texas determining the costs of certain authorized improvements to be financed by the Newhaven Public Improvement District; approving a Preliminary Service and Assessment Plan, including the proposed Assessment Rolls; calling for notice of a public hearing for October 1, 2025 to consider an ordinance levying assessments on property located within the Newhaven Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make said proposed Assessment Rolls available for public inspection; directing City staff to publish and mail notice of said public hearing; and resolving other matters related to the foregoing as revised.

There was no further discussion.

Motion to approve carried 7-0

20. Consideration, discussion, and possible action on a Resolution of the City of Manor, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District).

The City staff recommended that the City Council approve a Resolution of the City of Manor, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District).

Resolution No. 2025-31: A Resolution Approving the Form and Authorizing the Distribution of a Preliminary Limited Offering Memorandum for Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District).

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Moreno to approve Resolution No. 2025-31 with a Public Hearing date of October 1, 2025 of the City of Manor, Texas approving the form and authorizing the distribution of a Preliminary Limited Offering Memorandum for the City of Manor, Texas Special Assessment Revenue Bonds, Series 2025 (Newhaven Public Improvement District) as revised.

There was no further discussion.

Motion to approve carried 7-0

Following Mayor Harvey's direction, Agenda Item No. 14 was addressed next, and he announced that Item No. 21 would not be considered at this time.

14. Consideration, discussion, and possible action regarding a Facility Use Agreement between the City of Manor and Manor Independent School District.

**City Council Regular Session Minutes
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A discussion took place about the draft agreement. City Attorney Saenz mentioned that she reviewed the agreement and found it needed some revisions. She advised that the agreement could be approved as to form after legal review.

A discussion took place concerning the specifications for building use and the notice for termination of the agreement.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir to approve a Facility Use Agreement between the City of Manor and Manor Independent School District as to form, and authorize the City Manager to execute the finalized agreement after legal review.

There was no further discussion.

Motion to approve carried 7-0

~~21. Consideration, discussion and possible action on the Third Amendment to Development Agreement (Entrada Glen).~~

ADJOURNMENT

The Regular Session of the Manor City Council was Adjourned at 10:53 p.m. on Wednesday, September 3, 2025.

The Manor City Council approved these minutes on the 17th day of September 2025.

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Manor's Fuel Future: Strategic Gas Station Development

A comprehensive analysis of current fuel service infrastructure, growing residential development, and strategic opportunities for commercial expansion along the FM 973 corridor in Manor, Texas.



Established Residential Base

Current Housing Developments

- Shadowglen
3,000 homes
- Stonewater
1,082 homes
- Flats at Shadowglen
247 apartment units



4,329 existing residential units already established along the FM 973 corridor

Current Fuel Service Landscape

Limited Options on FM 973

Only two existing gas stations serve the entire corridor:

- **Chevron** – Positioned for AM traffic, 0.8 miles from central Manor
- **Manor Market** – Captures PM traffic, 0.7 miles from center

Significant Service Gap

There are 4,329 existing homes and 603 unique stops a day.



Current Fuel Demand Analysis

Station Capacity

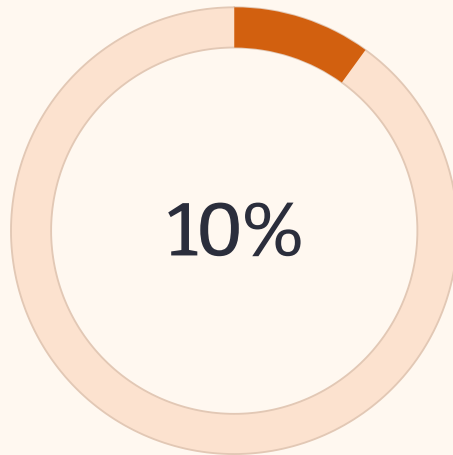
A modern station with 8 pumps typically services:

- 500 cars daily
- 1 million gallons annually
- Approximately 2,000 households' yearly fuel needs

