



**August, 2013**

## **Manor Medical Center will include Urgent Care and more**

A 36,000 square foot medical center located at the northeast corner of Shadow Glen Blvd and US Highway 290 is expected to open in the spring of 2014. The property sits on 4.2 acres and according to reports is 90% pre-leased. Tenants will include Texan Urgent Care, a family physician practice, an imaging center, pain treatment, and more. Access to the building will be from Shadow Glen Blvd, not directly from Highway 290.

A job fair will be held sometime soon, according to developer Eric Perardi, who says he is anxious to attract Manor-area residents to work at the new facility.

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## **Joyce Turner Drive / 290 Intersection will remain open**

After intervention by Manor ISD and the public, Central Texas Regional Mobility Authority (CTRMA—the toll road authority) has agreed to allow access to New Tech HS and the Manor School administration building via Joyce Turner Drive.

A letter from CTRMA dated August 19, 2013 says its plan now “provides an eastbound turning lane. This dedicated lane has the option to turn into the first driveway (in front of the baseball field) or turn right at Joyce Turner Drive. Leaving your facility, the exit to US 290 would be from Joyce Turner Drive and would include an acceleration lane to allow drivers to achieve a safe speed for merging into the eastbound traffic.” A map showing this plan is available on the Manor ISD website, [www.ManorISD.net](http://www.ManorISD.net).

CTRMA relented from its earlier plan to close off Joyce Turner after Board President Desiree Cornelius-Fisher and Superintendent Kevin Brackmeyer spoke with CTRMA board members and other state officials.



The purpose of Park Springs NA is to “improve and maintain the quality of life for residents and protect from environmental hazards within the boundaries of the association”. More information is available on the PSNA website – [www.parkspringsna.org](http://www.parkspringsna.org).

### Important Dates to Remember:

Mon. Sept 2 – Labor Day  
Oct 4-5 – 22<sup>nd</sup> Annual Manor Fest  
Mon. Oct 14 – Columbus Day  
Thurs. Oct 31 - Halloween

### The Next PSNA Meeting – Tues. Nov 5

7pm at Crowe’s Nest Farm

### Manor City Council Proceedings –

**August 7, 2013 meeting** – (1) Approved rezoning and a concept plan for Las Entradas North - a 104 acre development at the intersection of US290 and the relocated Greg-Manor Rd (north of Riata Ford) (2) Appointed Simon Goodson as a member of the Planning and Zoning Commission (3) Adopted an amended 2012-13 budget reflecting actual income and expenses to date

**August 21, 2013 meeting** – (1) Awarded the bid from Peyton Construction to start the reconstruction/improvement road project for Bois D’Arc Lane. The project should take approximately 2 months

### Manor Planning and Zoning Proceedings –

**August 14, 2013 meeting** – (1) Approved a Preliminary Plan for Las Entradas North (2) Approved Final Plat Plans for expansion of Stonewater (82 lots), Presidential Glen (106 lots) and Bell Farms (67 lots—see separate story) (3) Approved a Final Plat Plan for Shadowview Commercial, 4 acres at the northwest corner of Lexington and US 290

## Tallgrass Restoration Burn

*Source: Austin Energy Newsletter*

About 100 acres of grassland and brush piles were burned on August 22, 2013 at the Decker Tallgrass Prairie Preserve on the north side of Walter Long Lake. The prescribed burn is a small step toward eventually restoring the area to native grassland, using fire as a tool to eliminate invasive grass species and shrubs, and also reduce the risk of wildfire at the site. Some juniper cedars were burned, but the majority of trees on the tract were not burned. The property, accessed from Decker Creek Power Station is owned by the City and managed jointly by PARD and Austin Energy. The Wildfire Mitigation group at AFD conducts burns both for the habitat restoration and trains firefighters how to safely and effectively tackle wildland fires. A similar burn is planned for this week on the nearby Indiangrass Wildlife Sanctuary.

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## Facility for Austin’s Homeless to be built in Eastern Travis County

After meeting resistance from Austin neighborhood groups for the past decade, a 27-acre site located off Decker Lane and Loyola Lane may have finally found a location to build a community to house Austin’s homeless individuals. This approval was given at the Travis County Commissioners meeting held on August 14.

The nonprofit organization Mobile Loaves and Fishes delivers more than 1,000 meals per day to homeless people on the streets of Austin and has started several programs including one where homeless people with carpentry skills build furniture. They have bought 60 RVs and housed 83 homeless people at trailer parks throughout Austin. The 9301 Hogeye Road site would expand this program.

The organization proposes an \$8 million development to be known as Community First Village. It will be gated and will be comprised of 100 RVs, 137 small homes and 12 tepees that will rent for \$90 - \$375 per month. The site will also include a medical facility, a 3-acre garden, a centralized laundry and restroom facilities, a chapel, a large hall, an amphitheater and an outdoor theater with a movie screen. Also offered to the residents will be sup portative skills programs to learn job skills.

