



**CITY COUNCIL  
REGULAR SESSION MINUTES  
JANUARY 19, 2022**

**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  
Vacant, Place 6

**CITY STAFF:**

Scott Dunlop, Interim City Manager  
Lluvia T. Almaraz, City Secretary  
Ryan Phipps, Chief of Police  
Lydia Collins, Director of Finance  
Debbie Charbonneau, Heritage and Tourism Manager  
Tracey Vasquez, HR Manager  
Michael Tuley, Director of Public Works  
Sarah Friberg, Court Administrator  
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 7:06 p.m. on Wednesday, January 19, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PLEDGE OF ALLEGIANCE**

At the direction of Mayor Harvey, Interim City Manager Dunlop led the Pledge of Allegiance.

## PROCLAMATIONS.

### A. Declaring Monday, January 17, 2022, as “Martin Luther King Jr. Day”

Mayor Harvey read and presented proclamation to Chris Cutkelvin and Keylan Morgan.

## PUBLIC COMMENTS

Audrey Tiger, 16412 Christina Garza Drive, Manor, Texas, submitted a speaker card regarding the Wilbarger Creek Greenbelt – City of Manor Tract in Shadow Glen. She presented the attached handout and briefly expressed her concerns regarding any future developments in the area.

Alana Webre, 14504 Kira Lane, Manor, Texas, submitted a speaker card regarding the Wilbarger Creek Greenbelt – City of Manor Tract in Shadow Glen. She expressed her concerns regarding any future developments in the area.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card regarding the sesquicentennial celebration for the City of Manor. He briefly discussed city’s parkland in regard to bocce courts, disc golf course and park trail.

No one else appeared at this time.

## PUBLIC HEARINGS

### 1. Conduct a public hearing on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3).

*Applicant: Rafiq Karediya; Owner: Rafiq Karediya*

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

Mayor Harvey opened the public hearing.

Josh Baran, 1625 Williams Drive, Georgetown, Texas, submitted a speaker card in support to this item. Mr. Baram is requesting for C-2 permit with the additional uses that were approved by Planning and Zoning Commission of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general). In addition, he is requesting adding a service station that was not presented to the Planning and Zoning Commission.

Interim City Manager Dunlop discussed the proposed rezoning application located at 13801 N. FM 973, Manor, Texas.

**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 6-0**

- 2. Conduct a public hearing on a Concept Plan for the Butler - Manor Subdivision, nine (9) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LJA Engineering; Owner: Butler Family Partnership, Ltd.**

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

Mayor Harvey opened the public hearing.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card in opposition to this item. Mr. Battaile discussed the potential of park space that could be included in development. He discussed potential fees that could be levied to future residents for park amenities. Mr. Battaile is requesting for council and developer to discuss options further before final approval.

Joseph Lonaro with LTA Engineering submitted a speaker card; however, he did not wish to speak but was available to address any questions posed by the City Council.

Interim City Manager Dunlop discussed the proposed concept plan.

Mr. Dunlop read the attached email and addressed concerns from Mr. Allen Ambuhl.

Mayor Harvey assured that discussions have been done with developer regarding city's needs and proposed developments for the community.

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

There was no further discussion.

**Motion to close carried 6-0**

**CONSENT AGENDA**

- 3. Consideration, discussion, and possible action to approve the City Council Minutes of the January 5, 2022, City Council Regular Meeting; and January 8, 2022, City Council Workshop Session.**

**4. Consideration, discussion, and possible action on the acceptance of the December 2021 Departmental Reports.**

- **Police – Ryan Phipps, Chief of Police**
- **Development Services – Scott Dunlop, Development Services Director**
- **Community Development – Debbie Charbonneau, Heritage and Tourism Manager**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Michael Tuley, Director of Public Works**
- **Finance – Lydia Collins, Director of Finance**
- **Human Resources – Tracey Vasquez, HR Manager**

**5. Second and Final Reading: Consideration, discussion, and possible action on an ordinance annexing 134.529 acres of land, more or less, located in Travis County, Texas at the request of the property owners, approving an agreement for the provision of services for the annexed area and providing for other related matters.**

**6. Second and Final Reading: Consideration, discussion, and possible action on an ordinance annexing 3.398 acres of land, more or less, located in Travis County, Texas at the request of the property owner, approving an agreement for the provision of services for the annexed area and providing for other related matters.**

Ordinance No. 635: An Ordinance of the City of Manor, Texas Annexing 3.398 Acres of Land, More or Less, Located in Travis County, 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.

**7. Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning 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).**

**MOTION:** Upon a motion made by Council Member Weir and seconded by Council Member Moreno, to approve the Consent Agenda Item Nos 3, 4, and 6 and remove Item No. 5 and Item No. 7 to the regular agenda.

There was no further discussion.

**Motion to approve carried 6-0**

## REGULAR AGENDA

5. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance annexing 134.529 acres of land, more or less, located in Travis County, Texas at the request of the property owners, approving an agreement for the provision of services for the annexed area and providing for other related matters.**

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 634 annexing 134.529 acres of land, more or less, located in Travis County, Texas at the request of the property owners, and approving an agreement for the provision of services for the annexed area and providing for other related matters.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card in opposition to this item. Mr. Battaile discussed proposed park amenities that could be added to development. He discussed potential fees that could be charged to future residents for park amenities. Mr. Battaile is requesting for council and developer to discuss options further before final approval.

Mayor Harvey stated that this item was not a new development request and clarified that item was for a voluntarily annexation request.

Ordinance No. 634: An Ordinance of The City of Manor, Texas Annexing 134.529 Acres of Land, More or Less, Located in Travis County, 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 Amezcua and seconded by Mayor Pro Tem Hill , to approve the second and final reading of Ordinance No. 634 annexing 134.529 acres of land, more or less, located in Travis County, Texas at the request of the property owners, and approving an agreement for the provision of services for the annexed area and providing for other related matters.