Current Traffic Patterns

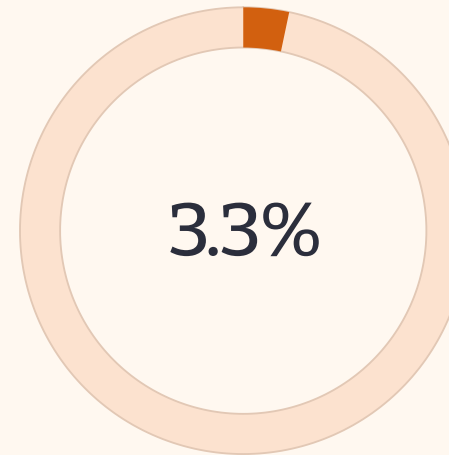
FM 973 currently experiences:

- 18,101 vehicle trips per day
- Average vehicle stops for gas ~0.7 times weekly
- **1,009 cars need fuel daily, reduction to Shadowglen trips to 624**



Of Unique Vehicles

Need fuel each day while traveling on FM 973



Of Total Trips

Involve vehicles needing to refuel

Manor's Explosive Growth

2,184 New Homes Under Development

New Single-Family Communities

- Okra: 309 homes
- Monarch Ranch: 400 homes
- New Haven: 272 homes
- Mustang Valley: 380 homes

Multi-Family Developments

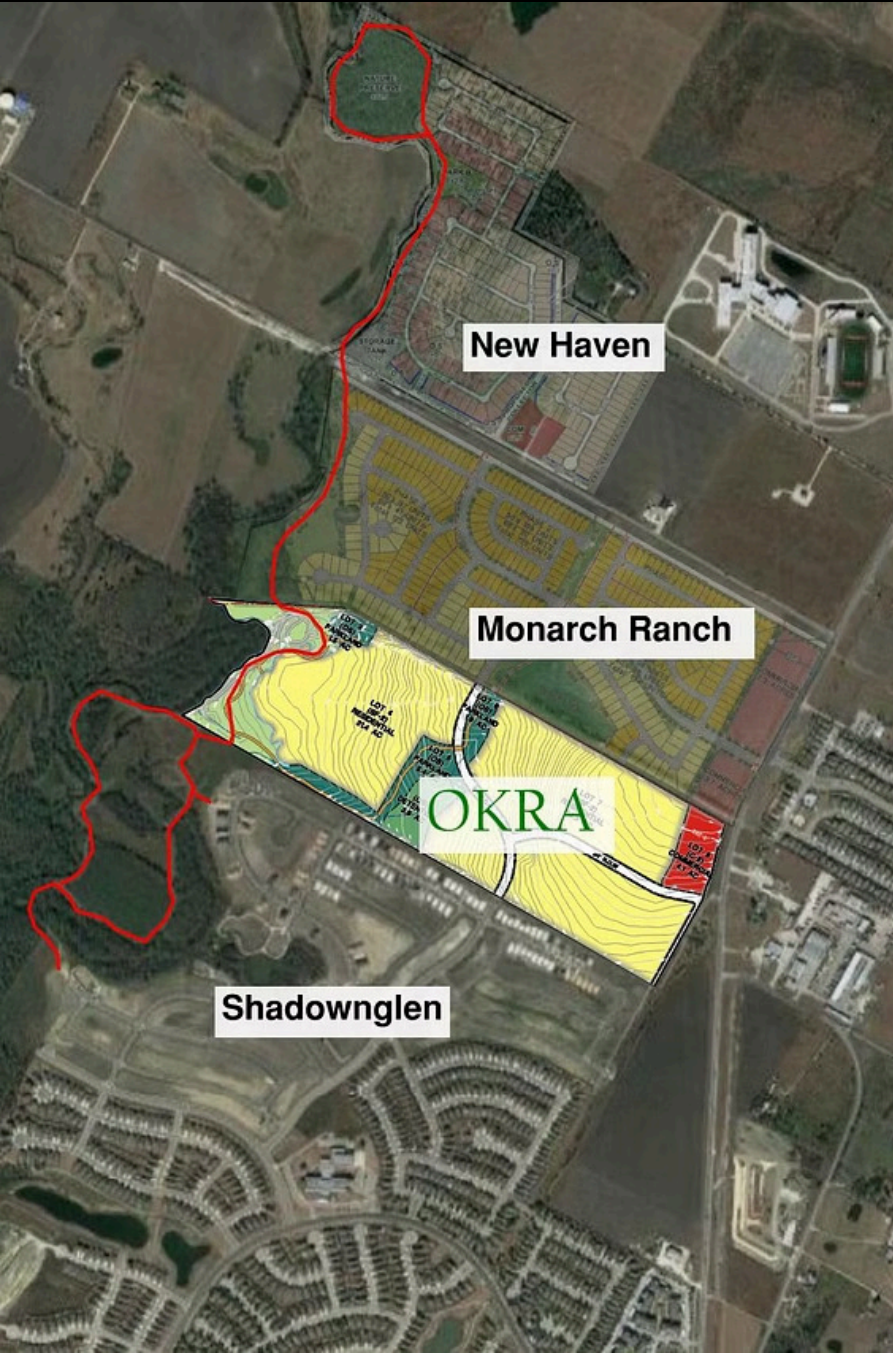
- Palomino: 234 two-family homes
- View at Manor Crossing: 301 units
- Tower Road Apartments: 288 units

