



Dr. Christopher Harvey, Mayor  
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

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## City Council Called Special Session

Monday, June 17, 2024 at 7:00 PM

Manor City Hall, Council Chambers, 105 E. Eggleston St.

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### AGENDA

This meeting will be live-streamed on Manor's YouTube Channel  
You can access the meeting at <https://www.youtube.com/@cityofmanorsocial/streams>

**CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT**

**INVOCATION**

**PLEDGE OF ALLEGIANCE**

**PUBLIC COMMENTS**

*Non-Agenda Item Public Comments (white card): Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person.*

*Agenda Item Public Comments (yellow card): Comments will be taken from the audience on non-agenda and agenda items combined for a length of time, not to exceed five (5) minutes total per person on all items, except for Public Hearings. Comments on Public Hearing items must be made when the item comes before the Council and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the City Council during Public Comments on Non-Agenda Items.*

*To address the City Council, please complete the white or yellow card and present it to the City Secretary, or designee prior to the meeting.*

## PUBLIC HEARINGS

- 1. Second and Final Public Hearing: Conduct a public hearing on an Ordinance of the City of Manor, Texas annexing a 1.222 acre, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits, making findings of fact, providing severability clause and an effective date, and providing for open meetings and other related matters.**  
*Submitted by: Scott Dunlop, Development Services Director*
  
- 2. Conduct a public hearing on an Ordinance rezoning one (1) lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.**  
*Applicant: Phantastic Endeavor LLC*  
*Owner: Kimley-Horn*  
*Submitted by: Scott Dunlop, Development Services Director*
  
- 3. Conduct a public hearing on a Subdivision Concept Plan for three hundred and twenty-five (325) lots on 113.415 acres, more or less, and being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.**  
*Applicant: Jamison Civil Engineering LLC*  
*Owner: Okra Land Incorporated*  
*Submitted by: Scott Dunlop, Development Services Director*
  
- 4. Conduct a public hearing on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.**  
*Applicant: Development Collaborative LLC*  
*Owner: Endeavor Real Estate Group, Inc.*  
*Submitted by: Scott Dunlop, Development Services Director*

## ADJOURNMENT

In addition to any executive session already listed above, the City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

**CONFLICT OF INTEREST**

*In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”*

*Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.*

**POSTING CERTIFICATION**

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Thursday 13, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/s/ Lluvia T. Almaraz, TRMC  
City Secretary for the City of Manor, Texas

**NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:**

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 10 days prior to this meeting. Please contact the City Secretary at 512.215.8285 or e-mail [lalmaraz@manortx.gov](mailto:lalmaraz@manortx.gov)



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 17, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

Second and Final Public Hearing: Conduct a public hearing on an Ordinance of the City of Manor, Texas annexing a 1.222 acre, more or less, being located in Travis County, Texas, and adjacent and contiguous to the city limits, making findings of fact, providing severability clause and an effective date, and providing for open meetings and other related matters.

**BACKGROUND/SUMMARY:**

This 1.222 acres on surveys is described as an abandoned county right-of-way. It's unclear if the area was ever used as a right-of-way or if it is a remnant surveying error between the adjoining two tracts. Since it is called out on surveys as right-of-way, this annexation follows the procedure for ROW annexation. That procedure includes a 60-day notice to Travis County as the ROW owner and two public hearings. This is the second of the two public hearings. Action on this annexation will commence at the City Council meeting on June 17<sup>th</sup>, with the final reading scheduled for July 3<sup>rd</sup>. The first public hearing was held at the June 5<sup>th</sup>, 2024, City Council meeting.

This annexation was commenced by Resolution 2024-14 at the May 1<sup>st</sup> City Council meeting. The annexation was requested by the adjacent landowners currently developing their tracts into mixed-use developments, and they would like to cross the ROW with city utilities and access drives. By transferring the ROW from the county to the city, the city can permit utilities within the area and allow access drives with an approved License and Maintenance Agreement. These would be much more challenging to install if the ROW remains under the county's jurisdiction.

**LEGAL REVIEW:** Yes, Veronica Rivera, Assistant City Attorney  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Ordinance
- Aerial Image
- Schedule

**STAFF RECOMMENDATION:**

The city staff recommends that the City Council conduct the second and final public hearing.

**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 1.222 ACRES OF LAND, MORE OR LESS; BEING LOCATED IN TRAVIS COUNTY, TEXAS AND ADJACENT AND CONTIGUOUS TO THE CITY LIMITS; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.**

**WHEREAS**, the City of Manor, Texas (the “City”) is a Texas home-rule municipality authorized by State law to annex road rights-of-way that are adjacent and contiguous to the City;

**WHEREAS**, the subject road right-of-way property, as hereinafter described, located within Travis County is adjacent and contiguous to the City;

**WHEREAS**, two public hearings were conducted prior to consideration of this Ordinance in accordance with §43.063 of the *Tex. Loc. Gov’t Code*;

**WHEREAS**, notice of the public hearings were published not more than twenty (20) nor less than ten (10) days prior to each public hearing;

**WHEREAS**, after review and consideration of the subject road right-of-way property, the City Council of the City of Manor, Texas (the “City Council”) finds that the subject road right-of-way property may be annexed pursuant to §43.1055 of the Texas Local Government Code.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS:**

**SECTION 1.** That all of the above premises and findings of fact are found to be true and correct and are hereby incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** All portions of the following described property (hereinafter referred to as the “Annexed Property”), not previously annexed into the City, are hereby annexed into the corporate limits of the City of Manor:

Being 1.222 acres of land, more or less, out of the A.C. Caldwell Survey, Abstract No. 154, and the Green Berry Gates Survey, Abstract No. 315, both in Travis County, Texas, and being a portion of both United States Highway 290 Right-of-Way, a variable width Right-of-Way, as shown on CSJ No. 114-3-18 and an abandoned county road as referenced in Document No. 2019179489 of the Official Public Records of Travis County, Texas, said 1.222 acre tract of land being more particularly described in Exhibit “A” attached hereto and incorporated herein for all purposes.

**SECTION 3.** That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

**SECTION 4.** That if any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared severable.

**SECTION 5.** That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't Code*.

**SECTION 6.** That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that the public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapter 551, Tex Gov't Code*.

**PASSED AND APPROVED FIRST READING** on this the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the \_\_\_\_\_ day of \_\_\_\_\_ 2024.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz, TRMC  
City Secretary

**Exhibit "A"**  
**Subject Property Description**  
**+/- 1.222 Acres**

**LEGAL DESCRIPTION:**  
**1.222 ACRES**

BEING A 1.222 ACRES TRACT OF LAND SITUATED IN THE A.C. CALDWELL SURVEY, ABSTRACT 154 AND THE GREEN BERRY GATES SURVEY, ABSTRACT 315, BOTH IN TRAVIS COUNTY, TEXAS; AND BEING A PORTION OF BOTH UNITED STATES HIGHWAY 290 RIGHT-OF-WAY, A VARIABLE WIDTH RIGHT-OF-WAY, AS SHOWN ON CSJ NO. 114-3-18 AND AN ABANDONED COUNTY ROAD AS REFERENCED IN DOCUMENT NO. 2019179489 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT A 5/8-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "CORE 6657" FOUND, IN THE SOUTH RIGHT-OF-WAY LINE OF SAID UNITED STATES HIGHWAY 290, FOR THE NORTHWEST CORNER OF A CALLED 82.5124 ACRES TRACT OF LAND DESCRIBED TO MANOR 290 OZ REAL ESTATE LP, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022056842, O.P.R.T.C.T.;

**THENCE**, DEPARTING SAID SOUTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 290, WITH THE WEST BOUNDARY LINE OF SAID 82.5124 ACRES TRACT, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

1. SOUTH 56°26'17" WEST, A DISTANCE OF 175.33 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I MONUMENT FOUND, FOR AN ANGLE CORNER OF SAID 82.5124 ACRES TRACT;
2. SOUTH 27°58'35" WEST, AT 1,911.73 FEET PASSING A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "4WARD BOUNDARY" FOUND, CONTINUING WITH SAID WEST BOUNDARY LINE OF THE 82.5124 ACRES TRACT, IN ALL A DISTANCE OF 2,246.80 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "4WARD BOUNDARY" FOUND, IN SAID WEST BOUNDARY LINE OF THE 82.5124 ACRES TRACT, FOR THE SOUTHEAST CORNER OF A CALLED 24.0681 ACRES TRACT OF LAND DESCRIBED TO LANDMARK AT MANOR PROP HOLDINGS, LLC, AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2022116632, O.P.R.T.C.T., SAME BEING THE NORTHEAST CORNER OF LOT 22, BLOCK I, AMENDED PLAT OF BELL FARMS PHASE TWO-A FINAL PLAT, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200700061, O.P.R.T.C.T.;

**THENCE**, DEPARTING SAID WEST BOUNDARY LINE OF THE 82.5124 ACRES TRACT, WITH THE EAST BOUNDARY LINE OF SAID 24.0681 ACRES TRACT AND THE EAST BOUNDARY LINE OF THE REMAINDER OF A CALLED 30.8643 ACRES TRACT OF LAND DESCRIBED TO MANOR RV PARK, LLC, AS SHOWN ON INSTRUMENT RECORDED IN SAID DOCUMENT NO. 2019179489, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 27°14'03" EAST, A DISTANCE OF 2,126.20 FEET TO A 1/2-INCH IRON ROD FOUND;
2. NORTH 61°51'38" WEST, A DISTANCE OF 29.98 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I MONUMENT FOUND;
3. NORTH 03°56'56" WEST, A DISTANCE OF 159.09 FEET TO A TEXAS DEPARTMENT OF TRANSPORTATION TYPE I MONUMENT FOUND, IN SAID SOUTH RIGHT-OF-WAY LINE OF UNITED STATES HIGHWAY 290, FOR THE NORTHEAST CORNER OF SAID REMAINDER OF THE 30.8643 ACRES TRACT;

**THENCE**, NORTH 86°08'45" EAST, OVER AND ACROSS SAID RIGHT-OF-WAY OF UNITED STATES HIGHWAY 290, A DISTANCE OF 265.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.222 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN INC. IN AUSTIN, TEXAS.

**SURVEYOR'S NOTES:**

BASIS OF BEARINGS IS THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE (4203). ALL COORDINATES AND DISTANCES SHOWN HEREON ARE SURFACE VALUES. THE SURFACE ADJUSTMENT FACTOR IS 1.00010. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.



MICHAEL A. MONTGOMERY II, R.P.L.S.  
 REGISTERED PROFESSIONAL  
 LAND SURVEYOR NO. 6890



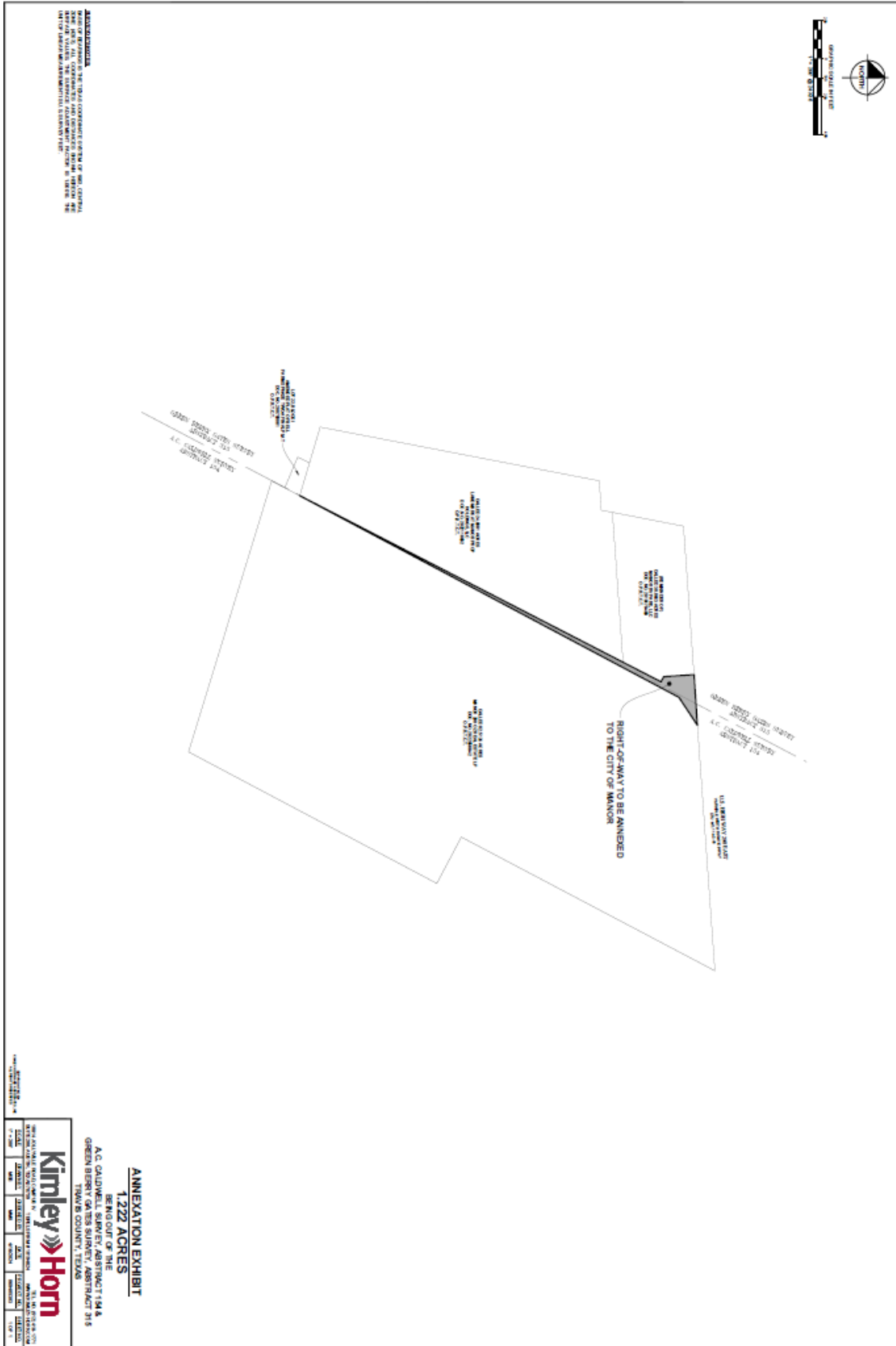
**ANNEXATION EXHIBIT**  
**1.222 ACRES**  
 BEING A PORTION OF THE  
 A.C. CALDWELL SURVEY, ABSTRACT 154 &  
 GREEN BERRY GATES SURVEY, ABSTRACT 315  
 TRAVIS COUNTY, TEXAS



10814 JOLLYVILLE ROAD, CAMPUS IV SUITE 200, AUSTIN, TEXAS 78759 TEL. NO. (512) 418-1771  
 TPPELS FIRM # 10194624 WWW.KIMLEY-HORN.COM

SCALE	DRAWN BY	CHECKED BY	DATE	PROJECT NO.	SHEET NO.
N/A	MSB	MMI	4/15/2024	069405303	1 OF 4





**NOTES:**  
 1. THIS MAP IS A PRELIMINARY SURVEY AND SHOULD NOT BE USED FOR CONVEYANCE OF REAL PROPERTY.  
 2. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE LANDS SHOWN ON THIS MAP.  
 3. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS.  
 4. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE RECORDS OF THE PUBLIC RECORDS OF THE COUNTY OF TRAVIS, TEXAS.

**Kimley-Horn**  
 ENGINEERS, ARCHITECTS & PLANNERS  
 10000 N. MOPAC EXPRESSWAY, SUITE 200  
 AUSTIN, TEXAS 78753  
 TEL: 512.478.1100 FAX: 512.478.1101  
 WWW.KIMLEY-HORN.COM

**ANNEXATION EXHIBIT**  
 1.222 ACRES  
 PORTION OF THE  
 GREEN BERRY GRADE SURVEY, ABSTRACT 315  
 TRAVIS COUNTY, TEXAS



**SCHEDULE FOR RIGHT-OF-WAY (ROW) ANNEXATION\*\*\***

**Ginsel Tract ROW +/- 1.222 Acre Tract**

Item 1.

<b>DATE</b>	<b>ACTION/EVENT</b>	<b>LEGAL AUTHORITY</b>
May 1, 2024	COUNCIL CONSIDERS INITIATION OF ROW ANNEXATION - and sets <b>two</b> PUBLIC HEARINGS for June 5, 2024 and June 17, 2024	The two hearings are conducted not less than 20 days nor more than 40 days Loc. Gov't Code, § 43.063
<b>May 2, 2024</b>	<b>COUNTY NOTICE</b> deliver notice to county of City's proposed road ROW annexation	Not later than the 61 <sup>st</sup> day before the date of the proposed annexation. Loc. Gov't Code, §43.1055
<b>May 24, 2024**</b> Publish notice of first Public Hearing (Notify paper by 5pm Monday May 20 <sup>th</sup> )	<b>NEWSPAPER NOTICE</b> RE: FIRST PUBLIC HEARING; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARING ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARING IS COMPLETE	Not less than 10 days nor more than 20 days before public hearing. Loc. Gov't Code, §43.063
<b>June 5, 2024*</b>	<b>PUBLIC HEARING – REGULAR MEETING</b>	The governing body must provide persons interested in the annexation the opportunity to be heard. Loc. Gov't Code, §43.063
<b>May 31, 2024**</b> Publish notice of second Public Hearing (Notify paper by 5pm Tuesday, May 28 <sup>th</sup> ) and send school district notice and public entity notice(s)	<b>NEWSPAPER NOTICE</b> RE: SECOND PUBLIC HEARING; (If applicable, certified Notice to Railroad). POST NOTICE OF HEARING ON CITY'S WEBSITE AND MAINTAIN UNTIL HEARING IS COMPLETE	Not less than 10 days nor more than 20 days before public hearing. Loc. Gov't Code, §43.063
<b>June 5, 2024*</b>	<b>FIRST PUBLIC HEARING – REGULAR MEETING</b>	The governing body must provide persons interested in the annexation the opportunity to be heard. Loc. Gov't Code, §43.063
<b>June 17, 2024*</b>	<b>SECOND PUBLIC HEARING – REGULAR MEETING</b>	The governing body must provide persons interested in the annexation the opportunity to be heard. Loc. Gov't Code, §43.063
<b>June 17, 2024*</b>	<b>FIRST READING OF ORDINANCE</b> <i>REGULAR MEETING</i>	Loc. Gov't Code, §43.063
<b>July 3, 2024;</b> Or at a special called meeting after the 1st First Reading (City Charter, Section 4.06 (d))	<b>SECOND-FINAL READING OF ORDINANCE</b> <i>REGULAR MEETING</i>	Second reading of annexation Ordinance – City Charter, Section 4.06(c); The annexation of the area must be completed within 90 days after instituting the annexation proceedings Loc. Gov't Code, §43.064
<b>Within 30 days of Second Reading</b>	<b>CITY SENDS COPY OF MAP</b> showing boundary changes to County Voter Registrar in a format that is compatible with mapping format used by registrar	Elec. Code §42.0615
Within 60 days of Second Reading	<b>CITY PROVIDES CERTIFIED COPY OF ORDINANCE AND MAPS TO:</b>  <ol style="list-style-type: none"> <li>1. County Clerk</li> <li>2. County Appraisal District</li> <li>3. County Tax Assessor Collector</li> <li>4. 911 Addressing</li> <li>5. Sheriff's Office</li> <li>6. City Department Heads</li> <li>7. State Comptroller</li> <li>8. Franchise Holders</li> <li>9. ESD, if annexed area located in district and city intends to remove the area from the district and be the sole provider of emergency services; See Health and Safety Code, Section 775.022</li> </ol>	

**\*Dates in BOLD are MANDATORY dates to follow this schedule. Please advise if deviation.**

**\*\*Newspaper notice to paper by 5p.m. Monday for publication on Friday of same week.**

**\*\*\*ROW Annexation is pursuant to LGC 43.1055**



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 17, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Conduct a public hearing on an Ordinance rezoning one (1) lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.

*Applicant: Phantastic Endeavor LLC*

*Owner: Kimley-Horn*

### BACKGROUND/SUMMARY:

This property was annexed on September 20<sup>th</sup>, 2017, by Ordinance 483. It was zoned Agricultural as that is the default zoning after annexation if permanent zoning is not requested during the annexation.