There was no further discussion.

**Motion to approve carried 6-0**

7. **Second and Final Reading: Consideration, discussion, and possible action on an ordinance rezoning 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**

The city staff recommended that the City Council approve the second and final reading of Ordinance No. 636 rezoning 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).

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card in opposition to this item. Mr. Battaile discussed proposed park amenities that could be added to development. He offered to work with developers to discuss potential amenities. Mr. Battaile also discussed potential fees that could be levied by future residents.

Ordinance No. 636: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land to Planned Unit Development (PUD); Making Findings of Fact; and Providing for Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve the second and final reading of Ordinance No. 636 rezoning 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).

Mayor Harvey assured that discussions have been done with developer regarding city's needs and proposed developments for the community. He thanked the community for asking questions and being involved.

There was no further discussion.

**Motion to approve carried 6-0**

At the direction of Mayor Harvey, Item No. 10 was conducted next.

**10. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 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**

The city staff recommended that the City Council postpone item to the February 2, 2022, regular council meeting per developer's request.

**MOTION:** Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Hill, to postpone Item No. 10 to the February 2, 2022, regular council meeting.

There was no further discussion.

**Motion to approve carried 6-0**

- 8. First Reading: Consideration, discussion and possible action on an ordinance rezoning 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3). Applicant: Rafiq Karediyya; Owner: Rafiq Karediyya**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Medium Commercial (C-2) with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general).

Interim City Manager Dunlop discussed the proposed rezoning request with the additional request from developer to add service stations.

Discussion was held regarding the additional use for service stations request by applicant and how the request was not discussed with the Planning and Zoning Commission.

Ordinance: 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) with Modifications; Making Findings of Fact; and Providing for Related Matters.

- MOTION:** Upon a motion made by Council Member Wallace and seconded by Council Member Amezcua, to approve the first reading of an ordinance rezoning 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Medium Commercial (C-2) with P&Z Commission recommendation of additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general).

There was no further discussion.

**Motion to postpone carried 6-0**

- 9. Consideration, discussion and possible action on a Concept Plan for the Butler - Manor Subdivision, nine (9) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LJA Engineering; Owner: Butler Family Partnership, Ltd.**

The city staff recommended that the City Council approve a Concept Plan for the Butler – Manor Subdivision, nine (9) lots on 95.16 acres more or less and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card in opposition to this item. Mr. Battaile asked if there was any parkland commitment for commercial development. Interim City Manager Dunlop clarified that only residential development was required to have parkland.

Mr. Battaile proposed for developer to purchase offsets for park amenities.

**MOTION:** Upon a motion made by Mayor Pro Tem Hill and seconded by Council Member Moreno, to approve a Concept Plan for the Butler – Manor Subdivision, nine (9) lots on 95.16 acres more or less and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Council Member Weir asked if the city manager or council had received any other inquiries about parkland requests from the community. She stated that residents are inquiring about development that would generate revenue, businesses, and economic development for the city. Council Member Moreno and Council Member Wallace confirmed that they had received same inquiries but nothing in regard to parkland.

There was no further discussion.

**Motion to approve carried 6-0**

**11. First Reading: Consideration, discussion, and possible action on an ordinance rezoning 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: Dwyer Realty**

The city staff recommended that the City Council approve the first reading of an ordinance rezoning 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 Townhome (TH).

Gregg Brown, 19720 Hubert R Humphrey Rd., Manor, Texas, submitted a speaker card in opposition to this item. Mr. Brown expressed his concerns regarding residential development in the area. He suggested for the city to consider additional commercial development as city grows.

Amanda Brown with Kimley-Horn and Associates, Inc., submitted a speaker card in support of this item. She discussed the attached PowerPoint presentation.

Ms. Brown discussed the proposed concept plan, parking concerns, and traffic impact analysis.

Mayor Harvey addressed concerns regarding traffic issues in the area and Mr. Brown's concerns regarding residential developments.



Discussion was held regarding road improvements and turning lanes along Highway 290.

Ordinance: An Ordinance of the City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Single Family Suburban (SF-1) to Townhome (TH); Making Findings of Fact; and Providing For Related Matters.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Mayor Pro Tem Hill, to approve the first reading of an ordinance rezoning 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 Townhome (TH).

Council Member Weir asked if the developer had reached out to the HOA of the nearby community. Ms. Brown stated that letters were sent out to residents regarding the concept plan but there was no feedback received by the residents.

There was no further discussion.

**Motion to approve carried 6-0**

**12. Consideration, discussion, and possible action on an Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code for a 13.93 acre tract, more or less.**

The city staff recommended that the City Council approve the Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code for a 13.93 acre tract, more or less.

Interim City Manager Dunlop discussed the proposed amendment to the development agreement.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Wallace to approve the Amendment to the Development Agreement Under Section 43.035, Texas Local Government Code for a 13.93 acre tract, more or less.

There was no further discussion.

**Motion to approve carried 6-0**

**13. Consideration, discussion, and possible action on a resolution authorizing participation in The Interlocal Purchasing System (TIPS) purchasing cooperative offered by Region VIII Education Service Center.**

The city staff recommended that the City Council approve Resolution No. 2022-02 authorizing participating in The Interlocal Purchasing System (TIPS) purchasing cooperative offered by Region VIII Education Service Center.

Director of Finance Collins discussed the proposed resolution authorizing participation in TIPS.

Resolution No. 2022-02: A Resolution of the City Council of The City of Manor, Texas, Authorizing Participation in the TIPS Purchasing Cooperative Offered by Region VIII Education Service Center.