Projected Daily Trip Generation

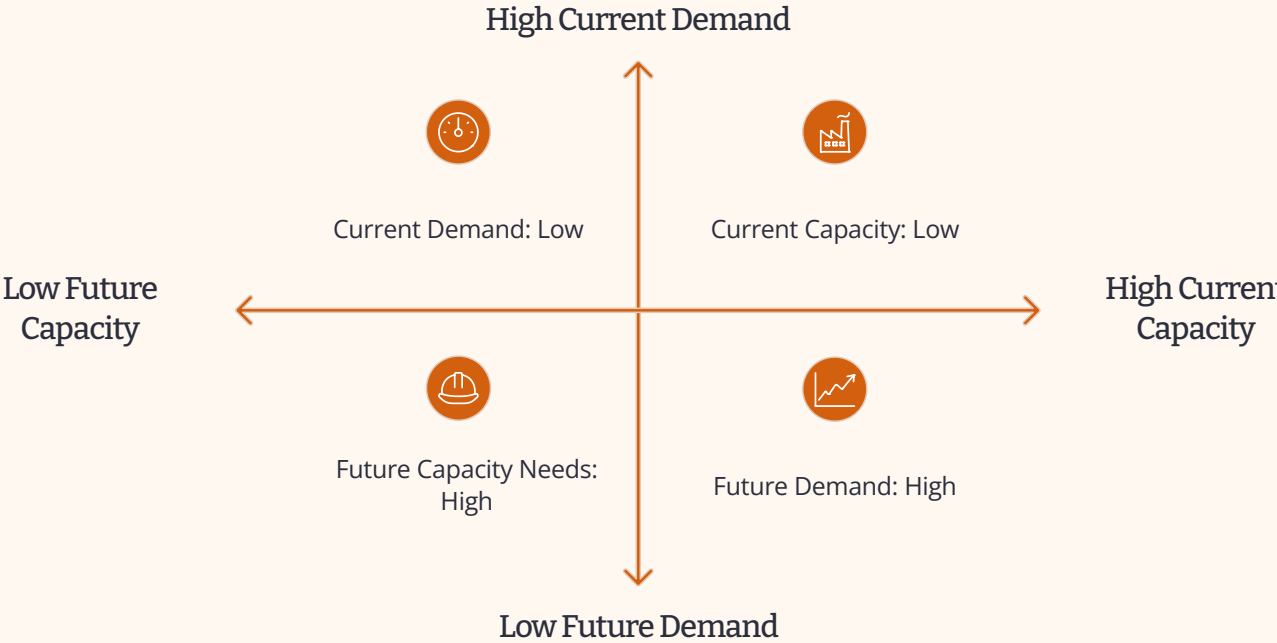
~18,473 additional trips per day from new developments