This property has a direct frontage on US Hwy 290 (approximately 237') and is located almost to the eastern extent of the city limits. It is near the intersection of US 290 and Ballerstedt Rd as well as US 290 and Abrahamson Road. The area is a mix of commercial, industrial, and residential uses. Most of the residential uses are on the lots behind the subject lot along Voelker Lane with the closest residential unit being 425' from the subject lot's southern property line. The property to the west and across US 290 is vacant, and the property to the east is an existing small business that was rezoned to General Office on September 7th, 2022, by Ordinance No. 673. Within 750' are an industrial building housing a large mechanical/plumbing company, a concrete manufacturing facility, a storage unit business, and the residential units along Voelker Lane.

This area on our Future Land Use Map is designated as a Commercial Corridor. Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses. They are typically located along high-volume roadways or at high-volume intersections and generate large amounts of sales tax revenue. The property owner is seeking to use the property for construction equipment sales, rentals, and repair services – similar to Anderson Machinery, ASCO, and Texas State Rentals. Under the city's zoning code, Construction and Equipment Sales (Major) are permitted in C-3 Heavy Commercial, IN-1 Light Industrial, and IN-2 Heavy Industrial.

The request for C-3 Heavy Commercial would permit the use of the property for Major Construction and Equipment Sales, which is a retail/industrial use, as well as all other uses permitted under C-3 Heavy Commercial. C-3 is the city's most permissive zoning category, being a mix of commercial and industrial uses. If the City Council is inclined to support the zoning and use of the property for Major Construction and Equipment Sales, it is recommended that certain uses be removed as permitted. This would keep the permitted uses more consistent with the Future Land Use Maps designation as Commercial Corridor and the intent of that district. Suggest uses to be removed from C-3 are:

1. *Adult-Oriented Businesses* - an adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center or other commercial enterprise the primary business of which is the offering of service or the selling, renting, or exhibiting of devices or any other items intended to provide sexual stimulation or sexual gratification to the customer.
2. *Data Center* - a facility housing a collection of computer servers and associated components, such as telecommunication, storage and backup systems that supply information to a single or multiple end users off-site. Facilities typically require large amounts of electricity, strict temperature control and security, and will generally have few employees present on-site.
3. *Light Industrial* - a use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.
4. *Offices, Warehouse* - a building, or a portion of a building which is a structurally separate and functionally distinct unit, primarily devoted to storage, warehousing and distribution of goods, merchandise, supplies, and equipment. Accessory uses may include retail and wholesale sales areas, sales offices, and display areas for products sold and distributed from the storage and warehousing areas.
5. *Product Development Services (general)* - development and testing of non-hazardous products related to research services.
6. *Research Services (general)* - establishments engaged in research of an industrial or scientific nature not involving or requiring the use of any biological, chemical or other agent that could cause a hazard to adjacent property. Typical uses include electronics research laboratories, and development and testing of computer software packages
7. *Truck Stop or Travel Center* - a use primarily engaged in the maintenance, servicing, storage, parking or repair of commercial vehicles, including the sale of fuels or other petroleum products, and the sale of accessories or equipment for trucks and similar commercial vehicles. A travel center or truck stop may also include overnight accommodations, showers, restaurant facilities, game rooms, vehicle scales, and/or other activities intended primarily for use of truck crews and interregional travelers.
8. *Vehicle Storage Facility* - a garage, parking lot, or other facility owned or operated by a person or business, other than a governmental entity, for storing or parking ten or more motor vehicles, including motorized waterborne vehicles, per year. This definition does not include businesses with the primary purpose of vehicle sales on the property within the corporate limits of the city, such as automotive dealerships.

Removing the above uses as permitted on the property would keep the allowable uses more in line with what is permitted under C-2 Medium Commercial, but still allow for Major Construction and Equipment Sales.

**\*\*Please note – gas stations are permitted by right in C-3 Heavy Commercial**, meaning one could be constructed on the lot without a Specific Use Permit. If the City Council is not inclined to support a gas station on this property, *Gas Station (full service)* and *Gas Station (limited)* should also be added to the removed list.

P&Z voted 5-0 to recommend approval with the removal of the following Uses: Adult-Oriented Businesses; Data Center; Light Industrial; Offices, Warehouse; Product Development Services (general); Research Services (general); Truck Stop or Travel Center; Vehicle Storage Facility; Gas Station (full service); Gas Station (limited); Alcohol Beverage Establishment; Brewery (micro); Brewery (regional); Brewpub; distillery (micro); distillery (regional) and liquor store. The P&Z Commission felt that alcohol sales were not appropriate for the area and next to heavy machinery sales.

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Ordinance
- Letter of Intent
- Rezoning Map
- Aerial Image
- C-3 permitted uses
- Comprehensive Plan FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the City Council conduct a public hearing on an Ordinance rezoning one (1) for lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	<b>X; with conditions</b>		

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO HEAVY COMMERCIAL (C-3); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

**Whereas**, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council;

**Whereas**, after publishing notice of the public hearing at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment of Ordinance.** City of Manor Code of Ordinances Chapter 14 Zoning Ordinance ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

**Section 3. Rezoned Property.** The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Agricultural (A) to zoning district Heavy Commercial (C-3). The Property is accordingly hereby rezoned to Heavy Commercial (C-3).

**Section 4. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

**PASSED AND APPROVED FIRST READING** on this the 17th day of June 2024.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the \_\_\_ day of June 2024.

**THE CITY OF MANOR, TEXAS**

\_\_\_\_\_  
Dr. Christopher Harvey,  
Mayor

**ATTEST:**

\_\_\_\_\_  
Lluvia T. Almaraz,  
City Secretary

**ORDINANCE NO.**

**Page 2**

**EXHIBIT “A”**

Property Address:  
16011 E US Hwy 290, Elgin, TX 78621

Property Legal Description:

Lot 15 Bluebonnet Park, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 95, Page 2, Plat Records of Travis County, Texas.





April 12, 2024

Scott Dunlop, AICP  
 City of Manor Development Services Department  
 105 E. Eggleston St.  
 Manor, TX 78653

**Via Electronic Submittal**

***RE: Application for rezoning; 4.8 acres located at 16011 East US Hwy 290, Manor, TX 78621 (the "Property")***

Dear Mr. Dunlop,

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located west of Ballerstedt Rd and Hwy 290 (see Location Map attached) and is currently zoned Agriculture (A). The proposed zoning is a Heavy Commercial (C-3) zoning. The purpose for the rezoning to allow for commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population from Agricultural zoning to C-3 Zoning. Currently, the property to the east is zoned General Office (GO) to the east, unzoned property and Heavy Industrial (IN-2) to the north, and Agriculture (A) zoning to the west and south.

According to the Destination Manor 2050 Comprehensive Plan, the Property's future land use is Commercial Corridor, which contemplates commercial zoning for commercial/retail services that serve local and regional residents. This project is supported by the Comprehensive Plan as this zoning classification allows for a mix of commercial, retail, and service-oriented businesses, which will not only stimulate local economic growth but also provide convenient access to goods and services for residents.

The proposed use is construction equipment sales, rentals, and repair services. Equipment brands that would be offered includes Bell trucks, Hyundai Construction Equipment Sakai, Fuchs, Kinshofer, BuiltRite, K-Tec Scrapers. The proposed development includes service bays, sales area, and office space.

If you have any questions about this application for rezoning or need additional information, please do not hesitate to contact me at your convenience.