**MOTION:** Upon a motion made by Mayor Pro Tem Hill and seconded by Council Member Amezcua to approve Resolution No. 2022-02 authorizing participating in The Interlocal Purchasing System (TIPS) purchasing cooperative offered by Region VIII Education Service Center.

There was no further discussion.

**Motion to approve carried 6-0**

**14. Consideration, discussion, and possible action on Exterior Renovation of the Historic Riveted Cone Elevated 50-thousand-gallon storage tank.**

The city staff recommended that the City Council approve a contract for services with Maguire Iron, Inc. for the Renovation of the Historic Riveted Cone Elevated 50-thousand-gallon storage tank and the authorization of \$51,600.00 of Hotel Occupancy Tax funds for the contract.

Public Works Director Tuley discussed the proposed contract for restoration services with Maguire Iron, Inc. for the downtown water tower.

Discussion was held regarding the water tower current location.

Director of Finance Collins discussed the previous proposal regarding the restoration of the water tank.

Discussion was held regarding the historical marker for the water tower.

Discussion was held regarding the possibility of cleaning the water tower location once restoration had taken place.

**MOTION:** Upon a motion made by Council Member Moreno and seconded by Council Member Amezcua to approve a contract for services with Maguire Iron, Inc. for the Renovation of the Historic Riveted Cone Elevated 50-thousand-gallon storage tank and the authorization of \$51,600.00 of Hotel Occupancy Tax funds for the contract.

Discussion was held regarding the clarification of coating for the tower.

Discussion was held regarding the lettering on the water tower.

There was no further discussion.

**Motion to approve carried 6-0**

**15. Consideration, discussion, and possible action on the payoff for the General Obligation 2010 Bond Series for the City of Manor.**

The city staff recommended that the City Council approve the payoff amount of \$255,327.25 for the General Obligation 2010 Bond Series for the City of Manor.

Director of Finance Collins discussed the payoff for the General Obligation 2010 Bond Series for the City of Manor.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Weir, to approve the payoff amount of \$255,327.25 for the General Obligation 2010 Bond Series for the City of Manor.

There was no further discussion.

**Motion to postpone carried 6-0**

**16. Consideration, discussion, and possible action on RFQ2021-49 City of Manor Space Needs Assessment and Facilities Master Plan.**

The city staff recommended that the City Council discuss RFQ 2021-49 City of Manor Space Needs Assessment and Facilities Master Plan.

Interim City Manager Dunlop discussed the RFQ2021-49 City of Manor Space Needs Assessment and Facilities Master Plan.

Mayor Harvey requested for narrative to include reasons staff recommends top 2.

Discussion was held regarding the process of the needs assessment for facilities.

Discussion was held regarding the facilities needs assessment to be discussed with the comprehensive consultants.

There was no action taken.

**17. Consideration, discussion, and possible action on the Planning and Zoning Commission and Community Impact Fee Advisory Committee attendance report for Commissioner Place 5, Grant E. Loveless; and declare a vacancy.**

The city staff recommended that the City Council remove Commissioner, Place 5 Grant E. Loveless and declare a vacancy.

Interim City Manager Dunlop discussed Mr. Loveless attendance report.

**MOTION:** Upon a motion made by Mayor Pro Tem Hill and seconded by Council Member Wallace to remove Commissioner, Place 5 Grant E. Loveless and declare a vacancy.

There was no further discussion.

**Motion to postpone carried 6-0**

**18. Consideration, discussion, and possible action on review of the City of Manor Home Rule Charter and Possible Charter Amendments.**

The city staff recommended that the City Council set a City Council Workshop for Tuesday, March 1, 2022, at 5:00 p.m. for the review of the City of Manor Home Rule Charter and Possible Charter Amendments or direct city staff to move forward with the appointment process of a Charter Review Commission.

**MOTION:** Upon a motion made by Council Member Amezcua and seconded by Council Member Weir to set a City Council Workshop for Tuesday, March 1, 2022, at 5:00 p.m. for the review of the City of Manor Home Rule Charter and Possible Charter Amendments.

There was no further discussion.

**Motion to approve carried 6-0**

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 9:09 p.m. on Wednesday, January 19, 2022, in accordance with the requirements of the Open Meetings Law.

**EXECUTIVE SESSION**

The Manor City Council convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in - *Sections 551.087 and 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Lagos PID; Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney) to consult with legal counsel regarding the Interlocal Agreement for Allocation of Sales Tax Revenue for the Development of Infrastructure by the City of Manor and Travis County Emergency Services District No. 12; and Section 551.071, Texas Government Code and Section 1.05, Texas Disciplinary Rules of Professional Conduct (Consultation with Attorney) to consult with legal counsel regarding Capital Metropolitan Transportation Authority* at 9:09 p.m. on Wednesday, January 19, 2022.

The Executive Session was adjourned at 10:31 p.m. on Wednesday, January 19, 2022

### **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 Closed Executive Session at 10:31 p.m. on Wednesday, January 19, 2022.

Mayor Harvey opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken.

### **ADJOURNMENT**

The Regular Session of the Manor City Council Adjourned at 10:31 p.m. on Wednesday, January 19, 2022.

These minutes approved by the Manor City Council on the 2<sup>nd</sup> day of February 2022. *(Audio recording archived)*

### **APPROVED:**

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Dr. Christopher Harvey  
Mayor

### **ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary

# Manor City Council Handout

Submitted by Audrey Tiger, ShadowGlen resident

## Wilbarger Creek Greenbelt - City of Manor Tract (ShadowGlen)

The City of Manor owns a tract of land in the Wilbarger Creek greenbelt, given to the city by ShadowGlen developers, it is situated in what will eventually be the middle of ShadowGlen.