Based on:

- 9.44 trips/DU for single-family
- 6.65 trips/DU for apartments
- 6.5-8.0 trips/DU for duplexes



Future Fuel Demand Projection



Current Situation

18,101 daily vehicle trips
624 cars/day needing fuel
Limited infrastructure with just two stations

Projected Future

36,574 daily vehicle trips
1,414 cars/day needing fuel
100% increase in daily fuel demand

The Case for Additional Fuel Infrastructure



Doubling Traffic Volume

New developments will generate an additional 18,473 daily trips, doubling current traffic levels on FM 973



Increased Fuel Demand

Daily fuel needs will grow from 624 to 1,414 vehicles requiring service—beyond current infrastructure capacity



Service Gap

Existing stations are positioned for specific traffic directions, leaving southbound traffic and new developments underserved



Proposed Development Solution

Modern Gas Station Concept

A strategically located, full-service fuel station designed to:

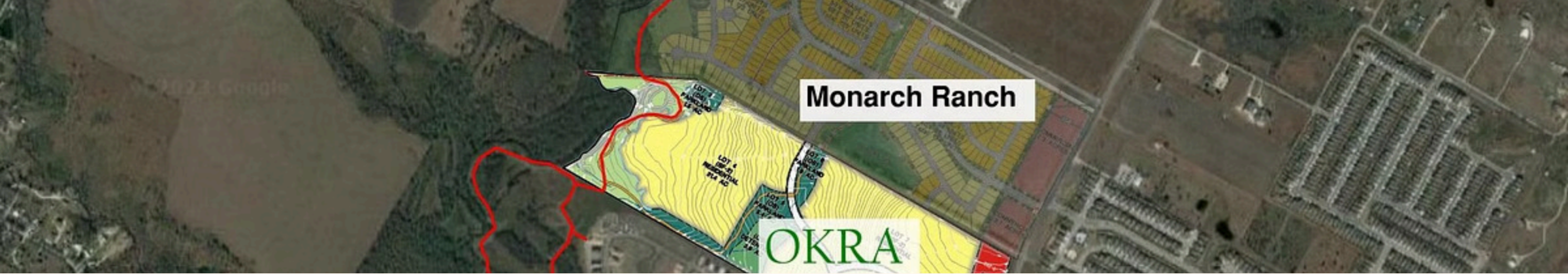
- Serve the growing southbound traffic on FM 973
- Provide convenient access for new residential developments
- Include 8 fueling positions and EV charging to accommodate projected demand

Integrated Strip Center

Mixed-use commercial space offering:

- Convenience retail for essential needs
- Quick-service food options for commuters
- Additional services aligned with community needs
- Design that complements Manor's developing character





Strategic Commercial Development Nodes



Monarch Ranch

11 acres of commercial space integrated with 400 new single-family homes



New Haven

2.5 acres of commercial development complementing 272 residential units



Okra Land

4.1 acres of commercial development with proposed Special Use Permit for gas station

Strategic positioning of a new gas station at one of these commercial nodes will efficiently serve both local residential demand and regional traffic patterns.



Economic Impact & Municipal Benefits

Community Growth

21,500

Manor Population

Growing community with increasing service needs

58,813

Daily Vehicles on US 290

High regional traffic volume

14,986

Turns onto Tinajero Way

Significant local traffic north of Okra Creek

Revenue Impact

For a typical gas station development:

- **Property Tax Revenue:** \$14,561 annually (based on \$1.7M valuation)
- **Sales Tax Revenue:** \$6,150 annually (based on \$1.5M in sales)
- **Total City Revenue:** \$20,711 from under 2 acres

Revenue Sources:

- Fuel Sales: 59%
- Food & Beverage: 35%
- Other Services: 6%