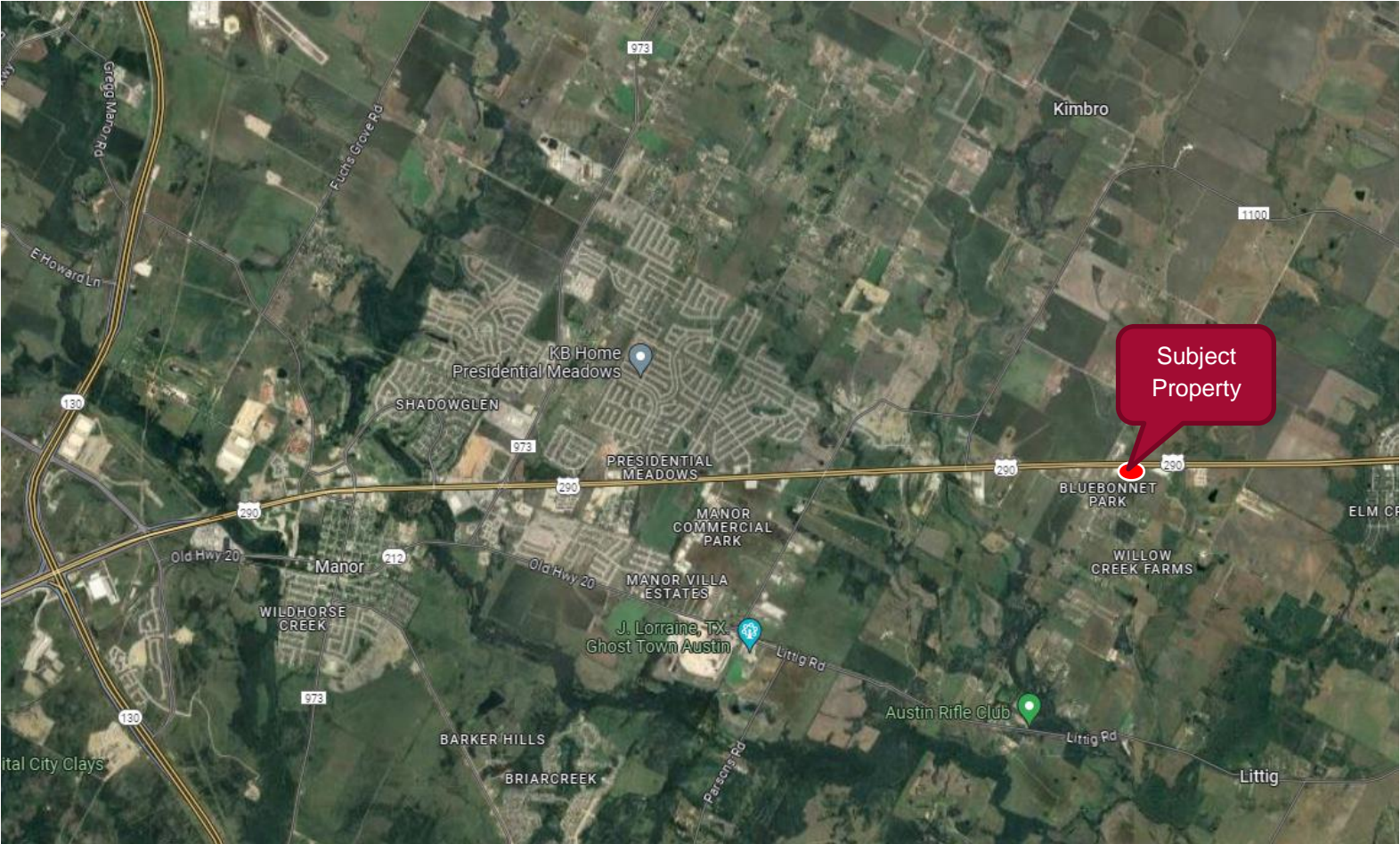
Sincerely,

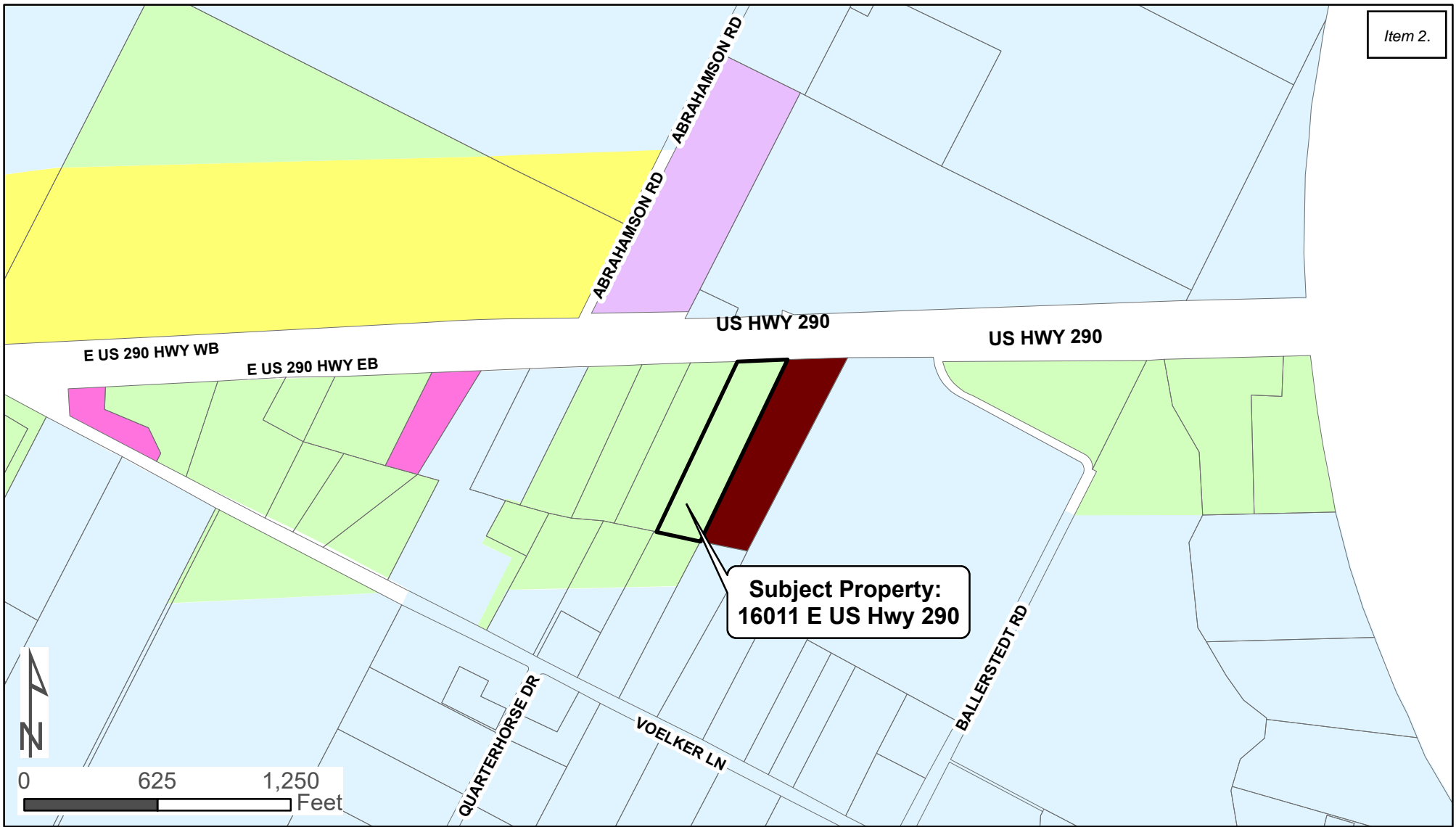
Jonathan Sosebee, AICP

Location Map



Location Context





**Subject Property:  
16011 E US Hwy 290**



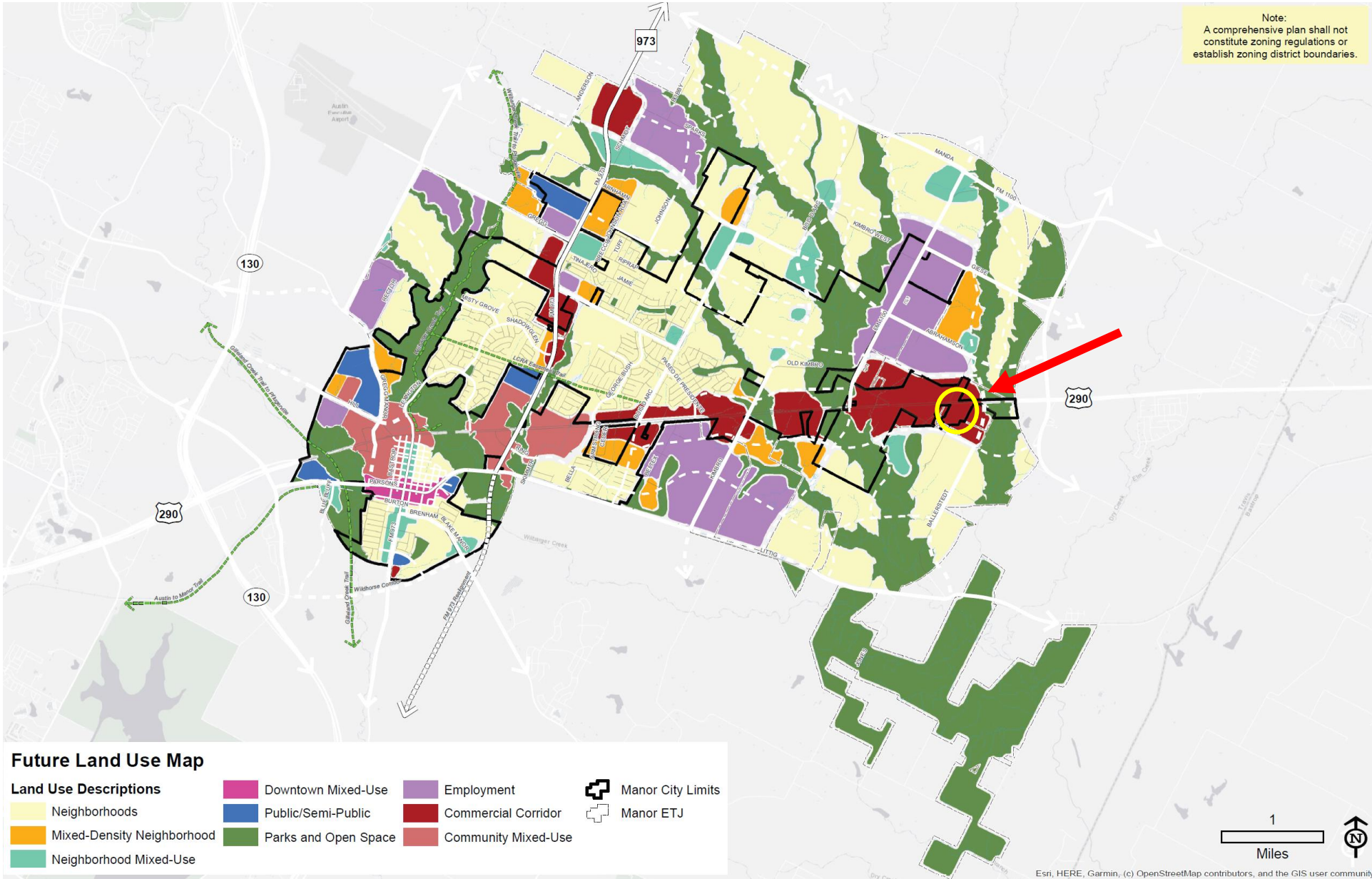
**Current:  
(A) Agricultural**

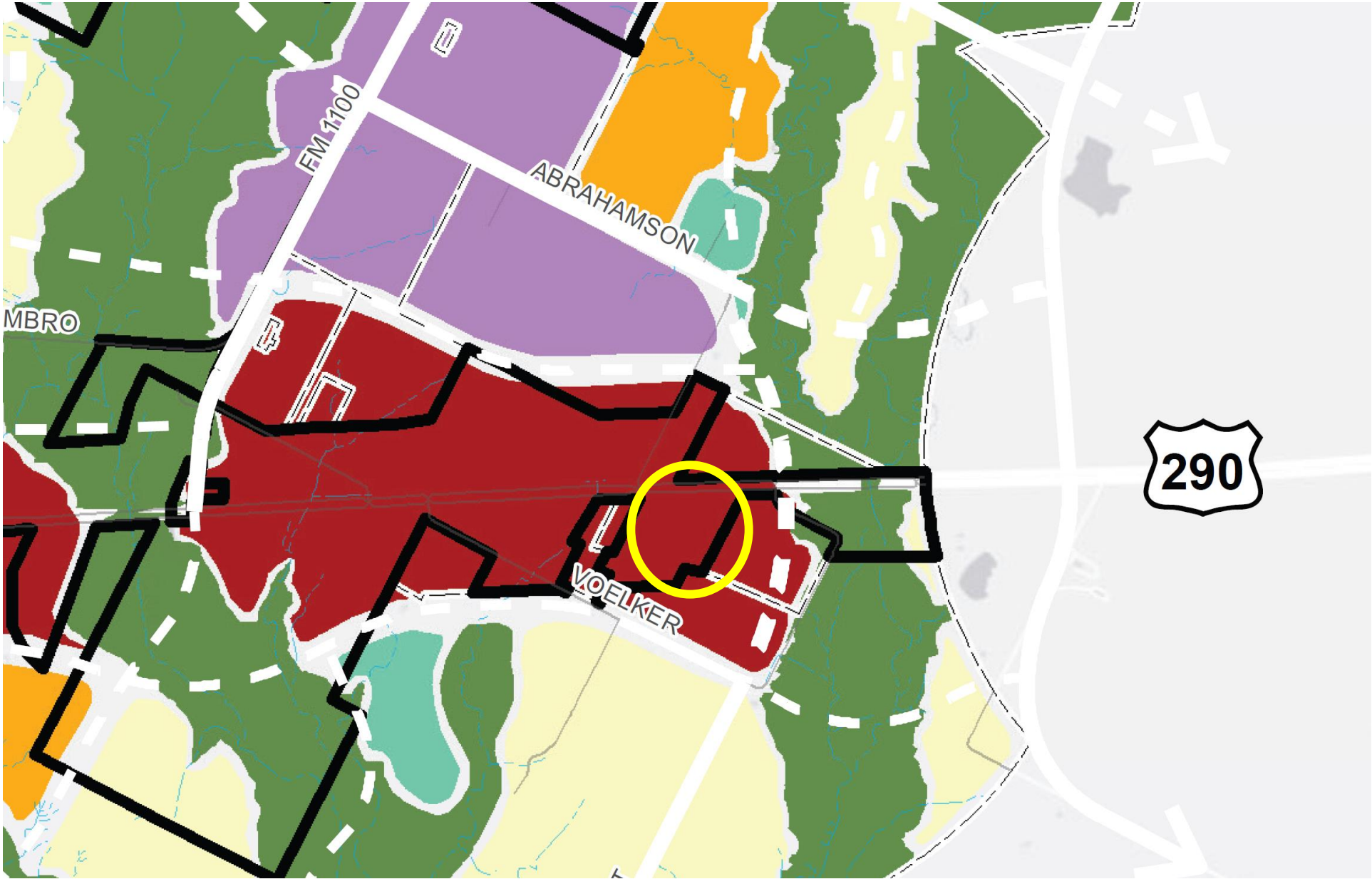
**Proposed:  
(C-3) Heavy Commercial**

Zone	
	A - Agricultural
	SF-1 - Single Family Suburban
	SF-2 - Single Family Standard
	TF - Two Family
	TH - Townhome
	MF-1 - Multi-Family 15
	MF-2 - Multi-Family 25
	MH-1 - Manufactured Home
	I-1 - Institutional Small
	I-2 - Institutional Large
	GO - General Office
	C-1 - Light Commercial
	C-2 - Medium Commercial
	C-3 - Heavy Commercial
	NB - Neighborhood Business
	DB - Downtown Business
	IN-1 - Light Industrial
	IN-2 - Heavy Industrial
	PUD - Planned Unit Development
	ETJ











## COMMERCIAL CORRIDOR

Commercial Corridors consist of nonresidential land uses that meet the needs of both local and regional residents. This includes big box stores and multi-tenant commercial or retail uses.

They are typically located along high volume roadways or at high volume intersections and generate large amounts of sales tax revenue.

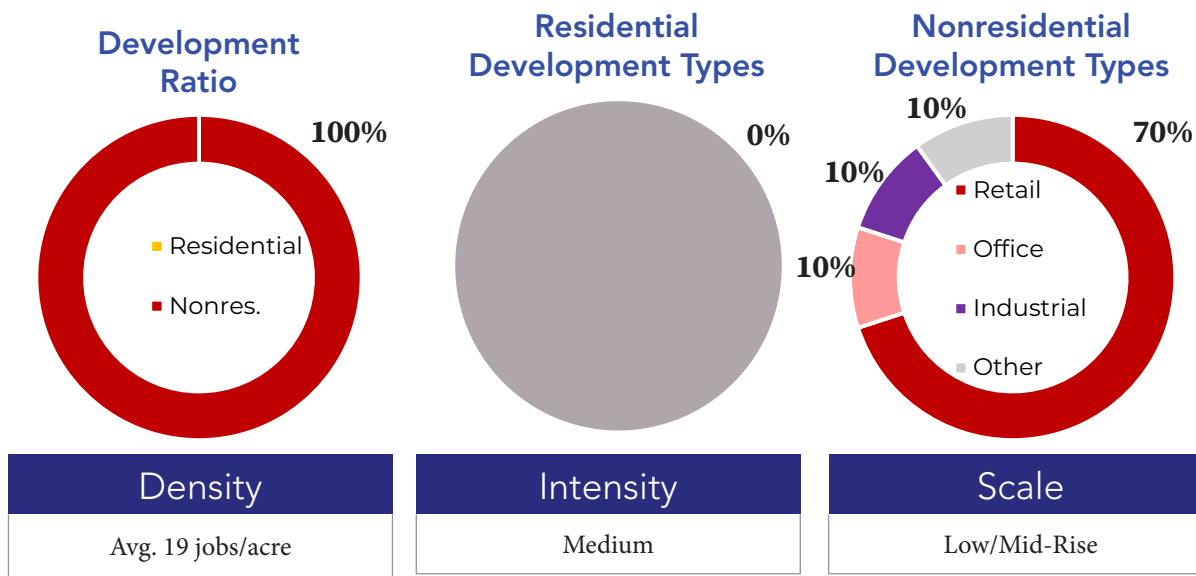
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

While it is recognized these corridors rely upon automobile accessibility and exposure, development should seek opportunities to leverage different forms with elements of mixed-use within the non-residential use framework. This introduces walkability for people once they arrive, reducing the number of trips and increasing the area's appeal as a destination.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Retail and entertainment.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing.

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	● ○ ○ ○ ○	Not considered appropriate, as the Commercial Corridors are generally oriented towards uses that rely on access and visibility to major roadways and highways and residential is not encouraged along the major roadways and highways for environmental justice and quality of life reasons. The activity and traffic generated by Commercial Corridor uses is not compatible with residential housing.
SFD + ADU	● ○ ○ ○ ○	
SFA, Duplex	● ○ ○ ○ ○	
SFA, Townhomes and Detached Missing Middle	● ○ ○ ○ ○	
Apartment House (3-4 units)	● ○ ○ ○ ○	
Small Multifamily (8-12 units)	● ○ ○ ○ ○	
Large Multifamily (12+ units)	● ○ ○ ○ ○	
Mixed-Use Urban, Neighborhood Scale	● ● ● ○ ○	May be nonresidential mixed-use, such as office over retail or some residential can be appropriate if deeper within a site and less proximate to the major roadways. Residential mixed-use can also be appropriate to support transition to adjacent, lower density or residential areas. To note, mixed-use buildings are typically considered the highest fiscally performing development type on a per-acre basis.
Mixed-Use Urban, Community Scale	● ● ● ○ ○	
Shopping Center, Neighborhood Scale	● ● ● ● ●	Appropriate overall.
Shopping Center, Community Scale	● ● ● ● ●	
Light Industrial Flex Space	● ● ○ ○ ○	Not considered appropriate due to limited potential for sales tax revenue generation and lower dependence on direct exposure to major roadways; can be appropriate if deeper within a site and less proximate to the major roadways, but should not be predominant use.
Manufacturing	● ○ ○ ○ ○	Not considered appropriate.
Civic	● ● ● ● ●	Considered supportive to the function of this future land use category; likely more functional facilities, such as utilities, rather than people-centered or community serving facilities.
Parks and Open Space	● ● ● ● ●	Generally considered appropriate or compatible within all Land Use Categories.

# C-3

## Heavy Commercial

The heavy commercial district allows for a mix of large-format commercial uses and light industrial uses and is intended to serve as employment centers for the community and region. Heavy commercial uses should have direct frontage along major highways.

### Permitted and Conditional Uses

#### Non-residential Uses

Adult day care	Food Court Establishment (c/s)	Recreational Vehicle Park (c/s)
Adult Oriented Business (c/s)	Food Preparation (c)	Recreational Vehicle sale, service, and rental (c)
Alcoholic Beverage Establishment (c)	Food Sales (c)	Religious Assembly
Amusement (Indoor) (c)	Funeral Services (c)	Research Services (General)
Amusement (outdoor) (c)	Game Room (c/s)	Restaurant (c)
Antique Shop	Garden Center (c)	Restaurant-Drive in or Drive-Through (c)
Art Studio or Gallery	Gasoline Station (Limited) (c)	School, boarding
Automobile Repair (Major)(c)	Gasoline Station Full Service (c)	School, business or trade
Automobile Repair (Minor) (c)	General Retail Sales (Convenience)	School, college or university
Automobile Sale/Rental (c)	General Retail Sales (General)	School, private or parochial
Automobile Washing (c)	Governmental facilities	School, public
Brewery, micro (c)	Hotel (c)	Semi-Permanent food establishment (c)
Brewery, regional (c)	Hospital (s)	Shooting range (indoor)
Brewpub (c)	Industrial Use, light	Smoke shop or Tobacco Store
Business Support Services	Kennel (c)	Theater
Child Care Center	Laundry Service	Transportation Terminal (c)
Club or Lodge (c)	Laundry Service (Self)	Truck and Trailer sales and rental (c)
Commercial Off-Street Parking (c)	Liquor Sales (c)	Truck Stop or Travel Center
Communication Services or Facilities	Medical Clinic (s)	Utility Services (minor)
Construction and Equipment	Mini-Storage Warehouse (c)	Vehicle Storage Facility (c)
Construction and Equipment sales (Major)	Offices, Government	Veterinary Services, Large(c)
Consumer repair Services	Offices, Medical (s)	Veterinary Services, Small (c)
Contractor's shop (c)	Offices, Professional (s)	Wireless Transmission Facilities, attached (c)
Data Center	Offices, Showroom	Wireless Transmission Facilities, stealth (c)
Distillery, micro (c)	Offices, Warehouse (c)	Wireless Transmission Facilities, monopole (c/s)
Distillery, Regional (c)	Off-site Accessory Parking	Zoo, private
Event Center (c)	Pawnshop (c)	
Financial Services (c)	Personal Improvement Services	
Financial Services, alternative (c)	Personal Services	
Florist (c)	Pet Store (c)	
	Portable Building Sales	
	Printing and Publishing (c)	
	Product Development	
	Services (general)	

# C-3

## Heavy Commercial

### Site Development Standards

Lot	Massing		
Minimum Lot Area	1/2 acre	Maximum Height	60 ft
Minimum Lot Width	200 ft <sup>1</sup>	Minimum Setbacks:	
Maximum principle structure lot coverage	60% <sup>2</sup>	Front Setback	20 ft
Maximum principle and accessory structure lot coverage	70%	Streetside Setback	20 ft
		Exterior Side Setback	40 ft <sup>6</sup>
		Rear Setback	40 ft <sup>6</sup>
Landscape Requirement	15% <sup>3</sup>		
Streetscape Yard	15 ft <sup>4</sup>		
Bufferyard	30 ft <sup>5</sup>		

<sup>1</sup> Corner lots add 10 ft

<sup>2</sup> Properties located within the historic district as defined in section 14.02.031 shall have a minimum of 60 percent front facade masonry and 50 percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

<sup>3</sup> 2 Trees per 600 s.f. of landscaped area.  
4 shrubs per 600 s.f. of landscaped area.

<sup>4</sup> 1 medium or large tree (type A or B) must be planted for every 40 linear feet of street frontage when overhead utilities are absent. If overhead utilities are present, then 1 small tree (type C) must be planted for every 20 linear feet of street frontage.

<sup>5</sup> 4 large and/or medium evergreen trees and 15 shrubs per 100 linear feet of the site development boundary plus an opaque wall. Bufferyards required to all SF-E, SF-1, SF-2, MH-1, MH-2, TF, and TH.

<sup>6</sup> Setback to non-residential can be 15 ft



5/20/2024

## City of Manor Development Services

# Notification for a Rezoning Application

Project Name: 16011 E US Hwy 290 rezoning from (A) agricultural to (C-3) Heavy Commercial  
 Case Number: 2024-P-1643-ZO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting Regularly Scheduled and Called Special Session meetings for the purpose of considering and acting upon a Rezoning Application for 16011 E US Hwy 290, Manor, TX from (A) Agriculture to (C-3) Heavy Commercial. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) for lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.**

***Applicant: Phantastic Endeavor LLC***  
***Owner: Kimley-Horn***

The Planning and Zoning Commission will meet at 6:30PM on June 12, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 17, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

LOUGRACE VERNA  
15916 VOELKER LN  
ELGIN, TX 78621-4111

CHUNG BENJAMIN TAEHOON  
PO BOX 812  
MANOR, TX US 78653-0812

BRADLEY BLANCHE D  
16100 VOELKER LN  
ELGIN, TX 78621-4108

Item 2.

LINVILLE LLC  
1100 N AVENUE F  
ELGIN, TX 78621-1035

PHAN HAI VAN  
7205 CURPIN CV  
AUSTIN, TX 78754-5781

KERLIN JIMMY R & BRENDA J  
16000 VOELKER LN  
ELGIN, TX 78621-4106

16023 HWY 290 LLC  
108 FRED COUPLES DR  
ROUND ROCK, TX 78664-4036

BRADLEY BLANCHE D  
16100 VOELKER LN  
ELGIN, TX 78621-4108

BRYANT CRAIG T  
PO BOX 1534  
BROWNWOOD, TX 76804-1534

424 GILMER LLC  
12702 SHERBOURNE ST  
AUSTIN, TX 78729-4541

ABRAHAMSON ROYCE L  
7009 BENT OAK CIR  
AUSTIN, TX 78749-2301



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** June 17, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Subdivision Concept Plan for three hundred and twenty-five (325) lots on 113.415 acres, more or less, and being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.  
*Applicant: Jamison Civil Engineering LLC*  
*Owner: Okra Land Incorporated*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers and is in conformance with the approved PUD. The Okra Subdivision PUD was approved by Ordinance 720 on October 2<sup>nd</sup>, 2023. This Concept Plan for the entire subdivision (113.415 acres) consists of 309 single-family lots, 1 commercial lot, and 15 open space/landscape/drainage lots. The project is split into three phases.

There are 8.8 acres of non-floodplain parkland, 10.9 acres of floodplain open space, and 3.9 acres of detention facilities. Portions of the parkland and floodplain will have 8’ concrete trails that connect to Shadowglen to the south and Monarch Ranch to the north, consistent with the city’s trails master plan.

The plan is also consistent with the city’s thoroughfare plan with the continuation of the primary collector Silent Falls Way from Shadowglen to connect to the roadway in Monarch Ranch, which then connects to Gregg Lane.

As agreed to by TxDOT, Travis County, and the City (by the approval of the Development Agreement on October 2<sup>nd</sup>, 2023), the developer will provide the following traffic improvements to FM 973: southbound right turn lane with 100 ft taper at site entrance roadway, two-way left turn lane (center turn lane) from Suncrest Road (southern intersection with FM 973) to Tinajero with a 100 ft taper at Suncrest Rd.

Water and wastewater will be provided by the City.

Planning and Zoning voted 5-0 to recommend approval.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Concept Plan
- Aerial Image
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the City Council conduct a public hearing on a Subdivision Concept Plan for three hundred and twenty-five (325) lots on 113.415 acres, more or less, and being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	<b>X</b>		

---



# OKRA SUBDIVISION CONCEPTUAL PLAN

- COMMON OWNERSHIP LOTS**  
 LOT 3 BLOCK A  
 LOT 13 BLOCK B  
 LOT 2 BLOCK F  
 LOT 13 BLOCK C  
 LOT 17 BLOCK D  
 LOT 25 BLOCK E  
 LOT 26 BLOCK E  
 LOT 22 BLOCK G  
 LOT 25 BLOCK I  
 LOT 26 BLOCK E  
 LOT 1 BLOCK J  
 LOT 1 BLOCK K  
 LOT 37 BLOCK K  
 LOT 24 BLOCK M

**ESTIMATED TIMING OF PHASES**  
 PHASE 1 - 08/01/23, DEPENDENT ON PERMIT APPROVAL  
 PHASE 2 - 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES  
 PHASE 3 - 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES

RETAIL/COMMERCIAL (LOT 1 BLOCK F) TRAFFIC COUNT = 11,738 TRIPS/DAY

**WATER CALCULATIONS (Per COA Criteria)**

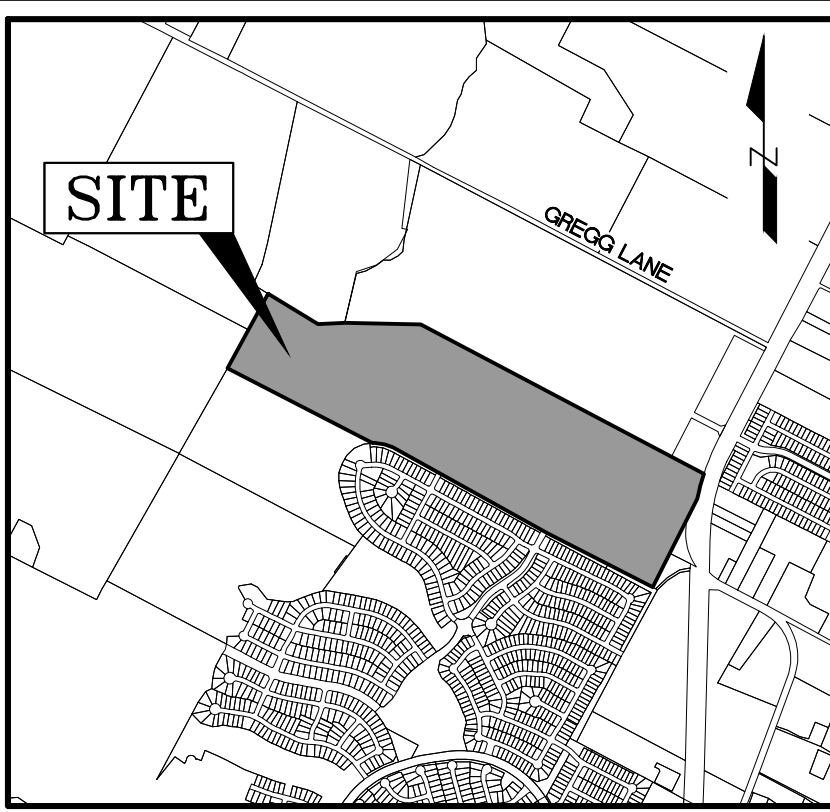
Single Family:				
Peak Hour	309 LUEs	x	3.5 people x	900 gal/person/day = 973350 gpd = 675.9 gpm
Peak Day	309 LUEs	x	3.5 people x	530 gal/person/day = 573195 gpd = 398.1 gpm
Fire Demand	1000 gpm	for	1 HR	
Commercial:				
Peak Hour	30 LUEs	x	3.5 people x	900 gal/person/day = 94880 gpd = 65.9 gpm
Peak Day	30 LUEs	x	3.5 people x	530 gal/person/day = 55873 gpd = 38.8 gpm
Fire Demand	4500 gpm	for	2 HR	(No Sprinkler)
Fire Demand	2250 gpm	for	2 HR	(With Sprinkler & 50% Reduction)
Total:				
Peak Hour	339 LUEs	x	3.5 people x	900 gal/person/day = 1068230 gpd = 741.8 gpm
Peak Day	339 LUEs	x	3.5 people x	530 gal/person/day = 629068 gpd = 436.9 gpm
Fire Demand	4500 gpm	for	2 HR	(No Sprinkler)
Fire Demand	2250 gpm	for	2 HR	(With Sprinkler & 50% Reduction)