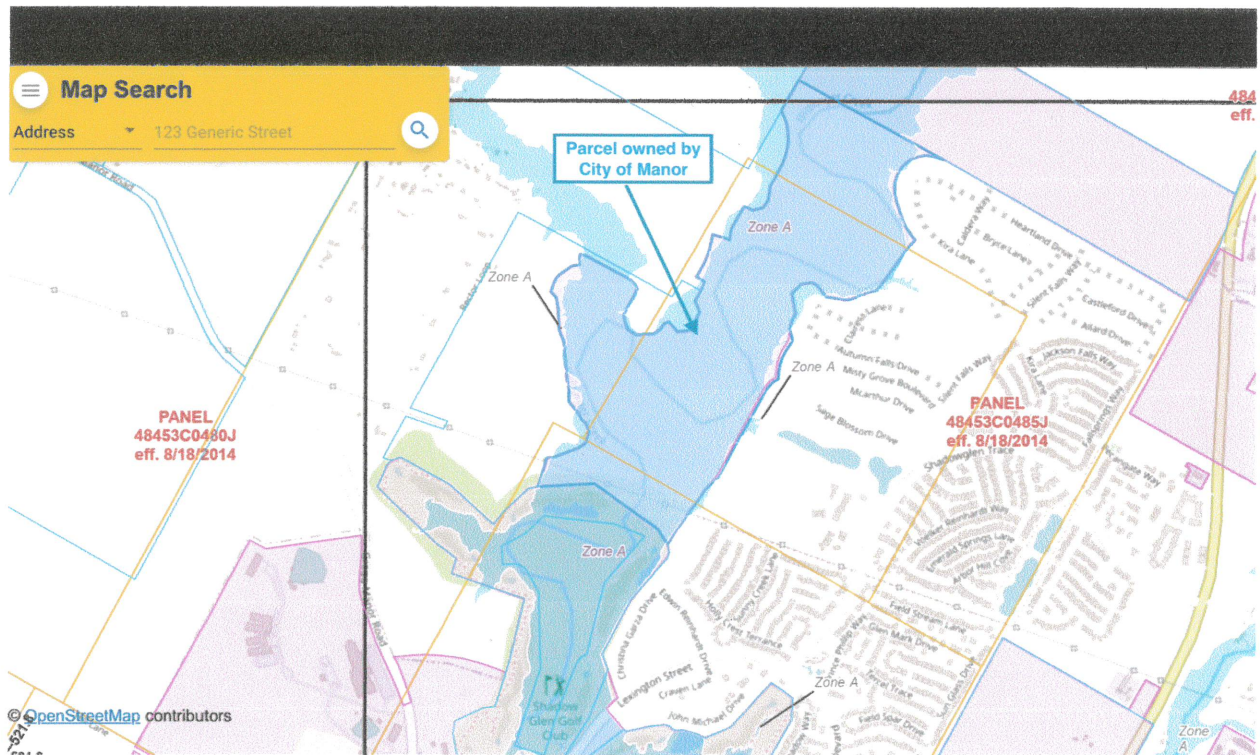
Over the past ~19 years, there are a number of plans proposed, outlining what the City of Manor and the ShadowGlen developers may choose to do with this tract of land over time.

### Where is this?

Tract of land in question, outlined in dark blue (light blue shading is flood plain indicator), pink is property in City of Manor jurisdiction. Beige is Travis County.



TRAVIS CENTRAL APPRAISAL DISTRICT  
TRAVIS COUNTY, TEXAS



Source: Travis Central Appraisal District website

# Map 1 - ShadowGlen Concept Master Plan (c. 2003)

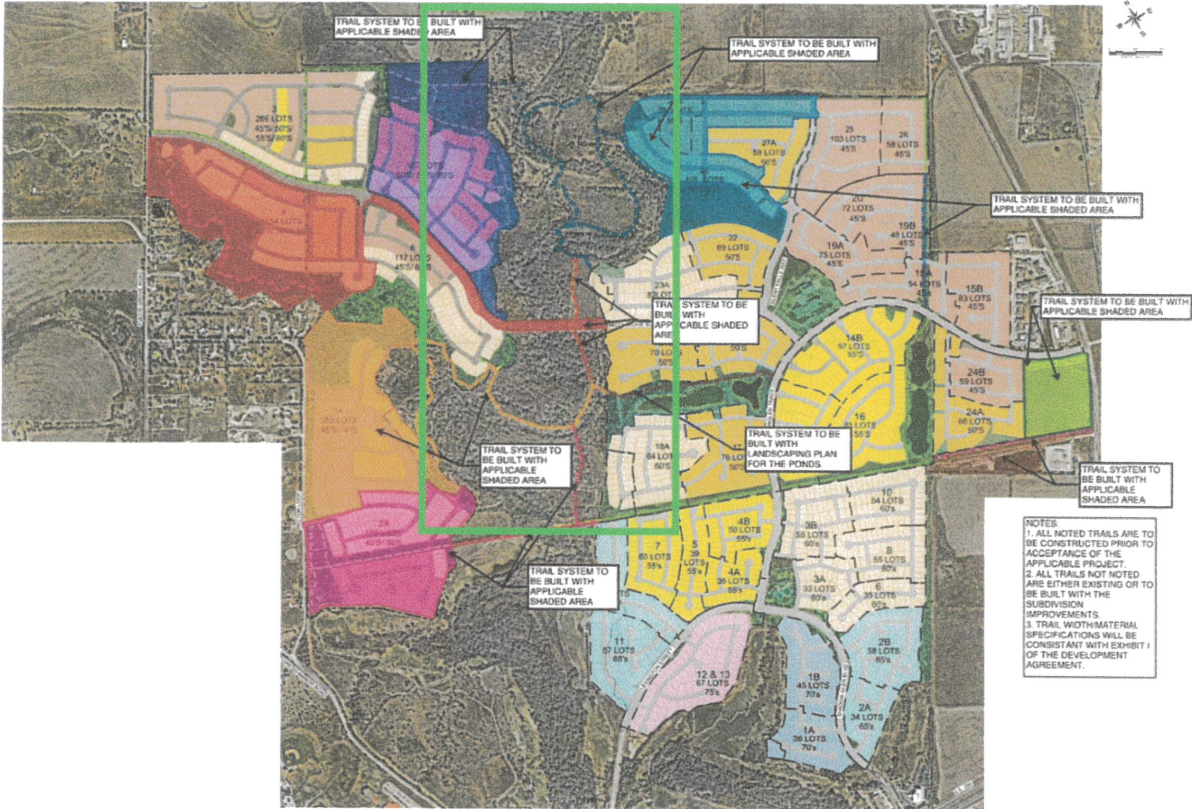
Historical context - the tract in question is in the middle, top 1/2 of this map, **Shadow Glen II Woodlands Park (180 ac)**