The planned community has met resistance several times over the years as they have tried to find a location within the Austin city limits. Austin property owners voiced their concerns at previous City Council meetings because they did not want the community built near them. Previously, the organization had requested City of Austin approval for two different sites in East Austin and a site in North Austin. These sites met with heavy neighborhood disapproval.

The Hogeye Road location is outside of Austin’s zoning and planning so Austin City Council approval was not needed. Even though this location is just outside PSNA boundaries, it is still close by our area. The site is within Manor ISD school boundaries and is within walking distance of Oak Meadows Elementary School which is located on Decker Lane. According to an article in the July 24, 2013 issue of the *Austin American Statesman*, the land is valued at \$187,000.

Travis County commissioners approved the preliminary plan at its August 13 Commissioners Court meeting despite hearing opposition from residents who live near the site. The County has no authority under state law to regulate zoning, so their approval really didn’t make any difference – the organization can built with or without County approval. Commissioners listened to two hours of comments from individuals from both sides of the issue for two hours.

Residents opposing the site had safety concerns and were worried about lowered property values. The opposition also noted that the nearest bus stop was a mile away and there were no stores or shops in the area.

Final costs for the project are estimated at \$8 million and according to Mobile Loaves and Fishes president Alan Graham, that \$2million has been raised to pay for the first phase of the project. The first phase is to cost approximately \$6 million with an additional \$2 million needed to complete the entire project. If funding is successful to begin construction, it might be finished by late 2014 with full build-out by the end of 2015.

According to the *Austin American Statesman* in an article dated August 14, 2013, there are approximately 1,000 chronically homeless people in Austin and an estimated 6,000 in Travis County. The article also referenced a study that found taking a homeless person off the streets can save taxpayers money. A study of Seattle’s Housing First Initiative showed it saved Seattle \$4 million over a six-month period when it implemented a housing project several years ago. Mobile Loaves and Fishes Director Graham says the Community First Village would save the city of Austin and local organizations that provide services to the homeless as much as \$5 million - \$10 million a year.

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## Roadwork, Roadwork, and more Roadwork

Construction has begun at the intersection of US 290 and FM 973. On US 290, turn lanes will be lengthened both eastbound and westbound. On FM973, there will be northbound turn lanes at both the new Ring Road (leading into the Wal-Mart parking lot) and US 290. FM 973 will effectively be 3 lanes of pavement from roughly the Eternal Faith Baptist Church entrance to US 290. No change or improvement is being made at the “T” intersection of FM 973 and Old Route 20. The new Ring Road will lead from US 290, providing access to the Wal-Mart parking lot, and then curve providing access to FM 973.

Texas Department of Transportation has awarded construction contracts for realignment of Gregg Manor Rd and re-signalization of US 290. Gregg Manor will intersect with US 290 at what is now Riata Trail - becoming a major signalized intersection with turning lanes on both roads. Murray Avenue traffic will no longer be able to cross or turn left onto US 290.

The Lexington /290 intersection will have a signal and traffic may cross going between ‘downtown Manor’ and Shadow Glen. The Lexington/Murray intersection will be straightened (near the Bluebonnet Electric Coop building). A map of this project is available on the City’s website - [www.cityofmanor.org](http://www.cityofmanor.org).

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## Bell Farms Expansion will add traffic to Old Route 20

Manor’s Planning and Zoning Commission has given final approval to a “Phase 3” addition to Bell Farms subdivision which includes 67 lots on 13 acres. It is located between Old Route 20 and the already developed portion of Bell Farms. A new road to be called Casting Drive will run south from Ring Road to Old Route 20 adding an intersection on Old 20. Construction could begin soon, since the lots were laid out before the 2008 real-estate decline.

Many planners use a ‘rule of thumb’ that a new single-family home generates about 4 traffic trips per day. Thus, this expansion could add about 268 vehicle trips per day on Old Route 20.

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## Crews to Energize New Dunlap Substation

*Source: Austin Energy Newsletter*

Austin Energy crews are completing the final work during the week of August 19, 2013 to energize the first phase of the new Dunlap substation in far eastern Travis County.

The substation will serve both transmission and distribution needs and includes the largest autotransformer ever for AE at 672 MVA, 30-feet-tall and weighing almost 890,000 pounds. The substation also will include a 30 MVA transformer to support distribution. The substation is being built in phases over the next two years to serve growth and help relieve transmission congestion on the statewide grid..

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**PSNA Boundaries** are US 290 on the north, FM 973 on the west, FM 969 on the south, and the Travis-Bastrop county line on the east. Everyone is residing in this area is welcome to join. There is more information on our website - [www.parkspringsna.org](http://www.parkspringsna.org).

**Our mailing address** is P.O. Box 1008 Manor, TX 78653.