**WASTEWATER CAPACITY CALCULATIONS**

	Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
<b>RESIDENTIAL UNITS</b>				
Retail / Commercial	50,000.0 sf	0.000602 LUE/Unit	30	105.42
Single-Family	309.0 lots	1 LUE/Unit	309	1,081.50
Multi-family	0.0 units	0.70000 LUE/Unit	0	0.00
			1 LUE = 3.5 cap	339
<b>TOTAL EQUIVALENT POPULATION</b>				<b>1,186.92</b>
Average Dry Weather Flow, gpd	70 gpd/cap			83,084.52
Average Dry Weather Flow, gpm				57.70
Peak Flow Factor				3.75
Peak Flow, gpd				311,632.03
Maximum Dry Weather Flow, gpm				216.4
<b>Service Area, ac</b>				<b>136.34</b>
Inflow/Infiltration, gpd	750 gpd/ac			102,256.50
Maximum Wet Weather Flow, gpd				413,888.53
Net Maximum Wet Weather Flow, gpm				287.4
Minimum Flow Factor				0.21
Minimum Dry Weather Flow, gpd				17,190.39
Minimum Dry Weather Flow, gpm				11.94

**OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN**

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	309	2,426,651	55.708	49.1%
COMMERCIAL	1	179,085	4.111	3.6%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,475,178	33.865	29.9%
R.O.W. / STREETS*		859,445	19.730	17.4%
<b>TOTAL</b>	<b>325</b>	<b>4,940,358</b>	<b>113.415</b>	<b>100.0%</b>



**LOCATION MAP**  
SCALE: 1" = 2000'

**OWNER/DEVELOPER:** OKRA LAND INCORPORATED  
 9505 JOHNNY MORRIS ROAD  
 AUSTIN, TEXAS 78724  
 PHONE: 512-466-4782

**ACREAGE:** 113.415 ACRES

**SURVEY:** S. BACON SURVEY, ABSTRACT NO. 62

**DATE PREPARED:** 12/20/2023

**NUMBER OF BLOCKS:** 11

**NUMBER OF LOTS:** 325  
(SEE TABLE THIS SHEET FOR BREAKOUT)

**LINEAR FEET OF NEW STREETS:** 19,566 LF

**BENCHMARK:** THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH92".

4" ALUMINUM DISK SET IN CONCRETE

**TEXAS STATE PLANE COORDINATES:**  
 N 10110371.83  
 E 3180273.95

**ELEVATION = 590.42'**  
 VERTICAL DATUM: NAVD 88 (GEOID 18)

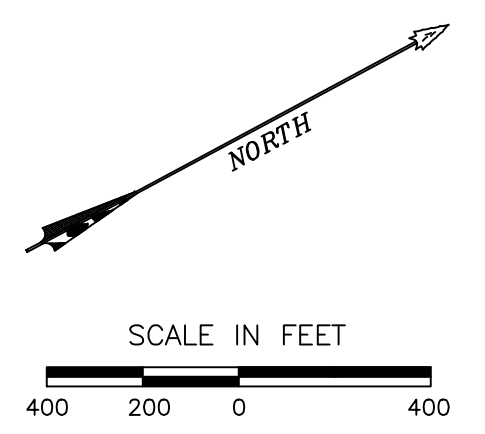
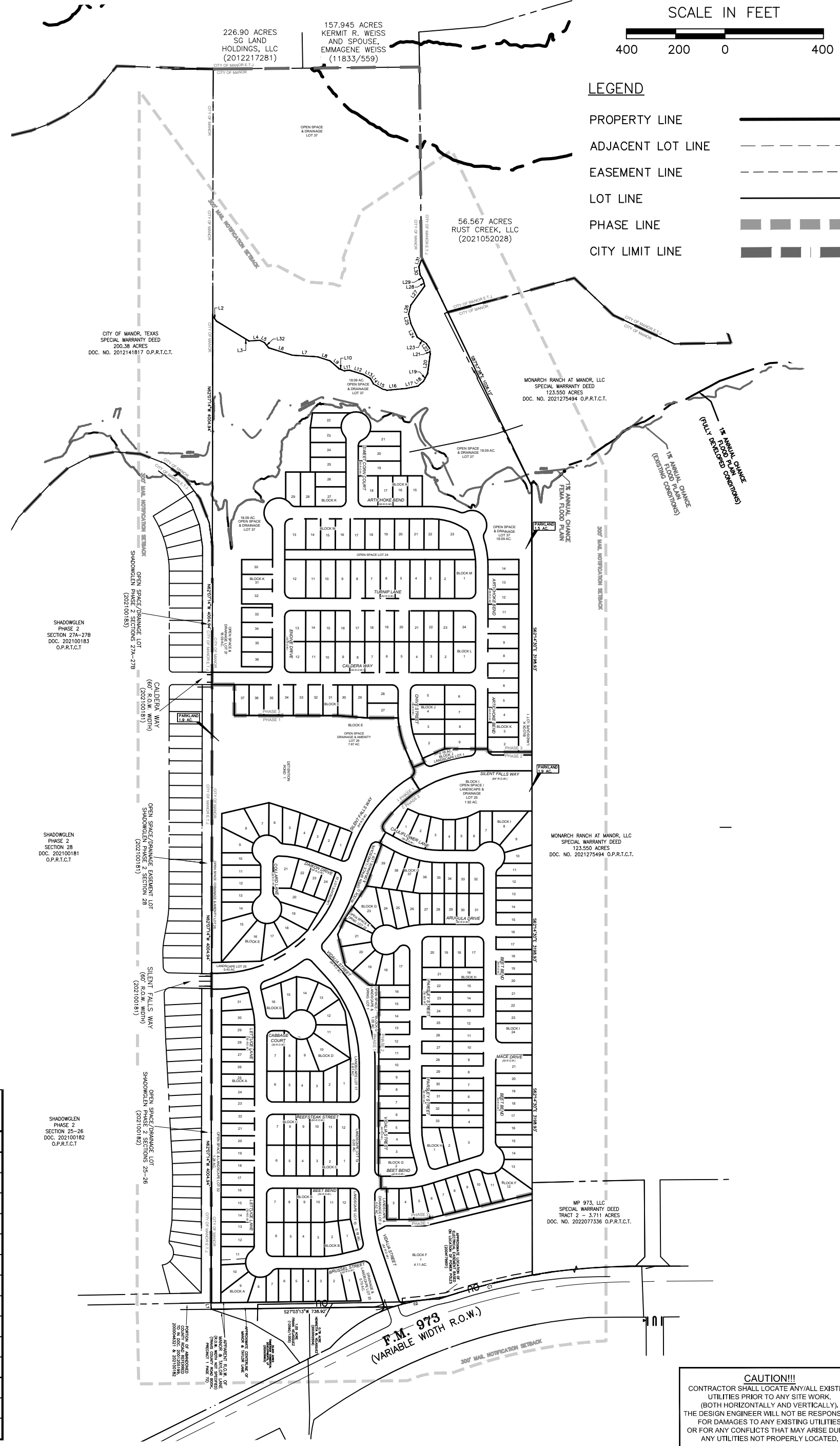
**SURVEYOR:** CHAPARRAL PROFESSIONAL LAND SURVEYING  
 3500 McCALL LANE  
 AUSTIN, TEXAS 78744  
 TBPES FIRM NO. 10124500  
 PHONE: (512) 443-1724

**ENGINEER:** JAMISON CIVIL ENGINEERING, LLC.  
 13812 RESEARCH BLVD. #B-2  
 AUSTIN, TEXAS 78750  
 TBPES NO. F-17756  
 PHONE (737) 484-0880  
 STEPHEN R. JAMISON, P.E.

**LAND USE SUMMARY TABLE**

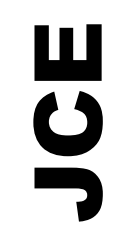
LOT TYPE	NO. LOTS
SINGLE FAMILY	309
COMMERCIAL	1
OPEN SPACE / LANDSCAPE / DRAINAGE	15
<b>TOTAL</b>	<b>325</b>

STREET NAME	ROW WIDTH (FT)	PAVEMENT WIDTH (FOC-FOC) FT	CURB TYPE	LENGTH (FT)	CLASS	SIDEWALK CLEAR ZONE (FT)	SIDEWALK (FT)	SIDEWALK LOCATION)	DESIGN SPEED
VIDALIA STREET	64	44	CURB & GUTTER	1626	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
LETTUCE LANE	50	30	CURB & GUTTER	1630	LOCAL	Optional	4	BOTH SIDES	30
BEET STREET	50	30	CURB & GUTTER	2682	LOCAL	Optional	4	BOTH SIDES	30
BEEF STEAK STREET	50	30	CURB & GUTTER	4333	LOCAL	Optional	4	BOTH SIDES	30
CABBAGE COURT	50	30	CURB & GUTTER	165	LOCAL	Optional	4	BOTH SIDES	30
COLLARD COVE	50	30	CURB & GUTTER	601	LOCAL	Optional	4	BOTH SIDES	30
PARSLEY STREET	50	30	CURB & GUTTER	1009	LOCAL	Optional	4	BOTH SIDES	30
PARSLEY COVE	50	30	CURB & GUTTER	485	LOCAL	Optional	4	BOTH SIDES	30
MACE DRIVE	50	30	CURB & GUTTER	173	LOCAL	Optional	4	BOTH SIDES	30
SILENT FALLS WAY	64	44	CURB & GUTTER	1728	PRIMARY COLLECTOR	6' (Min.)	4	BOTH SIDES	35
ARTICHOKE WAY	50	30	CURB & GUTTER	2438	LOCAL	Optional	4	BOTH SIDES	30
GREEN BEAN DRIVE	50	30	CURB & GUTTER	419	LOCAL	Optional	4	BOTH SIDES	30
CALDERA WAY	50	30	CURB & GUTTER	1099	LOCAL	Optional	4	BOTH SIDES	30
TURNIP LANE	50	30	CURB & GUTTER	825	LOCAL	Optional	4	BOTH SIDES	30
SWEET CORN COURT	50	30	CURB & GUTTER	353	LOCAL	Optional	4	BOTH SIDES	30



- LEGEND**
- PROPERTY LINE
  - ADJACENT LOT LINE
  - EASEMENT LINE
  - LOT LINE
  - PHASE LINE
  - CITY LIMIT LINE

**JAMISON CIVIL ENGINEERING LLC**  
 (TX. PE FIRM REG. #F-17756)  
 13812 RESEARCH BLVD. #B-2  
 AUSTIN, TEXAS 78750  
 OFFICE: (737) 484-0880  
 INFO@JAMISONENG.COM



**OKRA SUBDIVISION**  
**CONCEPTUAL PLAN - OVERALL**  
**MANOR, TEXAS 78653**

The seal appearing on this document was authorized by  
 CHRISTINE A. POTTS  
 on 05/15/2024



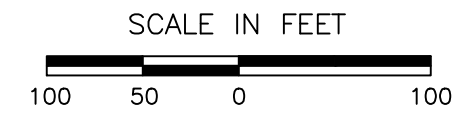
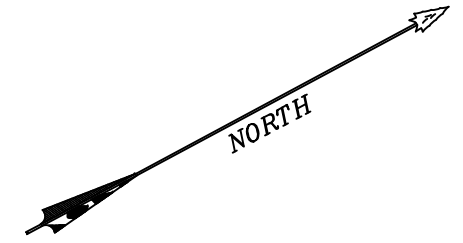
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Date:	Drawn By: DSP
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Revision 1:	Revision 1:
Revision 2:	Revision 2:
Revision 3:	Revision 3:
Revision 4:	Revision 4:

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**SHEET**  
**01 of 07**

# OKRA SUBDIVISION CONCEPTUAL PLAN



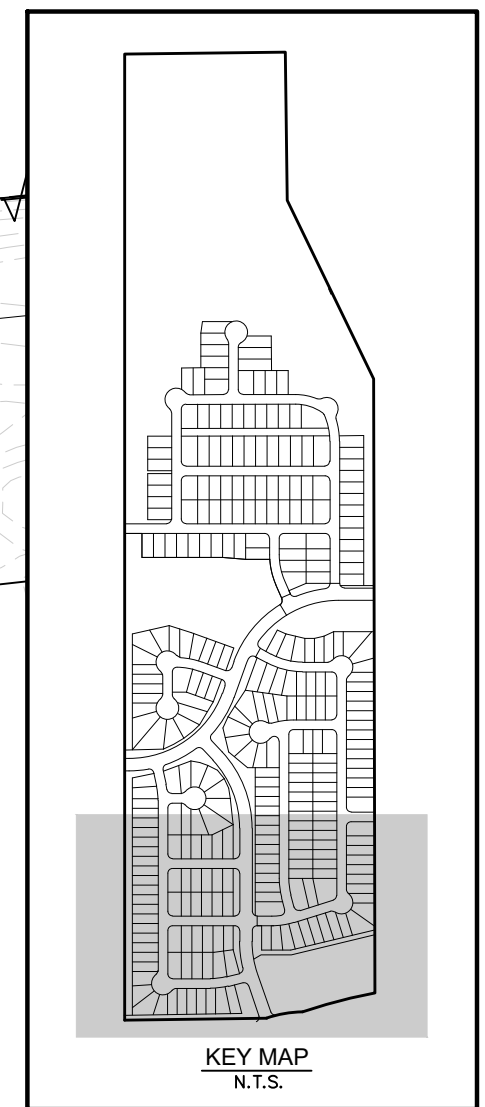
**LEGEND**

PROPERTY LINE	—————
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	—————
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬

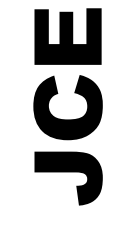


MONARCH RANCH AT MANOR, LLC  
SPECIAL WARRANTY DEED  
123,950 ACRES  
DOC. NO. 2021275494  
O.P.R.T.C.T.

MP 073, LLC  
SPECIAL WARRANTY DEED  
TRACT 2 - 3,711 ACRES  
DOC. NO. 202207336  
O.P.R.T.C.T.



**JAMISON CIVIL ENGINEERING LLC**  
(TX. PE FIRM REG. #F-17756)  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM



**OKRA SUBDIVISION**  
**CONCEPTUAL PLAN - SHEET 1 OF 4**  
**MANOR, TEXAS 78653**

The seal appearing on this document was authorized by  
**CHRISTINE A. POTTS**  
on 05/15/2024

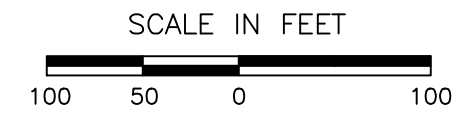
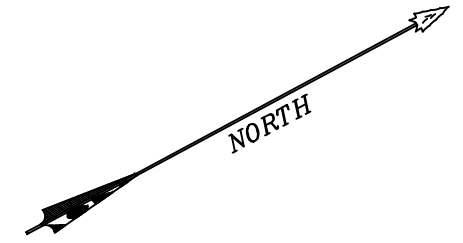


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Revision 2:			
Revision 3:			
Revision 4:			

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**SHEET**  
**02 of 07**

# OKRA SUBDIVISION CONCEPTUAL PLAN



**LEGEND**

PROPERTY LINE	—————
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	—————
PHASE LINE	—————
CITY LIMIT LINE	—————

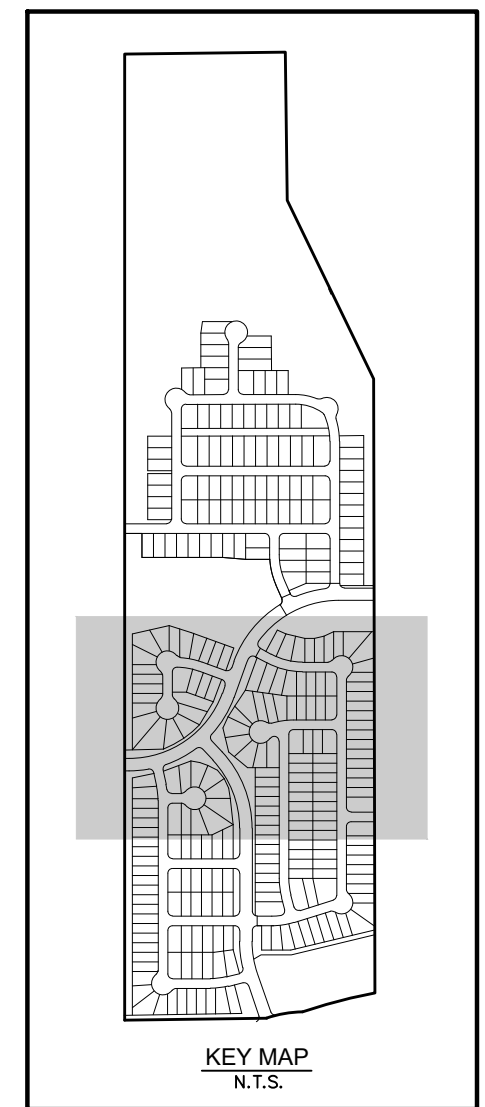


PARKLAND  
1.9 AC.

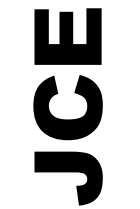
BLOCK I  
OPEN SPACE /  
LANDSCAPE &  
DRAINAGE  
LOT 25  
1.92 AC.

MONARCH RANCH AT MANOR, LLC  
SPECIAL WARRANTY DEED  
123,550 ACRES  
DOC. NO. 2021275494  
O.P.R.T.C.T.

MONARCH RANCH AT MANOR, LLC  
SPECIAL WARRANTY DEED  
123,550 ACRES  
DOC. NO. 2021275494  
O.P.R.T.C.T.