Source: Scott Dunlop - City of Manor - [ShadowGlen Concept Master Park Plan](#) (original developer)

# Map 2 - ShadowGlen Proposed Phases and City Owned Trail System Milestone Exhibit

More recent depiction of plans for the City Owned Trail system, as phases of ShadowGlen are completed. Tract is in the middle of planned phases, north of the LCRA utility easement (1/3 way up, boxed annotation).



Shadowglen  
City Owned Trail System Milestone Exhibit

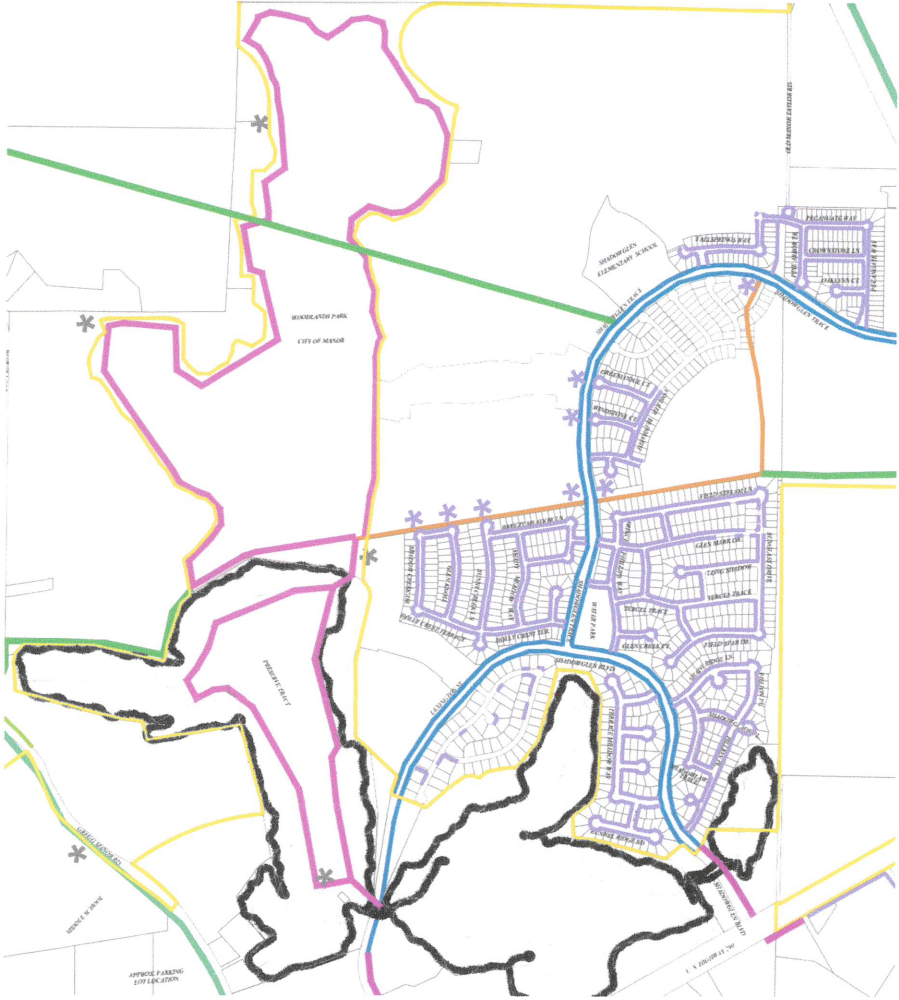


Source: Scott Dunlop - City of Manor - [ShadowGlen Trail Phasing Exhibit](#)



### Map 3 - City of Manor - Trails Master Plan

Listed on the City of Manor - [Maps & Exhibits](#) page, the PDF dated 10-12-16, shows one large trail loop in north property in the City of Manor tract in question.



Source: City of Manor - [Hike and Bike Trails Master Plan Map](#)

## Requested Action Items / Follow-up:

- Issue 1:** Having several maps of planned development for the tract in question is causing public confusion.

### **Proposed action items / follow-up:**

- 1. *Review trail / park maps for this tract & publish an official map with plan (once resolved) by the City of Manor.*

- Issue 2:** This tract of land, as floodplain, serves a critical dual need as development around it explodes 1) flood mitigation and 2) wildlife preserve - so establishing it as a conservation tract should be explored.

### **Proposed action items / follow-up:**

- 1. *Study of this area as a riparian floodplain & understanding the flood mitigation & maintenance needs of the area which frequently (and severely) floods, should come ahead of building anything else here (even a trail).*

- Impact of run-off from rapid development of ShadowGlen and areas upstream in the Wilbarger watershed is still unknown - the frequency and severity of floods could increase in the near future (next 5 years) - increasing maintenance costs for any park investments made here.