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 INFO@JAMISONENG.COM



**OKRA SUBDIVISION  
CONCEPTUAL PLAN - SHEET 2 OF 4**

MANOR, TEXAS 78653

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CHRISTINE A. POTTS  
on 05/15/2024

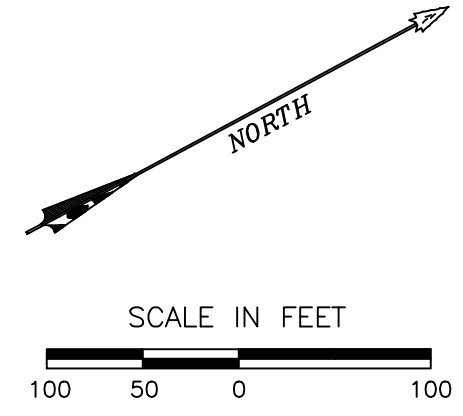


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Date:	Checked By:	Drawn By: DSP	Drawn By: DSP
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Revision 3:		Revision 4:	

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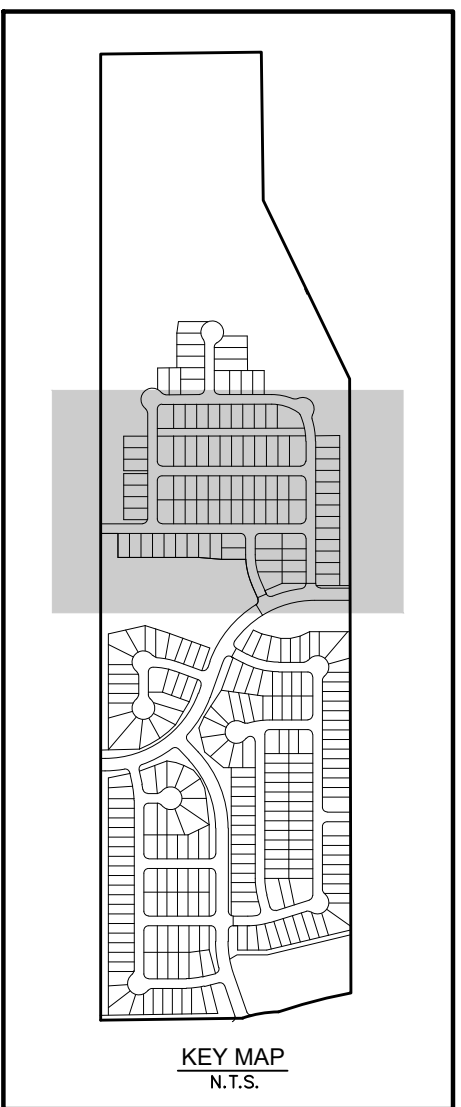
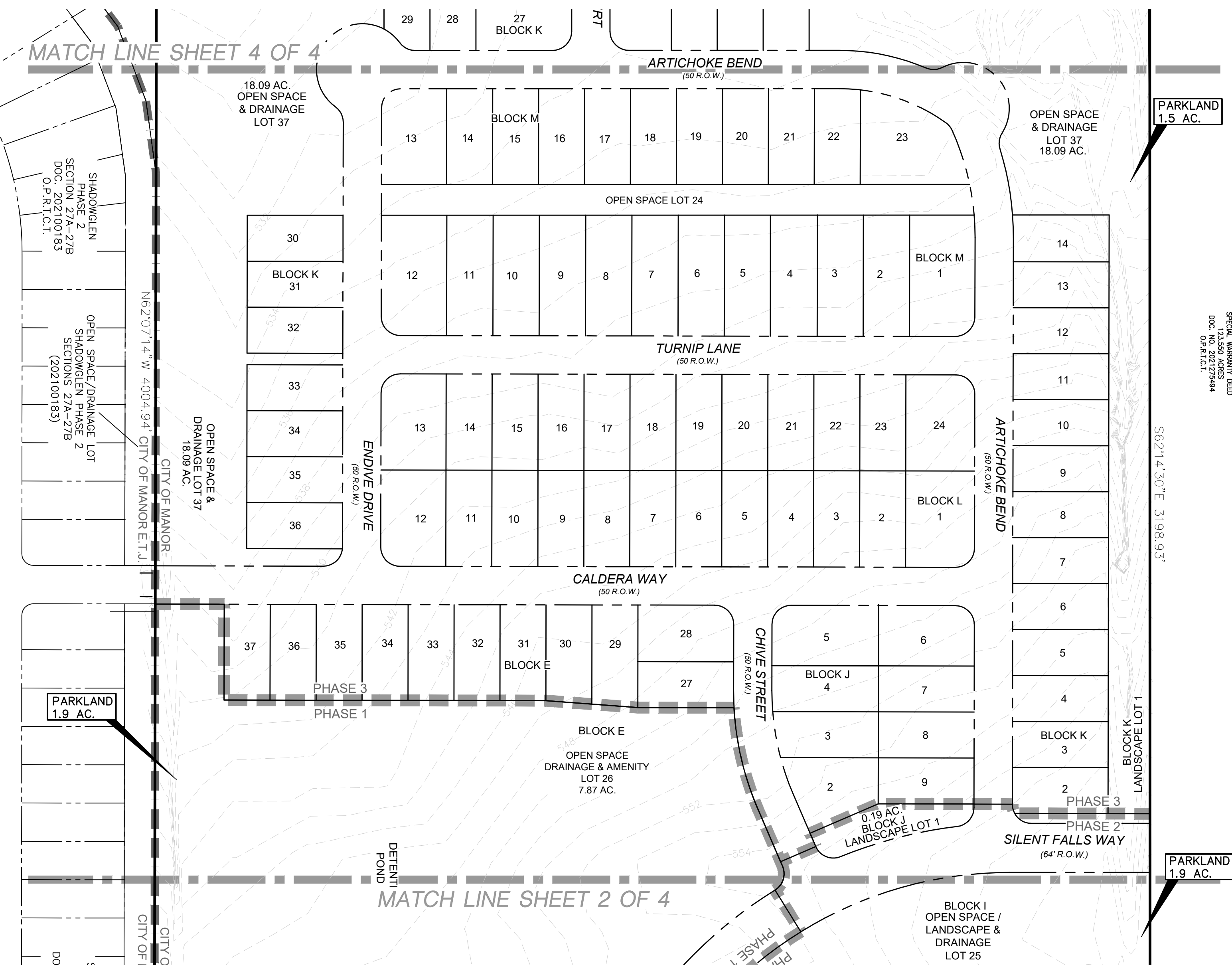
**SHEET  
03 of 07**

# OKRA SUBDIVISION CONCEPTUAL PLAN



**LEGEND**

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE



**JAMISON CIVIL ENGINEERING LLC**  
 (TX. PE FIRM REG. #F-17756)  
 13812 RESEARCH BLVD. #B-2  
 AUSTIN, TEXAS 78750  
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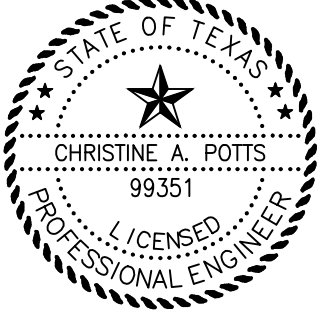


**OKRA SUBDIVISION  
CONCEPTUAL PLAN - SHEET 3 OF 4**

**MANOR, TEXAS 78653**

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**CHRISTINE A. POTTS**  
 on 05/15/2024

*Christine A. Potts*

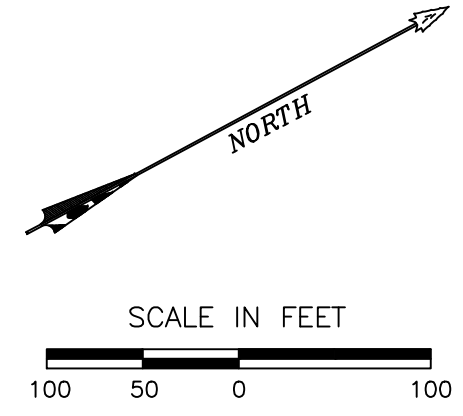


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Revision 1:		Revision 1:		Revision 1:
Revision 2:		Revision 2:		Revision 2:
Revision 3:		Revision 3:		Revision 3:
Revision 4:		Revision 4:		Revision 4:

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**SHEET  
04 of 07**

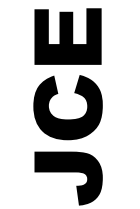
# OKRA SUBDIVISION CONCEPTUAL PLAN



**LEGEND**

PROPERTY LINE	—————
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- - - - -
LOT LINE	—————
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬

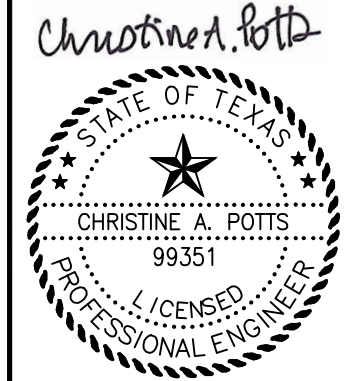
**JAMISON CIVIL ENGINEERING LLC**  
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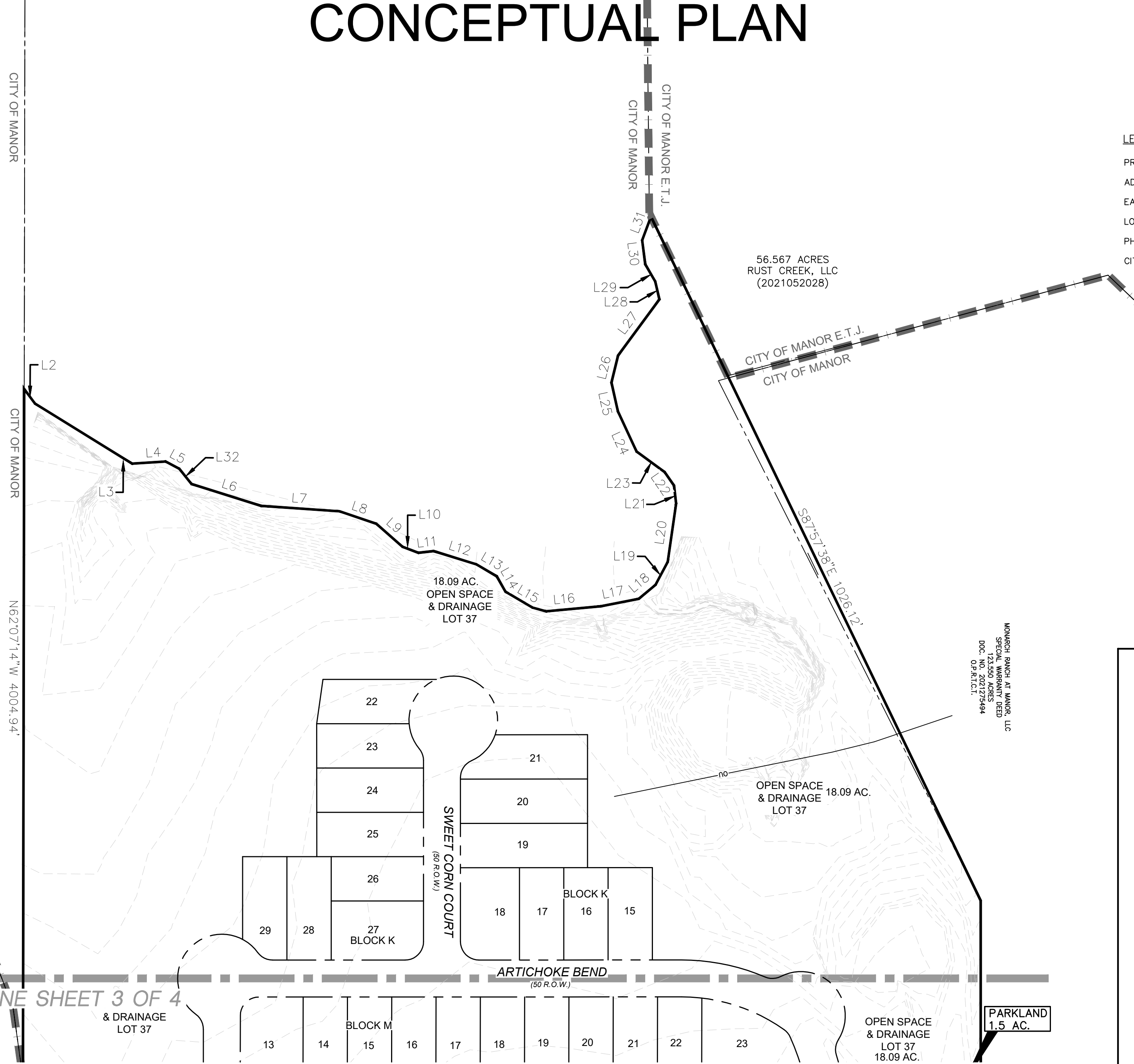
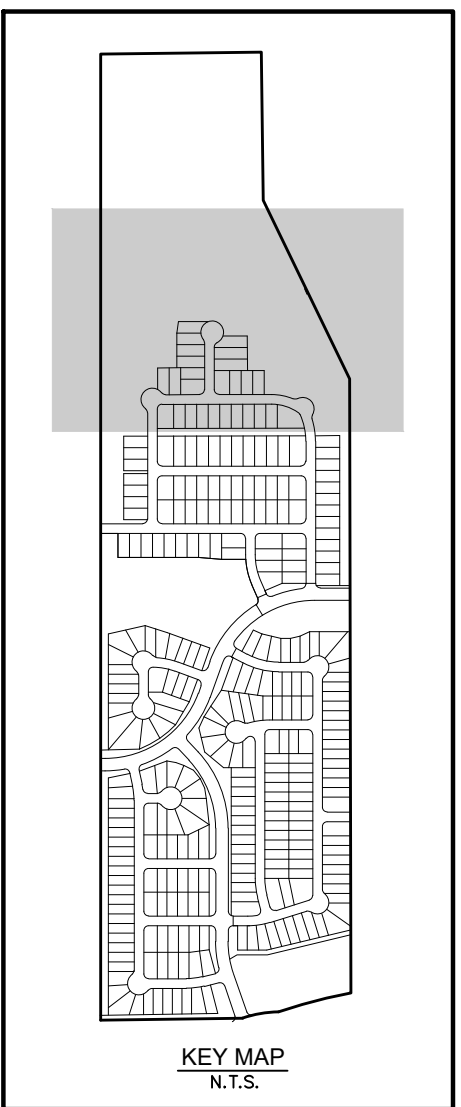
**OKRA SUBDIVISION  
CONCEPTUAL PLAN - SHEET 4 OF 4**

MANOR, TEXAS 78653

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 CHRISTINE A. POTTS  
 on 05/15/2024



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Revision 2:				
Revision 3:				
Revision 4:				



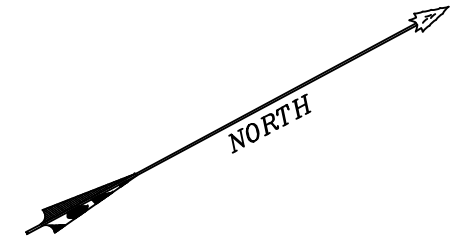
CITY OF MANOR, TEXAS  
 SPECIAL WARRANTY DEED  
 200.38 ACRES  
 DOC. NO. 2012141817  
 O.P.R.T.C.T.

MONARCH RANCH AT MANOR, LLC  
 SPECIAL WARRANTY DEED  
 123.550 ACRES  
 DOC. NO. 202125494  
 O.P.R.T.C.T.

MATCH LINE SHEET 3 OF 4  
 & DRAINAGE LOT 37

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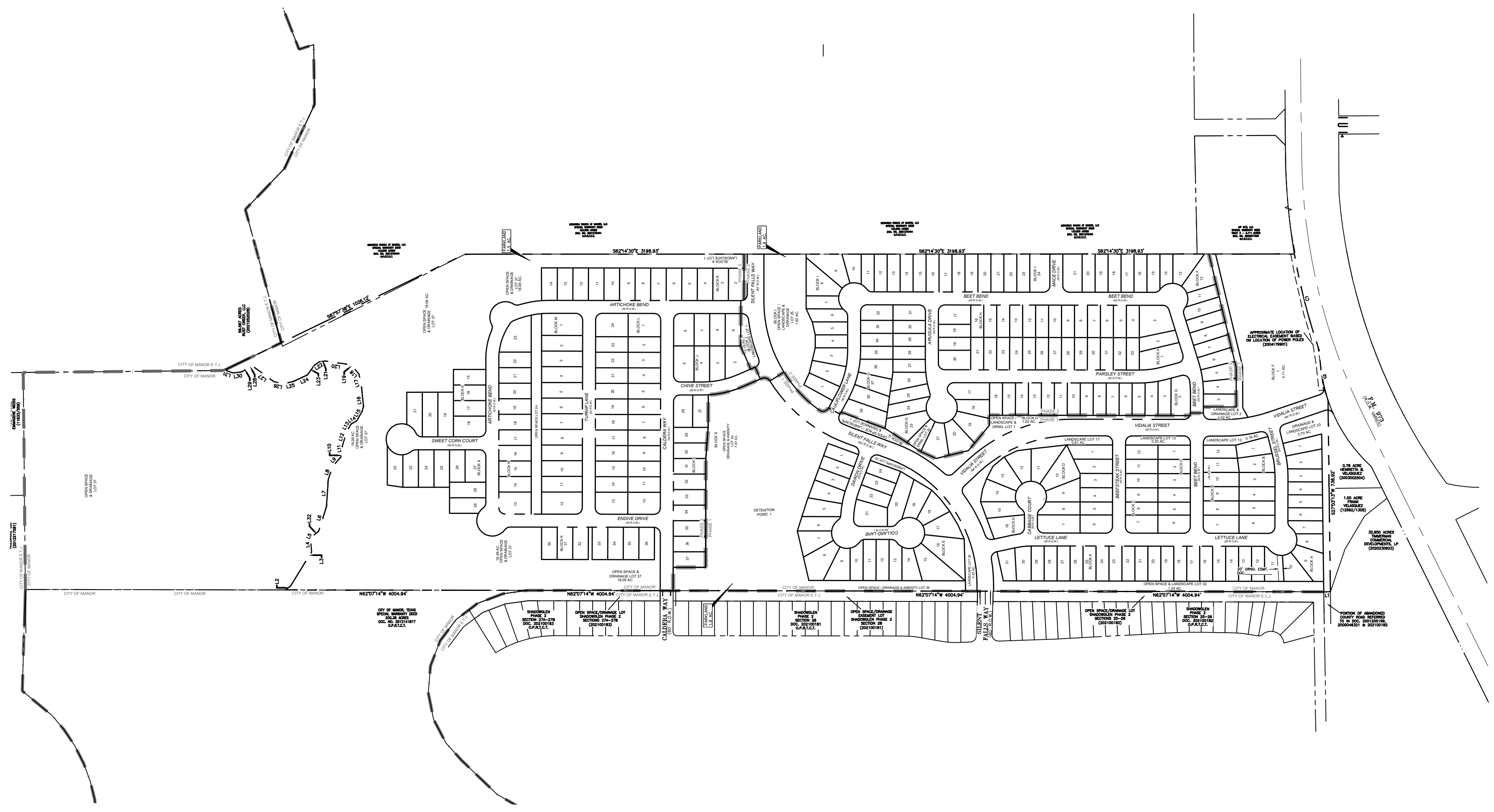
**SHEET  
05 of 07**



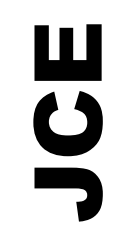
NOT TO SCALE

LEGEND

- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE



**JAMISON CIVIL ENGINEERING LLC**  
 (TX. PE FIRM REG. #F-17756)  
 13812 RESEARCH BLVD. #B-2  
 AUSTIN, TEXAS 78750  
 OFFICE: (737) 484-0880  
 INFO@JAMISONENG.COM



**OKRA SUBDIVISION**  
**CONCEPTUAL PLAN - PHASING PLAN**  
 MANOR, TEXAS 78653

The seal appearing on this document was authorized by  
 CHRISTINE A. POTTS  
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CITY OF MANOR ACKNOWLEDGEMENTS

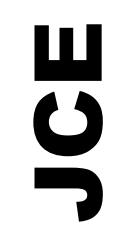
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

APPROVED: \_\_\_\_\_ ATTEST:  
FELIX PAIZ, CHAIRPERSON \_\_\_\_\_ LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_\_\_ A.D.

BY: \_\_\_\_\_ ATTEST:  
DR. CHRISTOPHER HARVEY \_\_\_\_\_ LLUVIA T. ALMARAZ,  
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

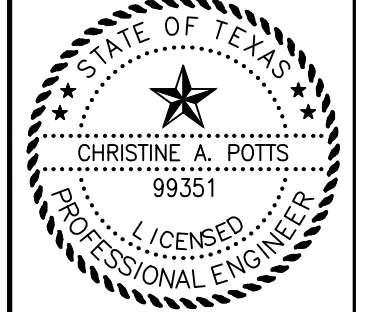
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(TX. PE FIRM REG. #F-17756)  
13812 RESEARCH BLVD. #B-2  
AUSTIN, TEXAS 78750  
OFFICE: (737) 484-0880  
INFO@JAMISONENG.COM



**OKRA SUBDIVISION  
CONCEPTUAL PLAN - NOTES**  
  
**MANOR, TEXAS 78653**

The seal appearing on this document was authorized by CHRISTINE A. POTTS on 04/16, 2024

*Christine Potts*



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		Revision 2:			
		Revision 3:			
		Revision 4:			

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**SHEET  
07 of 07**





**ORDINANCE NO. 720**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 14, ZONING OF THE CITY OF MANOR, TEXAS CODE OF ORDINANCES REZONING A PARCEL OF LAND FROM MEDIUM COMMERCIAL (C-2) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned from the temporary zoning district Medium Commercial (C-2) to zoning district Planned Unit Development (PUD);

**Whereas**, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

**Whereas**, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:**

**Section 1. Findings.** The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

**Section 2. Amendment of Ordinance.** City of Manor Code of Ordinances, Chapter 14, Zoning ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

**Section 3. Rezoned Property.** The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A", attached hereto and incorporated herein as if fully set forth (the "Property"), from the temporary zoning district Medium Commercial (C-2) to zoning district Planned Unit Development (PUD) including the PUD site plan as further described in Exhibit "B" attached hereto and incorporated herein as if fully set forth (the "PUD Site Plan").

**Section 4. Amendment of Conflicting Ordinances.** All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any code or ordinance of the city, the terms and provisions of this ordinance shall govern.

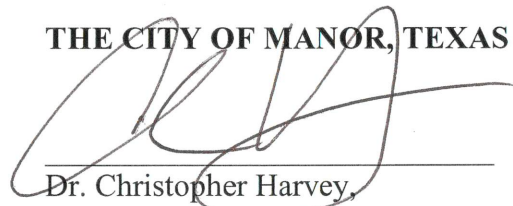
**Section 5. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

**ORDINANCE NO. 720**

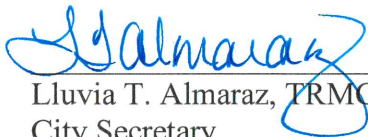
**PASSED AND APPROVED FIRST READING** on this the 20<sup>th</sup> day of September 2023.

**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2<sup>nd</sup> day of October 2023.

**THE CITY OF MANOR, TEXAS**

  
\_\_\_\_\_  
Dr. Christopher Harvey,  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
Lluvia T. Almaraz, TRMC,  
City Secretary

**EXHIBIT "A"**

## Property Legal Description:

## LEGAL DESCRIPTION

BEING a 113.415-acre tract of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, City of Manor, Travis County, Texas, being a portion of that certain tract of land called to contain 136.342-acres of land as described in a Special Warranty Deed with Vendor's Lien to Okra Land Incorporated recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas; said 113.415-acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch iron rod found on the western right-of-way line of FM 973 (R.O.W. Varies) as shown on a State of Texas Department of Transportation Right of Way Project recorded in CSJ No. 1200-02-022, being a 0.455 acre tract as described in a Deed in Document No. 2000169315 of the Official Public Records of Travis County, Texas, for the southeastern corner of a 3.711-acre tract of land (Tract 2) as described in a Special Warranty Deed to MP 973, LLC recorded in Document No. 2022077336 of the Official Public Records of Travis County, Texas, for the northeastern corner of said 136.342-acre tract, for the northeastern corner of this herein described tract, from which a 4-inch aluminum disk in concrete bears North 59°26'39" East a distance of 255.81 feet;

THENCE: Along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 9°19'52", a Radius of 2391.83 feet, an Arc length of 389.53 feet and a Chord bearing of South 13°16'25" West a distance of 389.10 feet to a 1/2-inch iron rod found for a corner on the western right-of-way line of said FM 973, a corner of said 136.342-acre tract, for a corner of this herein described tract;

THENCE: Continuing along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 17°51'33", a Radius of 612.86 feet, an Arc length of 191.03 feet and a Chord bearing of South 18°02'28" West a distance of 190.26 feet to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set on the western right-of-way line of said FM 973, for a corner of said 136.342-acre tract, for the northern corner of a 0.78-acre tract of land as described in a Special Warranty Deed to Henrietta B. Velasquez recorded in Document No. 2003002504 of the Official Public Records of Travis County, Texas, on the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and Sumner Bacon Survey No. 62, Abstract No. 63, for a corner of this herein described tract;

THENCE: South 27°03'13" West a distance of 738.92 feet continuing along the southeastern line of the said 136.342-acre tract, the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and the Sumner Bacon Survey No. 62, Abstract No. 63, being the approximate centerline of Manor and Taylor Lane (R.O.W. Width Not Specified) recorded in the Travis County Road Book, Precinct 1, Page 72, the northwestern line of said 0.78-acre tract, and continuing along the northwestern line of a 1.00-acre tract of land as described in a Special Warranty Deed to Frank Velasquez recorded in Volume 12592, Page 1305 of the Real Property Records of Travis County, Texas to a 1/2-inch iron rod found for the southeastern corner of said 136.342-acre tract, the southwestern corner of said 1.00-acre tract, a corner of a Portion of Abandoned County Road referred to in Document Nos. 2000046321, 2001205199 and 202100182 of the Official Public Records of Travis County, Texas, a corner of a 32.950-acre tract of land as described in a Special Warranty Deed to Timmerman Commercial Developments, LP recorded in Document No. 2020230923 of the Official Public Records of Travis County, Texas, for the southeastern corner of this herein described tract;

**ORDINANCE NO. 720**

THENCE: North 63°22'48" West a distance of 25.82 feet along the southwestern line of said 136.342-acre tract, the northeastern line of a portion of the said Abandoned County Road to a 3-inch pipe fence post found for a corner of said 136.342-acre tract, the northeastern corner of the Shadowglen Phase 2 Section 25-26 subdivision as shown on a plat recorded in Document No. 202100182 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract;

THENCE: North 62°07'14" West a distance of 4004.94 feet along the southwestern line of said 136.342-acre tract, the northeastern line of said Shadowglen Phase 2 Section 25-26 subdivision, the northeastern line of Shadowglen Phase 2 Section 28 subdivision as shown on a plat recorded in Document No. 202100181 of the Official Public Records of Travis County, Texas, the northeastern line of Shadowglen Phase 2 Section 27A-27B subdivision as shown on a plat recorded in Document No. 202100183 of the Official Public Records of Travis County, Texas, and along the northeastern line of a 200.38-acre tract of land as described in a Special Warranty Deed to City of Manor, Texas recorded in Document No. 2012141817 of the Official Public Records of Travis County, Texas, to a calculated point of the approximate center line of Wilbarger Creek, for the southwestern corner of this herein described tract;

THENCE: Across said 136.342-acre tract, along the meanders of an approximate center line of Wilbarger Creek with the following courses and distances:

1. North 81°31'45" East a distance of 24.47 feet to a calculated point;
2. North 59°31'17" East a distance of 154.72 feet to a calculated point;
3. North 24°13'41" East a distance of 45.69 feet to a calculated point;
4. North 55°47'03" East a distance of 21.00 feet to a calculated point;
5. North 79°17'12" East a distance of 26.15 feet to a calculated point;
6. North 45°17'07" East a distance of 98.71 feet to a calculated point;
7. North 31°43'45" East a distance of 106.97 feet to a calculated point;
8. North 46°36'22" East a distance of 52.57 feet to a calculated point;
9. North 69°08'44" East a distance of 46.82 feet to a calculated point;
10. North 48°39'08" East a distance of 23.13 feet to a calculated point;
11. North 21°26'53" East a distance of 20.89 feet to a calculated point;
12. North 44°59'59" East a distance of 60.89 feet to a calculated point;
13. North 58°23'35" East a distance of 31.80 feet to a calculated point;
14. North 88°18'54" East a distance of 23.62 feet to a calculated point;
15. North 58°23'32" East a distance of 42.40 feet to a calculated point;
16. North 43°31'54" East a distance of 19.16 feet to a calculated point;
17. North 22°29'47" East a distance of 74.42 feet to a calculated point;
18. North 16°45'20" East a distance of 52.54 feet to a calculated point;
19. North 12°04'54" West a distance of 29.48 feet to a calculated point;
20. North 34°09'35" West a distance of 35.25 feet to a calculated point;
21. North 54°01'40" West a distance of 79.81 feet to a calculated point;
22. North 68°52'29" West a distance of 24.57 feet to a calculated point;
23. North 83°12'38" West a distance of 22.03 feet to a calculated point;
24. South 63°59'48" West a distance of 47.52 feet to a calculated point;
25. North 87°00'48" West a distance of 59.98 feet to a calculated point;
26. North 74°52'32" West a distance of 39.93 feet to a calculated point;

**ORDINANCE NO. 720**

- 27. North 48°21'59" West a distance of 37.63 feet to a calculated point;
- 28. North 25°51'28" West a distance of 94.35 feet to a calculated point;
- 29. North 75°22'45" West a distance of 24.76 feet to a calculated point;
- 30. South 87°47'48" West a distance of 27.11 feet to a calculated point;
- 31. North 69°33'00" West a distance of 32.80 feet to a calculated point;
- 32. North 41°33'10" West a distance of 30.63 feet to a calculated point;
- 33. North 05°54'22" West a distance of 2.49 feet to a calculated point on a northwestern line of said 136.342-acre tract, a southeastern line of a 56.567-acre tract of land as described in a Special Warranty Deed with Vendor's Lien to Rust Creek, LLC recorded in Document No. 2021052028 of the Official Public Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 87°57'38" East a distance of 1026.12 feet along a northwestern line of said 136.342-acre tract, a southeastern line of the said 56.567-acre tract, and the southeastern line of a 123.550-acre tract of land as described in a Special Warranty Deed to Monach Ranch At Manor, LLC recorded in Document No. 2021275494 of the Official Public Records of Travis County, Texas, to a 1/2-inch iron rod with cap stamped "Chaparral" found for a common corner of said 136.342-acre tract and said 123.550-acre tract, for a corner of this herein described tract;

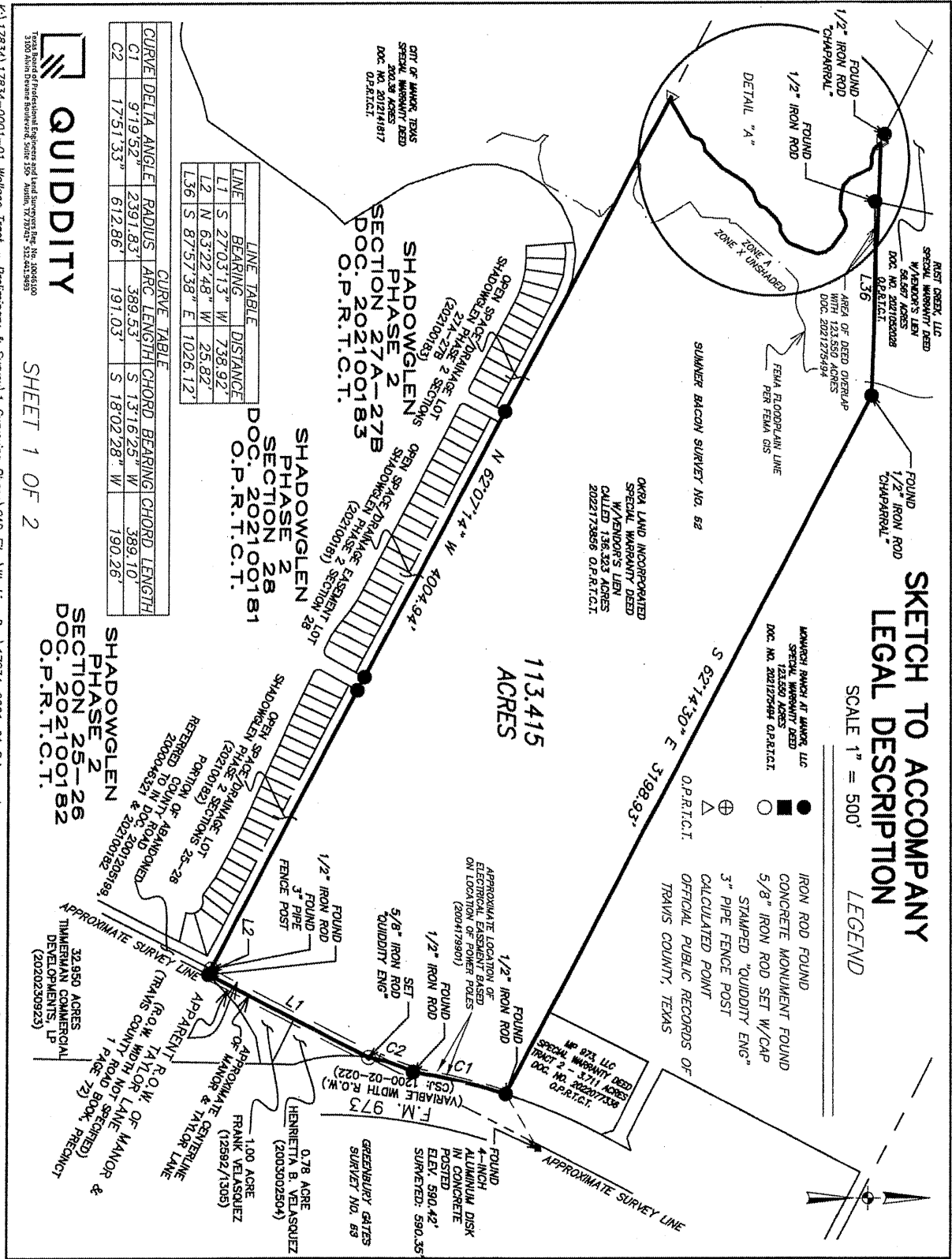
THENCE: South 62°14'30" East a distance of 3198.93 feet along a northeastern line of said 136.342-acre tract, a southwestern line of said 123.550-acre tract and a southwestern line of the said 3.711 acres (Tract 2) to the POINT OF BEGINNING and CONTAINING an area of 113.415-acres of land.

Rex L. Hackett  
 Registered Professional Land Surveyor No. 5573  
 Email: [rhackett@quiddity.com](mailto:rhackett@quiddity.com)

2-6-2023  
 Date

Geographic ID: 0242600204  
 TCAD Property ID: 248031  
 Map: T31, U31



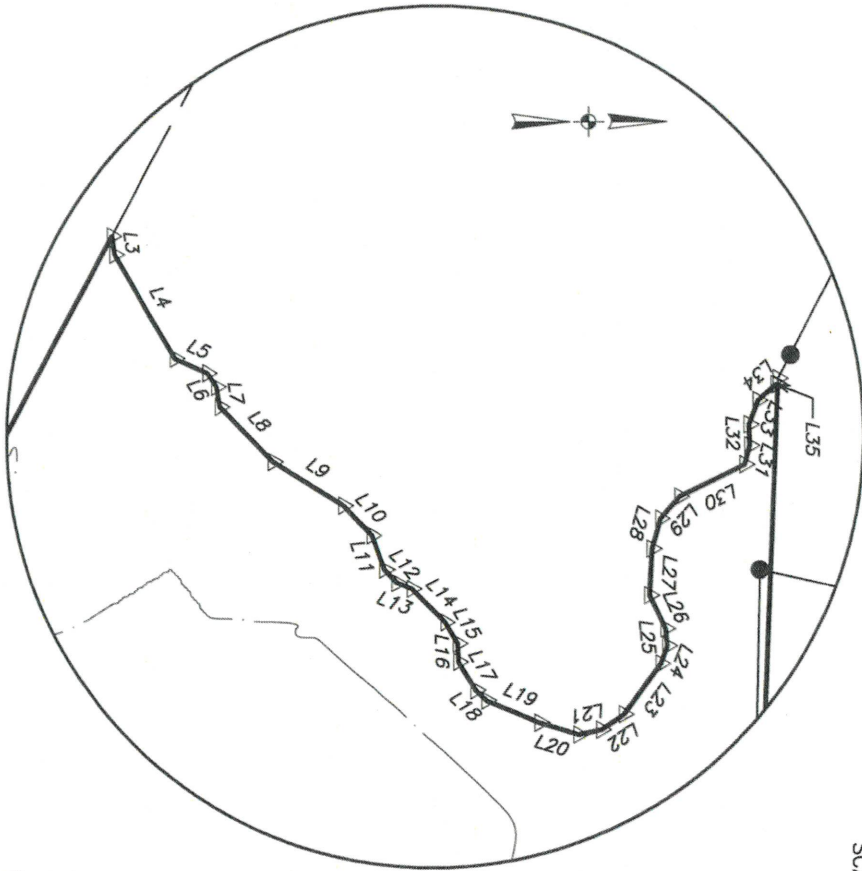


K:\17834\17834-0001-01 Wallace Tract - Preliminary & Survey\1 Surveying Phase\CAD Files\Working Dwg\17834-0001-01 Primary.dwg

RLH/cash

JOB # 17834-0001-01

SKETCH TO ACCOMPANY  
LEGAL DESCRIPTION  
SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	N 81°31'45" E	24.47'
L2	N 59°31'17" E	154.72'
L3	N 24°13'41" E	45.69'
L4	N 55°47'03" E	21.00'
L5	N 79°17'12" E	26.15'
L6	N 45°17'07" E	98.71'
L7	N 31°43'45" E	106.97'
L8	N 46°36'22" E	52.57'
L9	N 69°08'44" E	46.82'
L10	N 48°39'08" E	23.13'
L11	N 21°26'53" E	20.89'
L12	N 44°50'59" E	60.89'
L13	N 58°23'35" E	31.80'
L14	N 88°18'54" E	23.62'
L15	N 58°23'32" E	42.40'
L16	N 43°31'54" E	19.16'
L17	N 22°29'47" E	74.42'
L18	N 16°45'20" E	52.54'
L19	N 12°04'54" W	29.48'
L20	N 34°09'35" W	35.25'
L21	N 54°01'40" W	79.81'
L22	N 68°52'29" W	24.57'
L23	S 83°12'38" W	22.03'
L24	S 63°59'48" W	47.52'
L25	N 87°00'48" W	59.98'
L26	N 74°52'32" W	37.63'
L27	N 48°21'59" W	37.63'
L28	N 25°51'28" W	94.35'
L29	N 75°22'45" W	24.76'
L30	S 87°47'48" W	27.11'
L31	N 69°33'00" W	32.80'
L32	N 41°33'10" W	30.63'
L33	N 05°54'22" W	2.49'



*Rex L. Hackett*  
2-6-2023



GIDDITY  
Texas Board of Professional Engineers and Land Surveyors  
3100 Alvin Drive, Suite 150 • Austin, TX 78744 • 512.451.9893

SHEET 2 OF 2

K:\17834\17834-0001-01 Wallace Tract - Preliminary & Survey\Surveying Phase\CAD Files\Working Dwg\17834-0001-01 Primary.dwg

RLH/osh

JOB # 17834-0001-01

**EXHIBIT "B"**  
Planned Unit Development Site Plan  
[attached]





**SEC Planning, LLC**  
CONSULTING ENGINEERS, ARCHITECTS AND PLANNERS  
1111 South Loop West  
Suite 200  
Houston, Texas 77047  
Tel: 281.351.3333  
Fax: 281.351.3334  
www.secplanning.com

## OKRA TRACT

### FINAL PUD SITE PLAN

MANOR, TEXAS

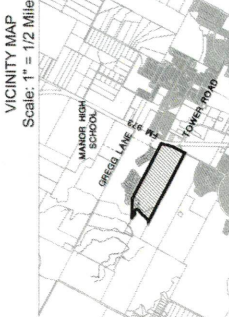
Project No: 21022021  
City of Manor, Texas  
City Council Meeting Date: 2/20/2021  
Meeting Room: 21022021  
Scale: 1" = 112.5' Mile  
Sheets: 3 of 3  
Sheet No: 21022021-3-BBCK

**H. Public Land and Open Space**

- The City Council (Public Land Development) (PLD) is composed of approximately 16.3 acres of public land and open space (PLD) to be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract.
- An eight-foot (8') concrete wall located within a fifteen-foot (15') public land area shall be constructed along the entire perimeter of the PLD. The wall shall be constructed along the entire perimeter of the PLD. The wall shall be constructed along the entire perimeter of the PLD.
- Public land areas located within the Okra Tract PUD shall include a minimum of the following items:
  - Age 2-12 playground with a shade structure
  - Age 2-12 playground with a shade structure
  - Parking area with a minimum of 20 parking spaces
  - Minimum 10,000 square foot dog park, which shall be fenced in
  - Minimum 30 trees to be planted in public land area
  - Shaded concrete
- The proposed parkland and public land area shall be delivered to the City of Manor and primarily maintained by the City of Manor. Maintenance of the parkland and public land area shall be the responsibility of the City of Manor.

**I. Landscaping**

- Unexcavated Collected Landscaping Buffer
  - Minimum 10-foot (10') landscaped area along the entire perimeter of the PLD. The landscaped area shall be planted with a minimum of 20 trees per acre. The landscaped area shall be planted with a minimum of 20 trees per acre.
  - Minimum 10-foot (10') landscaped area along the entire perimeter of the PLD. The landscaped area shall be planted with a minimum of 20 trees per acre. The landscaped area shall be planted with a minimum of 20 trees per acre.
  - Minimum 10-foot (10') landscaped area along the entire perimeter of the PLD. The landscaped area shall be planted with a minimum of 20 trees per acre. The landscaped area shall be planted with a minimum of 20 trees per acre.
- Subdivision wall shall be constructed for those walls along the unexcavated collected landscaping buffer.
- Street Planting
- Street Planting



**A. Perimeter and Interior**

- The Okra Tract Perimeter Land Development (PLD) is composed of approximately 16.3 acres of public land and open space (PLD) to be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract.
- The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract.
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- The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract. The PLD shall be used for the development of the Okra Tract.

**B. Utilities and Water Zoning**

- The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract. The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract.
- The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract. The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract.