- 2. *Exploring cost savings, by setting aside this greenbelt as conservation space, vs cost of further park development & maintenance, should be considered. It could save the City of Manor, Manor taxpayers and residents of ShadowGlen all headaches going forward.*

- Conserving this space as a greenbelt for wildlife and the surrounding ecosystem disturbed by heavy development will benefit homeowners in the surrounding area (by them having a safe habitat).

- Issue 3:** As we have seen, the new trails being added as additional ShadowGlen phases are complete is already causing issues for Manor residents who want access to use this "City owned park" - prompting calls for even more development in this space - that currently lacks public parking, bathroom facilities, trash disposal and more. *Instead of furthering costly public park investments in this floodplain, additional planned trails in this tract as ShadowGlen phases are completed, should be revisited*

### **Proposed action items / follow-up:**

- 1. *Explore **Issue 2** and establish this area as a conservation tract.*
- 2. *Direct public parks committee to prioritize investment in other parks projects, not in a floodplain, as a higher priority.*

ccm'19 Item 2

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

From: Allen Ambuhl

Sent: Monday, January 10, 2022 11:46 PM

To: Scott Dunlop <sdunlop@cityofmanor.org>

Cc:

Subject: Comments regarding Public Hearing on Concept Plan for the Butler - Manor Subdivision. Case#: 2021-P-1355-CP

Greetings Mr. Dunlop:

Please relay the following comments/questions to the City of Manor Planning and Zoning Commissioners and City Council Members, in regards to the Subdivision Concept Plan for the Butler - Manor Subdivision.

I have four main areas of concern.

I. Sound and Light Buffer along western property line of the Commercial Property.

I would like to see a commitment from either the Butler team or the City of Manor to enforce a reasonable placement/installation of landscape screening at a ratio, caliper size and height to ensure adequate mitigation of noise and light

pollution onto our property. As only an example, a minimum mitigation strategy proposed by the Butler team in 2013, suggested "earth berming of 12' height , 4:1 max slope, with evergreen landscape screening".

II. Irrigation and Drainage.

The proposed site will be converting farmland and adding a significant amount of impervious cover that will prevent the infiltration of water into the ground.

Excess water from this proposed commercial site currently drains into a ditch on its western property line, which is within a few hundred feet of my property, many other residences, and an urgent care facility

Therefore I would like see a commitment from Butler and he the City of Manor that there has been a clear provision for irrigation and drainage of the commercial site, as well as a plan for its operation and maintenance (with replacement).

III. Prohibited Uses

I respectfully propose the following types of businesses be prohibited on the proposed commercial site, if possible within City of Manor ordinances and guidelines:

Bail Bond Services; Camp; Campground; Carriage Stable; Cemetery; Marina; and Pawn Shop Services.

IV. Pedestrian Access from Shadowglen neighborhood.

Many of the people in my neighborhood, including myself, will likely frequent the shops on the proposed site. In the interest of equity and equal access, I would like for there to be pedestrian access to the commercial property.

This could be accomplished with access from one of the utility easements, a sidewalk along the north side of 290, an easement from back end of the urgent care property, or a combination of these ideas and others that may come to light.

I propose the developer develop and present a plan for providing ADA-compliant pedestrian access to their site from the Shadowglen community, as well as other residential/commercial areas in Manor.

Thank you for your consideration.

Respectfully,  
Allen Ambuhl

Manor, TX 78653

# 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



# *Build for Rent*

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

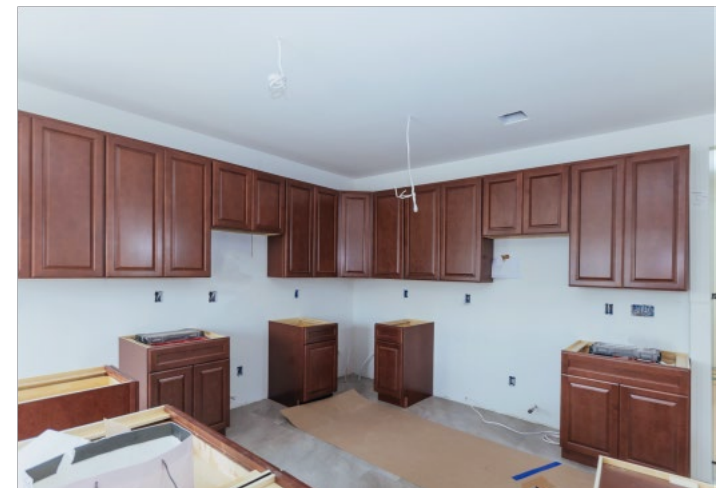
- Designed for the growing family
- Average home size will be 1850 sq ft
- 3 and 4 bedrooms with dedicated work/study space.
- Private backyards
- Provides affordable maintenance free housing
- Uniform clean community
- Professionally maintained landscaping
- All homes receive a thorough home inspection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