**C. Open Space and Land Use Plan**

- The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract. The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract.
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**D. Unexcavated Collected Landscaping Buffer**

- The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract. The Okra Tract shall be developed in accordance with the City of Manor Ordinance 2009-01, which establishes the utility and water zoning for the Okra Tract.
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**E. Residential Development Standards**

- To ensure proper drainage, the following specific standards shall be followed:
  - A minimum of 4% (four percent) of the total lot area shall be used for open space.
  - A minimum of 4% (four percent) of the total lot area shall be used for open space.
  - A minimum of 4% (four percent) of the total lot area shall be used for open space.
- The City Council shall ensure that the development standards are followed.

**F. Residential Density and Standards**

- The City Council shall ensure that the development standards are followed.
- The City Council shall ensure that the development standards are followed.



This Final PUD Site Plan has been submitted to and accepted by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Lakisha Small, Chairperson

Approval and authorized for record by the City Council for the City of Manor, Texas

Dated this \_\_\_\_\_ Day of \_\_\_\_\_, 20\_\_\_\_

By: \_\_\_\_\_  
Honorable Mayor Dr. Christopher Harvey  
Mayor of the City of Manor, Texas



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Thursday, February 8, 2024

Stephen Jamison  
Jamison Civil Engineering LLC  
13812 Research blvd. #B-2  
Austin 78750  
steve@jamisoneng.com

Permit Number 2023-P-1607-CP  
Job Address: 14418 Old Manor-Taylor Rd, Manor , TX. 78653

Dear Stephen Jamison,

The first submittal of the Okra Tract Concept Plan (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on May 17, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

### Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.~~
- ii. ~~Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.~~
- iii. **The current P&Z Chairperson is Felix Paiz.**
- iv. **The current Mayor is Dr. Christopher Harvey.**
- v. **The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.**
- vi. **The location of sites for parks and other public uses should be shown on the concept plan.**
- vii. **The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ.**

2/8/2024 1:09:50 PM  
Okra Tract Concept Plan  
2023-P-1607-CP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Additional comments may be generated as requested information is provided. Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Tyler Shows  
Staff Engineer  
GBA

**Jamison Civil Engineering LLC**

TBPE #F-17756  
13812 Research Blvd. #B-2  
Austin, Texas 78750

**JCE**

Office: (737) 484-0880  
Fax: (737) 484-0897  
E-Mail: steve@jamisoneng.com

March 12, 2024

City of Manor  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Okra Tract Concept Plan– 2023-P-1607-CP #U1

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

- i. Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.  
**CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN, SEE SHEETS 2-5.**
  
- ii. Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.  
**AS DISCUSSED BY EMAIL ON 3/12/24, AN OVERALL LAND USE SUMMARY TABLE, INCLUDING ACREAGES, WAS INCLUDED ON PAGE 1 OF THE CONCEPT PLAN.**

**PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.**

**SINCERELY,**



**Christine A. Potts P.E.  
Jamison Civil Engineering LLC  
TX PE Firm REG. #F-17756**



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, April 8, 2024

Stephen Jamison  
Jamison Civil Engineering LLC  
13812 Research blvd. #B-2  
Austin 78750  
steve@jamisoneng.com

Permit Number 2023-P-1607-CP  
Job Address: 14418 Old Manor-Taylor Rd, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Okra Tract Concept Plan submitted by Jamison Civil Engineering LLC and received on May 17, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.~~
- ii. ~~Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.~~
- iii. ~~**The current P&Z Chairperson is Felix Paiz.**~~
- iv. ~~**The current Mayor is Dr. Christopher Harvey.**~~
- v. ~~**The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.**~~
- vi. ~~**The location of sites for parks and other public uses should be shown on the concept plan.**~~
- vii. ~~**The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ.**~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



Pauline Gray, P.E.  
Lead AES  
GBA

**Jamison Civil Engineering LLC**

TBPE #F-17756  
13812 Research Blvd. #B-2  
Austin, Texas 78750

**JCE**

Office: (737) 484-0880  
Fax: (737) 484-0897  
E-Mail: steve@jamisoneng.com

April 15, 2024

City of Manor  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Okra Tract Concept Plan– 2023-P-1607-CP #U2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

iii. The current P&Z Chairperson is Felix Paiz.

**THE P&Z CHAIRPERSON HAS BEEN UPDATED.**

iv. The current Mayor is Dr. Christopher Harvey.

**THE MAYOR HAS BEEN UPDATED.**

v. The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan.

**THIS INFORMATION HAS BEEN ADDED TO THE FIRST SHEET.**

vi. The location of sites for parks and other public uses should be shown on the concept plan.

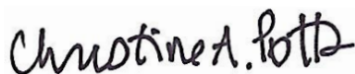
**ALL PARKLAND HAS BEEN CALLED OUT AS APPROVED WITH THE DEVELOPMENT AGREEMENT.**

vii. The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ

**THE CITY LIMITS LINE IS SHOWN ON THE CONCEPT PLAN.**

**PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.**

**SINCERELY,**



**Christine A. Potts P.E.  
Jamison Civil Engineering LLC  
TX PE Firm REG. #F-17756**



04/18/24



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 13, 2024

Stephen Jamison  
Jamison Civil Engineering LLC  
13812 Research Blvd. #B-2  
Austin 78750  
steve@jamisoneng.com

Permit Number 2023-P-1607-CP  
Job Address: 14418 Old Manor-Taylor Rd, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Okra Tract Concept Plan submitted by Jamison Civil Engineering LLC and received on May 17, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

### Engineer Review

The following comments have been provided by Tyler Shows. Should you have any questions or require additional information regarding any of these comments, please contact Tyler Shows by telephone at (737) 247-7552 or by email at tshows@gbateam.com.

- i. ~~Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.~~
- ii. ~~Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.~~
- iii. ~~The current P&Z Chairperson is Felix Paiz.~~
- iv. ~~The current Mayor is Dr. Christopher Harvey.~~
- v. **The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.**
- vi. ~~The location of sites for parks and other public uses should be shown on the concept plan.~~
- vii. ~~The location of City Limit lines and/or outer border of the City's ETJ shall be shown on the concept plan if either such line traverses the development or is contiguous to the development's boundary. Shadowglen is in the ETJ.~~

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (737) 247-7557, or by e-mail at [pgray@gbateam.com](mailto:pgray@gbateam.com).

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance.

Thank you,



A handwritten signature in blue ink that reads "Pauline M. Gray". The signature is written in a cursive style with a large initial 'P'.

Pauline Gray, P.E.  
Lead AES  
GBA

**Jamison Civil Engineering LLC**

TBPE #F-17756  
13812 Research Blvd. #B-2  
Austin, Texas 78750

**JCE**

Office: (737) 484-0880  
Fax: (737) 484-0897  
E-Mail: [steve@jamisoneng.com](mailto:steve@jamisoneng.com)

May 17, 2024

City of Manor  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Okra Tract Concept Plan– 2023-P-1607-CP #U3

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

v. The proposed number of residential and non-residential lots with the estimated number of LUEs for each category of lots along with traffic volumes to be generated by all proposed development other than single family residential is required to be provided on the concept plan. The traffic count information was not provided for non-residential lots.

**THE TRAFFIC COUNT INFORMATION FOR THE NON-RESIDENTIAL (RETAIL/COMMERCIAL) HAS BEEN ADDED ABOVE THE LUE CALCULATIONS.**

**PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.**

**SINCERELY,**

**Christine A. Potts P.E.  
Jamison Civil Engineering LLC  
TX PE Firm REG. #F-17756**



1500 County Road 269  
Leander, TX 78641

P.O. Box 2029  
Leander, TX 78646-2029

Date: Monday, May 20, 2024

Stephen Jamison  
Jamison Civil Engineering LLC  
13812 Research blvd. #B-2  
Austin 78750  
steve@jamisoneng.com

Permit Number 2023-P-1607-CP  
Job Address: 14418 Old Manor-Taylor Rd, Manor 78653

Dear Stephen Jamison,

We have conducted a review of the concept plan for the above-referenced project, submitted by Stephen Jamison and received by our office on May 17, 2024, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

**Please submit a hard copy of the Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.**

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.  
Lead AES  
GBA



5/20/2024

## City of Manor Development Services

# Notification for a Subdivision Concept plan

Project Name: Okra Tract Concept Plan  
 Case Number: 2023-P-1607-CP  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting Regularly Scheduled and Called Special Session meetings for the purpose of considering and acting upon a Subdivision Concept Plan for the Okra Tract being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for three hundred and twenty-five (325) on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.**

***Applicant: Jamison Civil Engineering LLC***  
***Owner: Okra Land Incorporated***

The Planning and Zoning Commission will meet at 6:30PM on June 12, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 17, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
 (T) 512.272.5555 • (F) 512.272.8636 • [WWW.CITYOFMANOR.ORG](http://WWW.CITYOFMANOR.ORG)

14420 Pernella Rd Intervivos Revocable Trust  
14420 Pernella Rd  
Manor, TX 78653

ANDERSSON CATHERINE & DANIEL  
13917 HEARTLAND DR  
Manor, TX 78653

Arthur Ray & Odette Vanessa Taylor  
14416 Pernella Rd  
Manor, TX 78653

BAJWA NAJM US SAQIB & TAHIRA NAJM  
139 HEARTLAND DR  
Manor, TX 78653

BIREDDY ANVESH REDDY  
14012 Heartland Dr  
Manor, TX 78653

BRASSELL REBECCA & PATRICK  
14005 HEARTLAND DR  
Manor, TX 78653

CABRERA KEVIN E & ISABEL S  
14401 HEARTLAND DR  
Manor, TX 78653

CITY OF MANOR  
105 E EGGLESTON ST  
Manor, TX 78653

CONROY KEVIN  
13916 Heartland Dr  
Manor, TX 78653

DAVIS ANISSA CHEREE & ARTHUR JR  
13925 HEARTLAND DR  
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL  
14405 FM 973 N  
Manor, TX 78653

DEROCH MANDY BARBER  
14108 HEARTLAND DR  
Manor, TX 78653

DIACONU MARIANA & GERALD BRANDON TODD  
14420 Heartland Dr  
Manor, TX 78653

DICK GEOFFREY SCOTT & ANIKA VAN BOOM  
14316 HEARTLAND DR  
Manor, TX 78653

Enfield Partners LLC ETAL  
2303 Camino Alto  
Austin, TX 78746

GHAFFAR AAMIR & SOPHIA BAWANY  
13933 HEARTLAND DR  
Manor, TX 78653

Gliberto & Maria Estrada  
1411 FM 973 N  
Manor, TX 78653

GLORIA ALVARO F  
13904 Heartland Dr  
Manor, TX 78653

GUZMAN MASON ANDREW  
14208 HEARTLAND DR  
Manor, TX 78653

HAYNES BUCHANAN CAROL M  
14200 HEARTLAND DR  
Manor, TX 78653

Henrietta Velasquez  
14315 Old Manor-Taylor Rd  
Manor, TX 78653

JACKSON NICOLETTE & CARSON JAMES GOSSETT  
14029 Heartland Dr  
Manor, TX 78653

JAIN KRITIKA & ANAND BHAVANE JAYANTI  
14032 Heartland Dr  
Manor, TX 78653

JEFF 1 LLC  
5001 PLAZA ON THE LATE #200  
Austin, TX 78746

JOHN LIPIKA R & SHERVIN AMBANATTU BABU  
13901 Heartland Dr  
Manor, TX 78653

Juan Chaparro  
14408 Pernella Rd  
Manor, TX 78653

KALE MICHAEL & LASHONDRA M  
14013 HEARTLAND DR  
Manor, TX 78653

Kristine & Matthew Escobedo  
14400 Pernella Rd  
Manor, TX 78653

KURIAN CLEMENT & LIZ MANDAPATHIL  
14004 Heartland Dr  
Manor, TX 78653

LAKE ELIJAH & KANESHA  
14301 HEARTLAND DR  
Manor, TX 78653

LEKCAM Communication LLC  
16404 Marcello Dr  
Pflugerville, TX 78660

LEONARD SCOTT  
13921 Heartland Dr  
Manor, TX 78653

MADHYASTHA SUHASA & ASHRITHA PURADAMANE  
BALACHANDRA  
14309 HEARTLAND DR  
Manor, TX 78653

Mary Clark  
14404 Pernella Rd  
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman  
14412 Pernella Rd  
Manor, TX 78653

MCCUE KEVIN & BRITTANY BAMBERG  
14033 Heartland Dr  
Manor, TX 78653

Meritage Homes of Texas LLC  
611 S Congress Ave, suite 510  
Austin, TX 78704

Meritage Homes of Texas LLC  
17101 Orinda Lane  
Pflugerville, TX 78660

Monarch Ranch at Manor LLC  
310 Enterprise Dr.  
Oxford, MS 38655

PADILLA ELIAS JOSE  
14308 HEARTLAND DR  
Manor, TX 78653

PERRY HOMES LLC  
PO BOX 34306  
Houston, TX 77234

Roy & Frank Velasquez  
14301 Old Manor-Taylor Rd  
Manor, TX 78653

RUSSELL RACHEL R & WILLIAM B WRIGHT  
14421 HEARTLAND DR  
Manor, TX 78653

RUST CREEK LLC  
9606 OLD MANOR RD #1  
Austin, TX 78724

SAMUEL ANCY & SIJU THOMAS VARGHESE  
14325 HEARTLAND DR  
Manor, TX 78653

SANTIAGO JONA FATIMA P & HONOFRE JOEY  
14017 HEARTLAND DR  
Manor, TX 78653

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SG LAND HOLDINGS LLC  
2646 DUPONT DR STE 60 PMB 520  
Irvine, CA 92612

SNELL TYLER & MATTIE  
13908 HEARTLAND DR  
Manor, TX 78653

SNYDER JACOB ADAM  
13913 HEARTLAND DR  
Manor, TX 78653

SORATHIA BHARGAV  
3472 Fitzsimmons Cmn  
Fremont, CA 94538

SRIHARI FNU & PRIYANKA PUPPALA  
14009 Heartland Dr  
Manor, TX 78653

Stanley & Sandra Voelker  
14401 FM 973 N  
Manor, TX 78653

STEVES DANIEL & JANELLE  
14400 HEARTLAND DR  
Manor, TX 78653

STEWART MARIANNE K & LARRY N  
14300 HEARTLAND DR  
Manor, TX 78653

STONE LEISA M & ZACHARY P  
14413 HEARTLAND DR  
Manor, TX 78653

SUTT DYLAN J  
14104 Heartland Dr  
Manor, TX 78653

THOMPSON MATTHEW  
14505 HEARTLAND DR  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale ST  
Austin, TX 78746

TRIPATHI ANKIT MANI  
14205 HEARTLAND DR  
Manor, TX 78653

UNAL BELGIN & AYHAN  
14320 HEARTLAND DR  
Manor, TX 78653

VALENZUELA MELINDA S & MATTHEW R  
14204 HEARTLAND DR  
Manor, TX 78653

WANG YILI & YUNQING XIA  
14001 HEARTLAND DR  
Manor, TX 78653

WEISS KERMIT R & EMMAGENE  
PO BOX 25  
Manor, TX 78653

WILLIAMS LAURA  
14305 HEARTLAND DR  
Manor, TX 78653

YINGST ALEX BICERA  
13920 Heartland Dr  
Manor, TX 78653

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**From:** Anand Jayanti <anandjayanti@gmail.com>  
**Sent:** Thursday, May 30, 2024 10:15 PM  
**To:** Michael Burrell <mburrell@manortx.gov>  
**Subject:** Okra Tract Concept Plan

Hello Mr. Burrell,

Thank you for inviting public comment on construction in the Okra Tract area. My name is Anand Jayanti and I am a physician working in Austin. I live with my wife Kritika Jain at 14032 Heartland Drive, and have enjoyed this community for nearly 2 years. We are grateful to call this place home.

I spoke to neighbors on the topic of construction in the Okra Tract area last year, when this proposal was first mailed to us. This year, it seems even more clear that building homes in this area would meaningfully decrease the quality of life for members of our community, and as such I wish to reiterate my views and the views of my neighbors on Heartland Dr. Most pressingly, developing homes on this land would increase traffic on the main artery out of Manor and into Greater Austin. There is already a great deal of congestion at these junctions, and jams like the kind that occurred earlier this week can triple a half hour commute. This jam was discussed on several Shadowglen Community pages. Bringing development to this area without expanding the infrastructure out of the city would make the commute into Austin very difficult, and would therefore affect many of our community members. Additionally, further development would bring noise and dust pollution, pest intrusion (which many of our homes have just overcome, caused by recent construction in other directions), as well as reduce the natural beauty of the land as it currently is.

My wife and I are proud residents of our burgeoning community, and hope to raise children here one day soon. There are many others here in Shadowglen who are slowly building up lives, families, and careers, and turning their new houses into homes. Please consider our request to hold off on construction in the proposed plot.

Thank you,  
Anand

Anand Jayanti, MD  
Child & Adolescent Psychiatry  
UT Dell Child & Adolescent Psychiatry Fellowship, Austin, 2024  
UT Health Science Center Residency Program, Tyler, 2022  
Texas A&M College of Medicine, 2018  
The University of Texas at Austin, 2012





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** June 17, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.

*Applicant: Development Collaborative LLC  
Owner: Endeavor Real Estate Group, Inc.*

**BACKGROUND/SUMMARY:**

This lot is within the Manor Crossing development and is one of the pad site lots that fronts on US 290, near the intersection of the unopened Manor Crossing Boulevard. The developer is seeking to construct a multi-tenant building with two tenant spaces. One is marked for a restaurant with 2,408 square feet, and the other space is for the requested medical use at 3,860 sf. The medical use would represent approximately 61% of the building, but out of the entire Manor Crossing Development, it represents less than 1% (0.906% of the development’s total 425,868 square feet). A prior request for 7,500 square feet within the multi-tenant portion of the development was approved by the City Council at the April 17<sup>th</sup>, 2024 meeting. Together, these uses represent 2.67% of the entire project or 11,360 square feet.

The area of the Manor Crossing Development in our Comprehensive Plan is designated as Community Mixed-Use. Within the Nonresidential Development Types of Community Mixed-Use, the Comprehensive Plan encourages these districts to be 50/50 residential and nonresidential, and of the nonresidential, 50% is suggested for Retail, 40% for office, and 10% other (civic, parks, etc.). Permitting an additional 3,860 square feet of medical office within the Manor Crossing development would still keep the nonresidential mix well below the Comprehensive Plan’s suggested mix of retail and office, with office being only at 2.67%.

P&Z voted 5-0 to recommend approval.

**LEGAL REVIEW:** No  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Letter of Intent
- Overall Site Plan
- Aerial Image
- FLUM
- Public Notice
- Mailing Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the City Council conduct a public hearing on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.

<b>PLANNING &amp; ZONING COMMISSION:</b>	<b>Recommend Approval</b>	<b>Disapproval</b>	<b>None</b>
	<b>X</b>		

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Manor Restaurant Investors, Ltd.  
c/o Endeavor Real Estate Group attn: Buck Cody and Charlie Northington  
500 W 5th Street, Suite 700  
Austin, TX 78701

May 15, 2024

City of Manor  
Attn: Planning and Zoning and Manor City Council  
c/o Mr. Scott Dunlop, Development Services Director

**VIA EMAIL**

Re: Manor Crossing – Chipotle Development (with Heartland Dental)

Mr. Dunlop,

The purpose of this letter is request a Special Use Permit (the “SUP”) to allow for medical use (dental) for a portion of our Chipotle-anchored two-tenant building located in Manor Crossing. As your team is aware we have finalized our plans and made our initial submission to the City a couple of weeks or so ago, and are making good progress regarding the procurement of the necessary building and site permits to get our project started. We have sincerely enjoyed working with all of the City of Manor stakeholders thus far and appreciate everyone’s support.

Heartland Dental will occupy approximately 3,860 sf immediately adjacent to Chipotle. Their hours vary on a location by location basis, but typical hours consist of 8:00 AM to 5:00 PM Monday through Friday. Heartland Dental was founded in 1997 and is the nation’s leading dental support organization, with 1,700 offices in 38 states. They operate under many different tradenames (i.e. stores are not called “Heartland Dental”), and partner with and support local dentists by relieving the doctors from the administrative burdens of running a dental practice so that the dentists can focus on their core competency (providing dental services). From the consumer’s point of view, a visit to a Heartland facility is no different than a visit to any other state-of-the-art dental facility. As the largest and most active retail developer in the region we have had the good fortune of working with Heartland on a number of different occasions and have always found them to be a wonderful co-tenant in the projects in which they operate.

Our leases with both Heartland and Chipotle are fully executed – and until just recently we believed that we were on the cusp of getting our project out of the ground and getting Chipotle opened in Manor. Heartland and Chipotle frequently co-exist in these new projects where Chipotle is on an end-cap, as Chipotle is only willing to enter non-major metro markets when they have tight control over their parking field and accessibility to their pick-up window. Chipotle will not go next to another restaurant user as part of a project like this because of parking and traffic constraints, and as is the case virtually everywhere true retail leases (not service or food) are virtually non-existent in small-shop format. Most importantly, from an underwriting, capitalization, and ultimately delivery standpoint we must have Heartland to get our project out of the ground. Consequently, we are moving forward with our request of the SUP and hope to have it in hand quickly so as to stay on our schedule and get Chipotle opened as soon as possible.

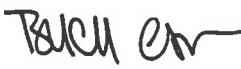
As you may be aware, medical office is specifically called out as an approved use in the development's REA, as the industry leading retailers (HEB and Home Depot, who drive the REA document) know that tenants like Heartland are found in the best retail shopping centers throughout Texas (including both The Domain and Saltillo – two of our most recent high-visibility projects).

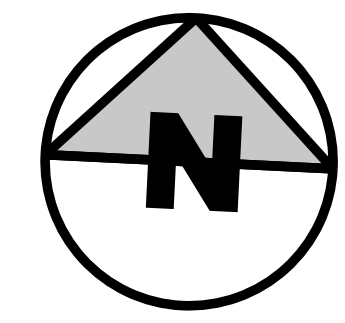
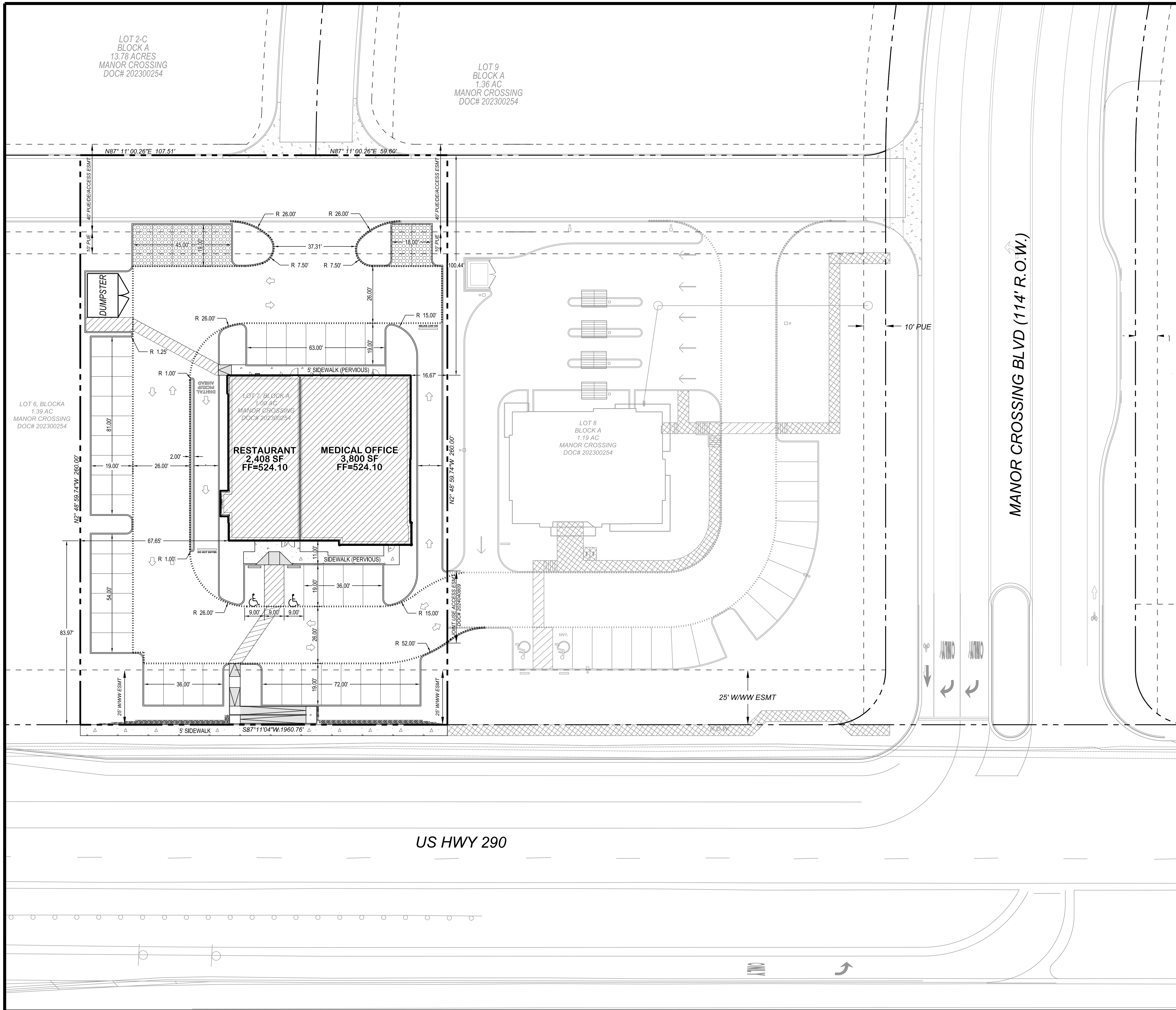
When reviewing requirements associated with the SUP we ask that both P&Z and City Council recognize that this permit “will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the zoning district” because the project is surrounded by mixed use retail (Chili's, Chipotle, UFCU, and Discount Tire being the most proximate tenants). Furthermore, there is no question that the SUP will not impair the purpose of the regulations of the zoning district because Heartland is consistent with the definition of the zoning district in that it will be “serving local and regional needs”.

Please let us know if there are any unanswered questions or additional ways that I can be of service as we work to get this resolved. We sincerely appreciated the opportunity to sit down with City Staff and our client Home Depot many months ago when we kicked off that key component of this project and very much look forward to another successful Chipotle-centered outcome here as well.

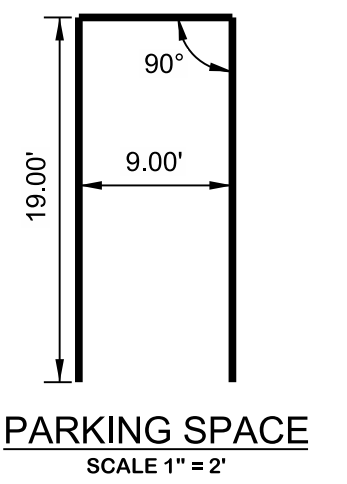
We sincerely appreciate the time and attention to this matter to date and are very proud of and thankful for the role we have played and will continue to play bringing best in class operators to Manor Crossing.

Highest and best regards,

By:   
Name: Buck Cody  
Title: Manager



- LEGEND:**
- PROPERTY LINE
  - - - ADJACENT LOT LINE
  - - - EASEMENT LINE
  - - - FIRE LANE
  - ▭ ADA RAMP
  - ▭ ADA ROUTE
  - ▭ POROUS PAVEMENT



LOCATION OF EXISTING UNDERGROUND AND OVERHEAD UTILITIES ARE APPROXIMATE LOCATIONS ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO BEGINNING WORK AND SHALL BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT OCCUR.



SITE SUMMARY		
ZONING		C-2
GROSS SITE AREA	43,545 SF	1.00 AC
PROPOSED BUILDING USE		
RESTAURANT	2,408 SF	0.06 AC
MEDICAL OFFICE	3,800 SF	0.09 AC
PROPOSED BUILDING AREA (GROSS)	6,406 SF	0.15 AC
PROPOSED BUILDING HEIGHT	25 FT	
IMPERVIOUS COVER		
EXISTING IC	5,107 SF	0.12 AC
PROPOSED IC	6,406 SF	0.15 AC
BUILDING	22,970 SF	0.53 AC
PAVING	34,483 SF	0.79 AC
<b>TOTAL IC</b>	<b>79,191 SF</b>	<b>1.80 AC</b>
<b>ALLOWABLE IC PER REGIONAL POND</b>	<b>34,836 SF</b>	<b>0.80 AC</b>
	80.00%	
PARKING		
PARKING REQUIRED		
RESTAURANT (1-100)		24 SPACES
MEDICAL OFFICE (1-200)		19 SPACES
<b>TOTAL</b>		<b>43 SPACES</b>
PARKING PROVIDED		47 SPACES
		45 STANDARD
		2 ADA
BICYCLE RACKS REQUIRE		4 SPACES
BICYCLE RACKS PROVIDED		4 SPACES

Rev	Description	Date

Development Collaborative

105 South Canyonwood Dr.  
Suite E  
Dripping Springs, Texas 78620  
(512) 788-0909  
Firm No. 21751

James R. McCann  
04/25/2024

## MANOR CROSSING, LOT 7, BLOCK A

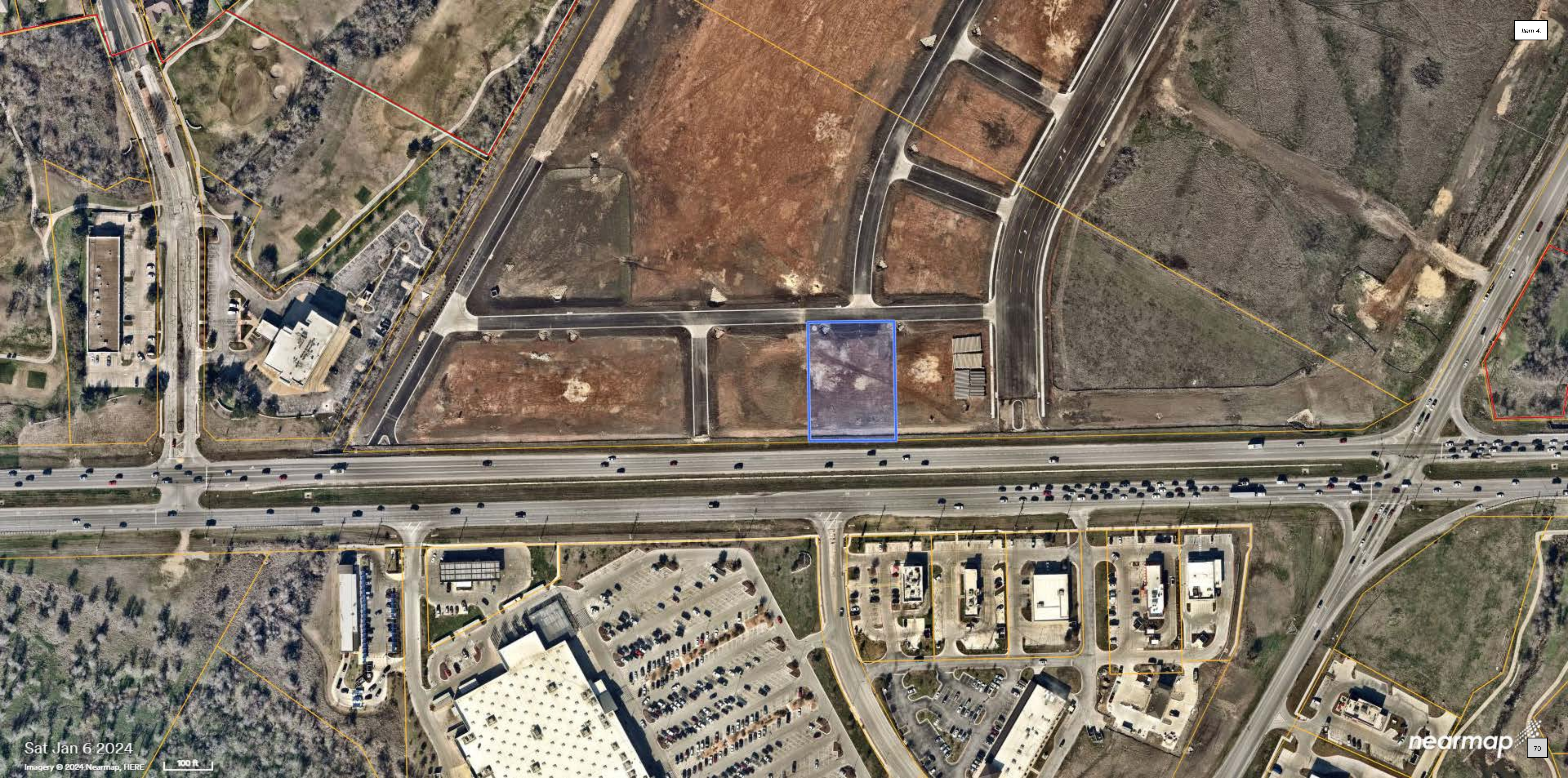
Plans for Site Improvements  
13100 N FM 973, Manor Texas 78653

### SITE PLAN

# SP1

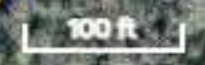
07

21



Sat Jan 6 2024

Imagery © 2024 Nearmap, HERE



nearmap

## COMMUNITY MIXED-USE

The Community Mixed-Use allows a combination of dense residential and nonresidential uses in a compact design to create a walkable environment, but at a larger scale than Neighborhood Mixed-Use.

The category encourages a density range of 18-40 dwelling units per acre, although elements within a coordinated community mixed-use area could reach higher densities provided superior access to services and amenities and appropriate compatibility to adjacent uses is provided.

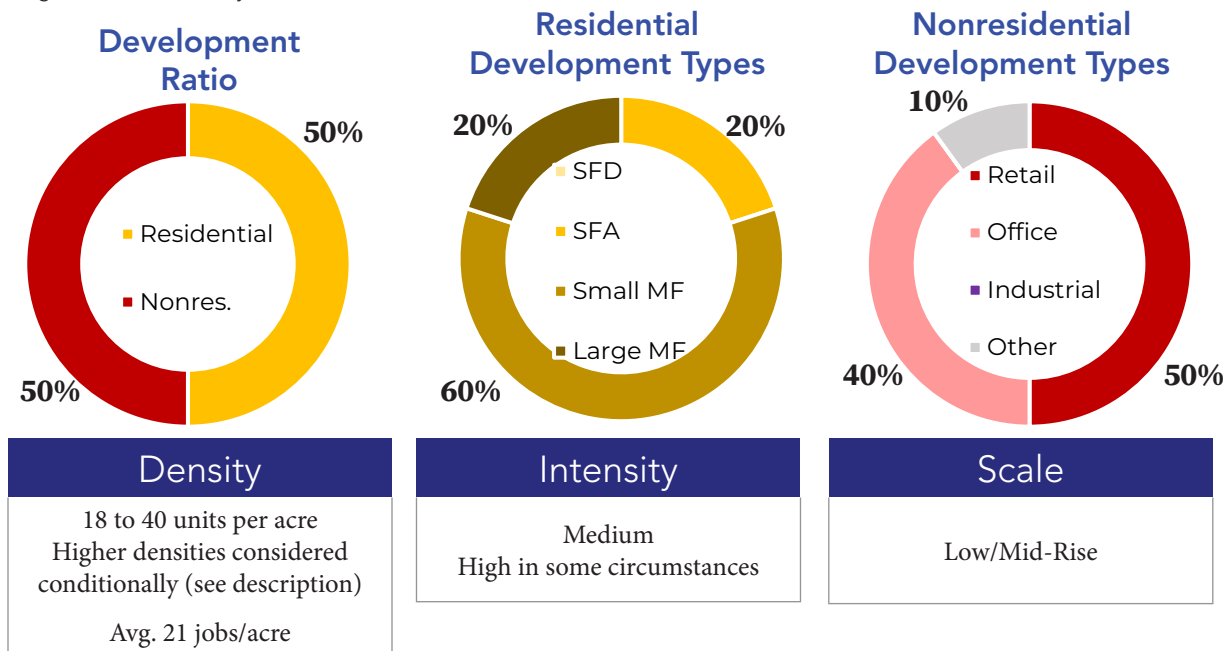
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

Community Mixed-Use places a great emphasis on the following design elements: density, intensity and scale; the mix of housing; walkability; streetscapes and a high quality public realm; parking management; and access to amenities such as parks, civic spaces and neighborhood services.

This district is especially appropriate for several needs that residents of Manor currently look elsewhere to provide, including:

- Healthcare services, including hospitals.
- Larger employers in a variety of industries that residents currently commute to outside of Manor.
- Specialized facilities that support workforce and skills development, such as information technology, skilled trades and advanced manufacturing; provided such facilities fit the form described above.

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered appropriate since the intent is to provide retail, services, activity centers and diversified housing to support surrounding neighborhoods, achieve strong fiscal performance, and drive community identity and gathering.
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be appropriate provided that the overall Community Mixed-Use area also contains mixed-use buildings and/or shopping centers with which this product integrates in a manner to promote walkability and access. Can be utilized as a transition between Community Mixed-Use and other uses. These development types should be located on secondary roads rather than primary thoroughfares, as primary frontages are best reserved for ground-floor retail and services.
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Community Mixed Use category; provides for activity centers, retail, services and diverse housing options. Design should emphasize the pedestrian experience rather than people driving automobiles. Vertical mixed-use is likely most appropriate, in order to achieve the intended densities. Ground floor uses are encouraged to be food and beverage or pedestrian-oriented retail and services, to promote foot traffic and activity.
Mixed-Use Urban, Community Scale	●●●●●	
Shopping Center, Neighborhood Scale	●●●●○	While less preferred, this use can provide retail and services near housing, promoting walkability and 10-minute neighborhoods. Becomes more appropriate if a horizontal approach to mixed-use is deployed.
Shopping Center, Community Scale	●●●●○	
Light Industrial Flex Space	●●○○○	Not generally considered appropriate due to lower sales tax generation and limited ability to design at pedestrian scale, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience.
Manufacturing	●○○○○	Not considered appropriate.
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.





5/20/2024

### City of Manor Development Services

## Notification for a Specific Use Request

Project Name: Chipotle/Heartland Dental SUP - Manor Crossing - Lot 7 Block A  
Case Number: 2024-P-1654-CU  
Case Manager: Michael Burrell  
Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting Regularly Scheduled and Called Special Session meetings for the purpose of considering and acting upon the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, and being located at the northwest intersection of FM 973 and US HWY 290, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, for one (1) for lot on 1 acre, more or less, and being located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.**

***Applicant: Development Collaborative LLC  
Owner: Endeavor Real Estate Group, Inc.***

The Planning and Zoning Commission will meet at 6:30PM on June 12, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on June 17, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

*105 E. EGGLESTON STREET • P.O. BOX 387 • MANOR, TEXAS 78653  
(T) 512.272.5555 • (F) 512.272.8636 • WWW.CITYOFMANOR.ORG*

MC RETAIL LP (2003709)  
2525 MCKINNON ST STE 700  
DALLAS TX 75201-1549

13100 FM 973 INC (1922637)  
10095 US HIGHWAY 290 E  
MANOR TX 78653-0539

13100 FM 973 INC (1922637)  
10095 US HIGHWAY 290 E  
MANOR TX 78653-0539

13100 FM 973 INC (1922637)  
10095 US HIGHWAY 290 E  
MANOR TX 78653-0539

BOGATA PARTNERS LTD (2002570)  
3839 BEE CAVES RD STE 204  
WEST LAKE HILLS TX 78746-5318

UNIVERSITY FEDERAL CREDIT  
UNION (1930719)  
8303 N MOPAC EXPY STE A-105  
AUSTIN TX 78759-8374

H-E-B LP (2002201)  
646 S FLORES ST  
SAN ANTONIO TX 78204

WAL-MART REAL ESTATE BUSINESS  
TRUST (1303248)  
PO BOX 8050  
BENTONVILLE AR 72712-8055

CFT NV DEVELOPMENTS LLC  
(1648815)  
1683 WALNUT GROVE AVE  
ROSEMOND CA 91770-3711

HAZA REALTY LP (1796039)  
4415 HIGHWAY 6  
SUGAR LAND TX 77478-4476

SURFVIEW MANOR LLC (1701612)  
19 BAY VISTA DR  
MILL VALLEY CA 94941-1604