# *About Marketplace Homes*

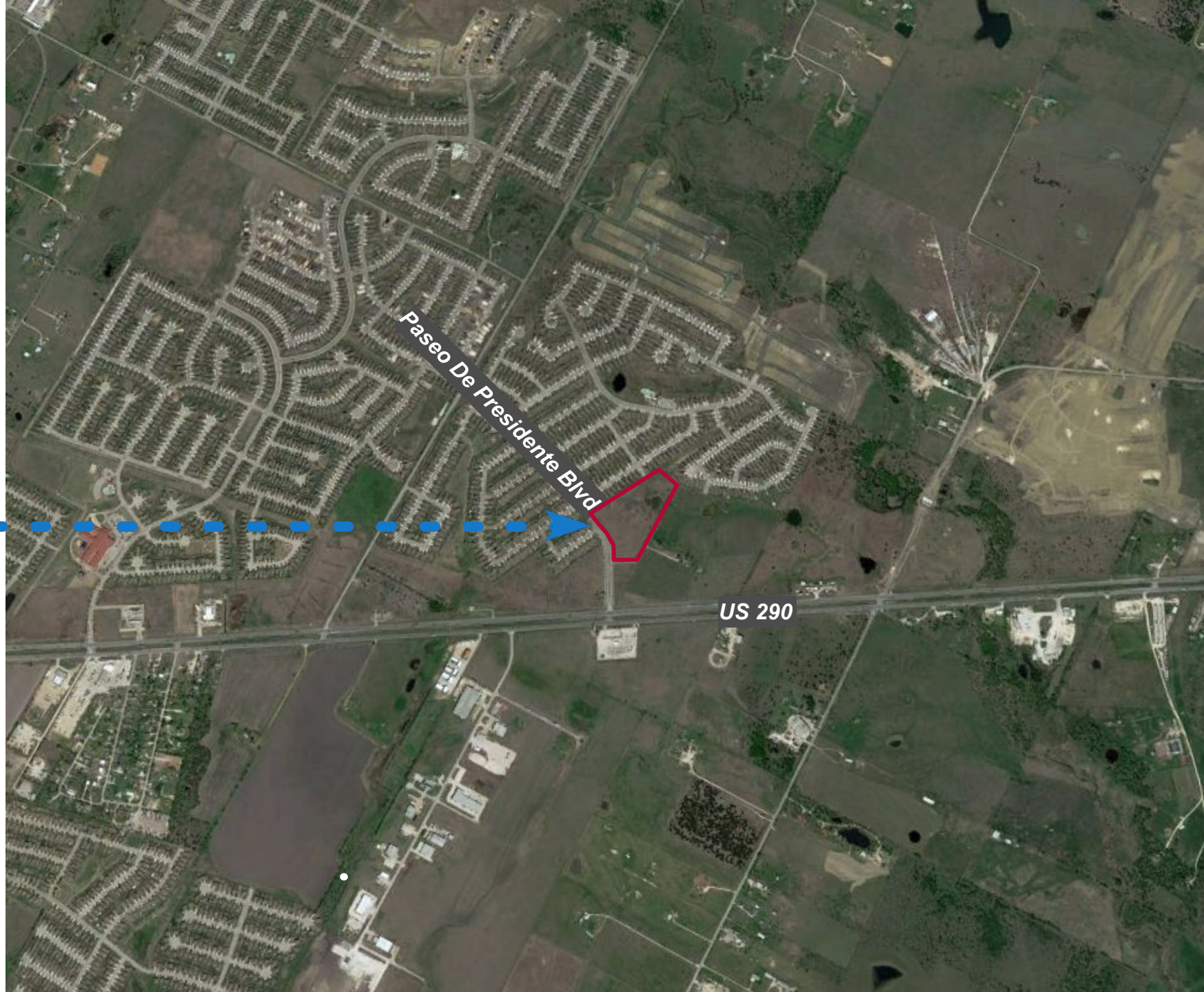
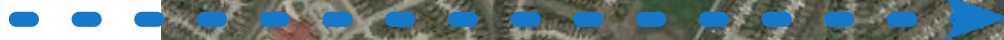
We partner with Marketplace Homes Management to provide our property owners with a complete picture of management:

- 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



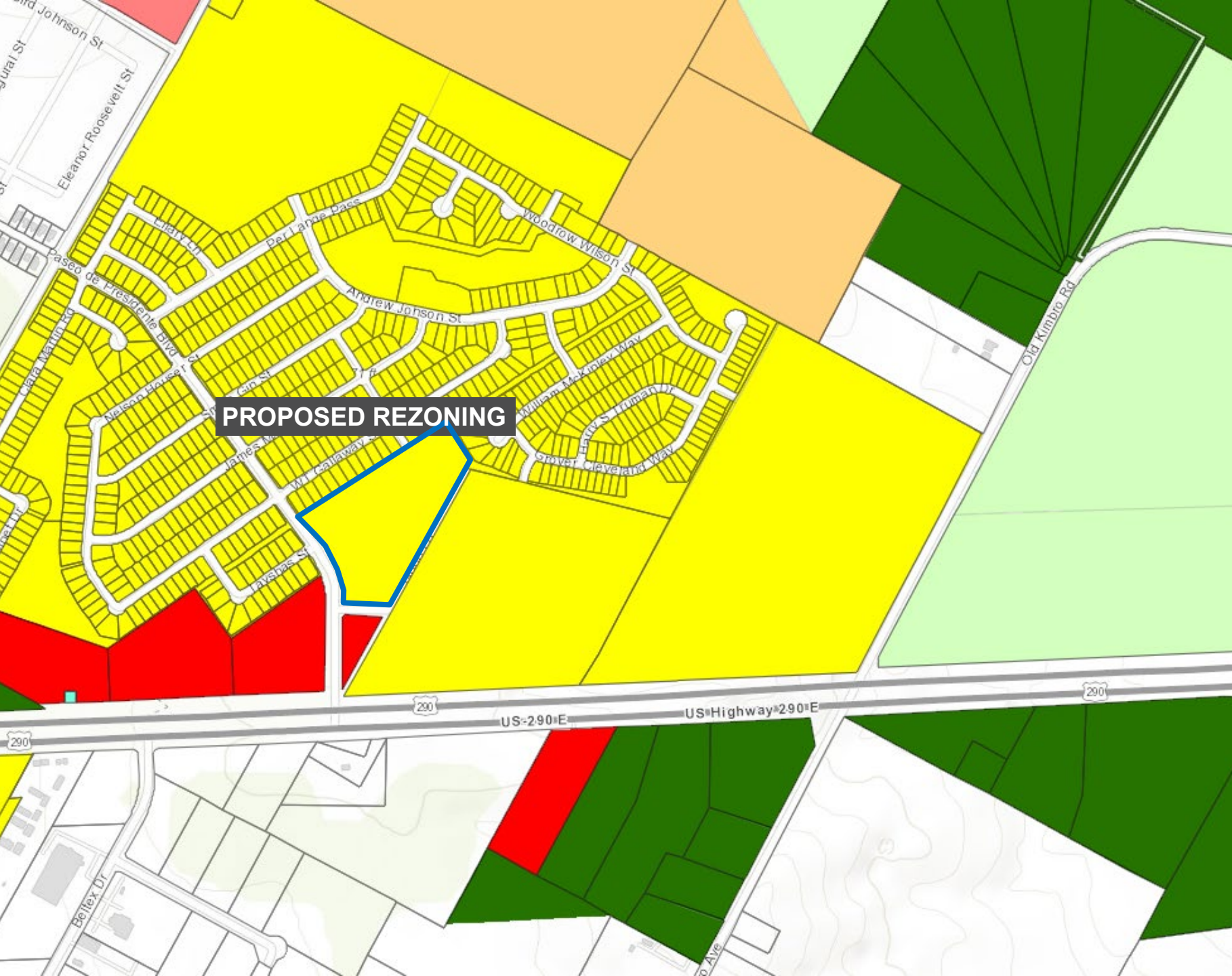


*Location*  
*Map*





# Zoning Map



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.



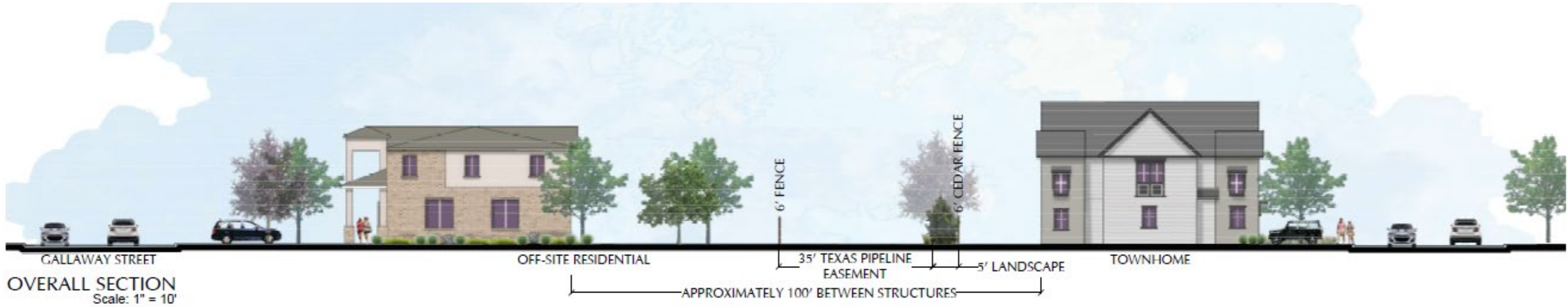
# Concept Plan



## 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



# Presidential Glen



# Parking

## Required Parking City of Manor Code

Residents: 182

Visitor: 19

Total: 201 parking spaces required

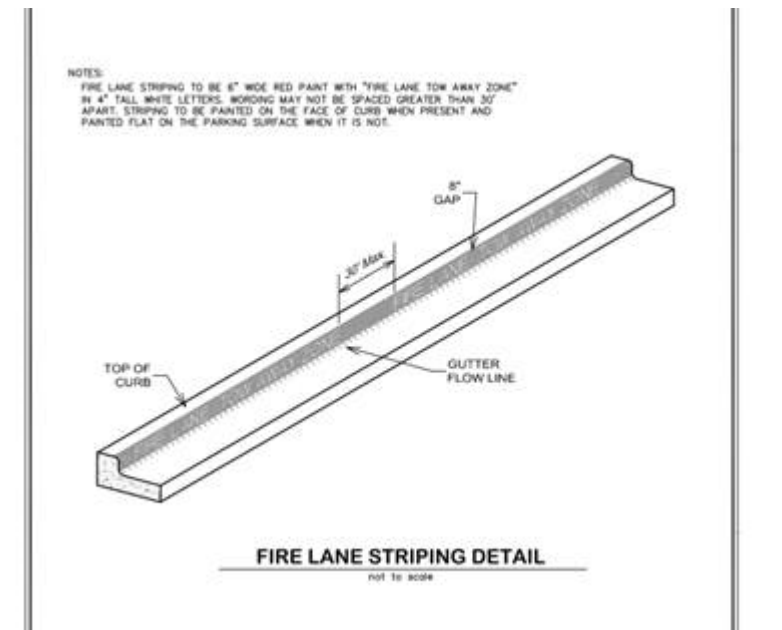
## Proposed Presidential Glen Parking

Residents: 364

Visitor: 20

Total: 384 parking spaces provided

No on-street parking permitted:



# Traffic Impact Analysis

<b>Location</b>	<b>Improvement Cost</b>	<b>Pro-Rata Cost</b>	<b>Estimated Cost</b>
US 290 at Bois D' Arc EB Left Turn Lane - 350 ft of storage and 150 ft of taper	\$250,000	21.30%	\$53,250
US 290 at Bois D' Arc WB Right Turn Lane - 100 ft of storage and 50 ft of taper	\$125,000	21.30%	\$26,625
US 290 at Bois D' Arc SB Right Turn Lanes (2) - 200 ft of storage and 100 ft of taper	\$300,000	21.30%	\$63,900
US 290 at Bois D' Arc Signal	\$110,000	21.30%	\$23,430
US 290 at Site Road 1 Signal	\$110,000	100%	\$110,000
US 290 from Bois D' Arc to Old Kimbro – 6 lane Expansion 6000 ft	\$1,500,000	12.30%	\$184,500
<b>Total Contribution:</b>			<b>\$461,705</b>



# Q&A