



Felix Paiz, Chair, Place 4  
Prince Chavis, Vice Chair, Place 2  
Julie Leonard, Place 1  
Gabrielle Orion, Place 3  
Jeffrey Stensland, Place 5  
Cecil Meyer, Place 6  
James Terry, Place 7  
Gabriel Nila, Alternate No. 1  
Vacant, Alternate No. 2

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## Planning & Zoning Commission Regular Meeting

Wednesday, August 14, 2024 at 6:30 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

#### 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 Board/Commission/Committee and, not to exceed two (2) minutes per person. No Action or Discussion May be Taken by the Board/Commission/Committee during Public Comments on Non-Agenda Items.*

*To address the Board/Commission/Committee, please complete the white or yellow card and present it to the city staff designee prior to the meeting.*

#### PUBLIC HEARING

- 1. Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.**  
*Applicant: Kimley-Horn & Associates*  
*Owner: RHOF LLC*

- 2. Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.**

*Applicant: Kimley-Horn*

*Owner: Kenneth and Suanna Tumlinson*

## CONSENT AGENDA

*All of the following items on the Consent Agenda are considered to be self-explanatory by the Planning and Zoning Commission and will be enacted with one motion. There will be no separate discussion of these items unless requested by the Chairperson or a Commission Member; in which event, the item will be removed from the consent agenda and considered separately.*

- 3. Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for:**

- July 10, 2024, Planning and Zoning Commission Workshop; and
- July 10, 2024, Planning and Zoning Commission Regular Session.

## REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: RHOF LLC*

- 5. Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.**

*Applicant: Kimley-Horn*

*Owner: Kenneth and Suanna Tumlinson*

- 6. Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision Phase 5, one hundred ninety-seven (197) lots on 62.33 acre, more or less, and being located near the intersection of Rosen Way and Carper Drive, Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: Forestar (USA) Real Estate Group, Inc.*

- 7. Consideration, discussion, and possible action on a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX.**

*Applicant: Quiddity*

*Owner: Gregg Lane Dev. LLC*

- 8. Consideration, discussion, and possible action on the Asco Equipment Coordinated Sign Plan.**



**9. Consideration, discussion, and possible action on the Manor Crossing Coordinated Sign Plan.**

**ADJOURNMENT**

In addition to any executive session already listed above, the Planning & Zoning Commission 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 Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission 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: Friday, August 09, 2024, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

\_\_\_\_\_  
/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 [jalmaraz@manortx.gov](mailto:jalmaraz@manortx.gov)



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: RHOF LLC*

**BACKGROUND/SUMMARY:**

Originally approved in November 2018, this amendment to the Concept Plan is updating Phase 6 of the project to be consistent with the updated PUD. The updated PUD was approved in October 2023, and it modified a 9.30-acre area from Open Space to C-2 Medium Commercial. In addition to relabeling a portion of Phase 6 to C2, the land use and square footage tables were also updated. Notes 25 and 26 were also added to the concept plan to be consistent with the notes approved on the revised PUD.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *No*  
**PRESENTATION:** *No*  
**ATTACHMENTS:** *Yes*

- Concept Plan Redline
- Concept Plan
- PUD Zoning Ord 721
- Aerial location image
- Engineer Comments
- Conformance Letter
- Notice and Mailing Labels

**ACTIONS:**

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

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



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# CONCEPT PLAN FOR MANOR HEIGHTS PHASES 2, 3, 4, 5, 6 2018-P-1130-CP CITY OF MANOR, TRAVIS COUNTY, TEXAS November 2018



VICINITY MAP  
SCALE: 1" = 2,000'

ENGINEER / SURVEYOR

**Kimley»Horn**

10814 JOLLYVILLE ROAD STATE OF TEXAS  
AVALLON IV, SUITE 300 REGISTRATION NO. F-928  
AUSTIN, TEXAS 78759  
PH: (512) 418-1771  
CONTACT: ALEX GRANADOS, P.E.

OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC,  
2730 TRANSIT ROAD  
WEST SENECA, NEW YORK 14224-2523  
CONTACT: GORDON REGER

**WATERSHED STATUS:**

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

**FLOODPLAIN INFORMATION:**

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**LEGAL DESCRIPTION:**

140.752 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 19990207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.54, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

134.12 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BENCHMARK NOTE:**

BM #103 \*X\* SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 \*X\* SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	19.7	-	-
<b>TOTALS</b>	<b>477.8</b>		<b>1435-1536</b>

\* PUD MEDIUM DENSITY (10 UNITS/ACRE) (7 LUE/UNIT)  
\*\* COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)  
\*\*\* CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	477.75
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9
*EXCESS OF REQUIRED PARKLAND	2.0

**TRAFFIC**

**ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT**

Land Uses	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY,  
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT 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 OF COUNCIL.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON

**Trip Generation Planner (ITE 10th Edition) - Summary Report**

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units or Bldg	Avg Rate	Rates			Total Trips						Net Trips after Internal Capture						Net Trips after Internal Capture & Pass-By											
							Daily	AM	PM	Daily	AM	PM	PM	Daily	AM	PM	PM	Daily	AM	PM	PM												
920	Retail	Shopping Center	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg	37.75	0.94	3.81	5,702	142	575	88	94	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	182			
932	Restaurant	High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	14.7	Avg	112.18	0.94	0.77	1,258	111	109	61	50	68	41	974	101	69	56	45	47	23	974	101	40	58	45	27	13			
934	Restaurant	Fast-Food Restaurant w/ D.T.	1,000 Sq Ft	General Urban/Suburban	6	Avg	470.95	40.19	32.67	2,826	261	195	123	118	102	94	2,188	220	125	114	106	71	53	2,188	112	62	58	54	35	27			
<b>Total Office</b>																																	
<b>Total Retail</b>																																	
<b>Total Restaurant</b>																																	
<b>Total Residential</b>																																	
<b>Total Hotel</b>																																	
<b>Total Other</b>																																	
<b>Grand Total</b>																																	

- Notes:  
(1) AM and/or PM rates correspond to peak hour of generator.  
(2) Land use was removed in Trip Generation, 10th Edition; trip generation data from the ITE Trip Generation, 9th Edition.
- A Trip Generation data from ITE Trip Generation, 10th Edition  
B All PM rates correspond to peak of adjacent street traffic (if data available)  
C Includes weekday rates only  
D Total trips include pass-by trips w/ no internal capture  
E Pass-by rates from ITE Trip Generation Handbook, 3rd Edition  
F Internal capture rates from ITE Trip Generation Handbook, 3rd Edition  
G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition  
H Some data in shaded cells of column A  
I ITE Codes entered on first 3 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

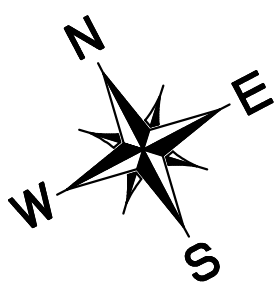
**SUBDIVISION NOTES**

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

- SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3,300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
  - LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:
    - ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
    - LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
  - SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
  - SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
  - OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
  - EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
  - LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

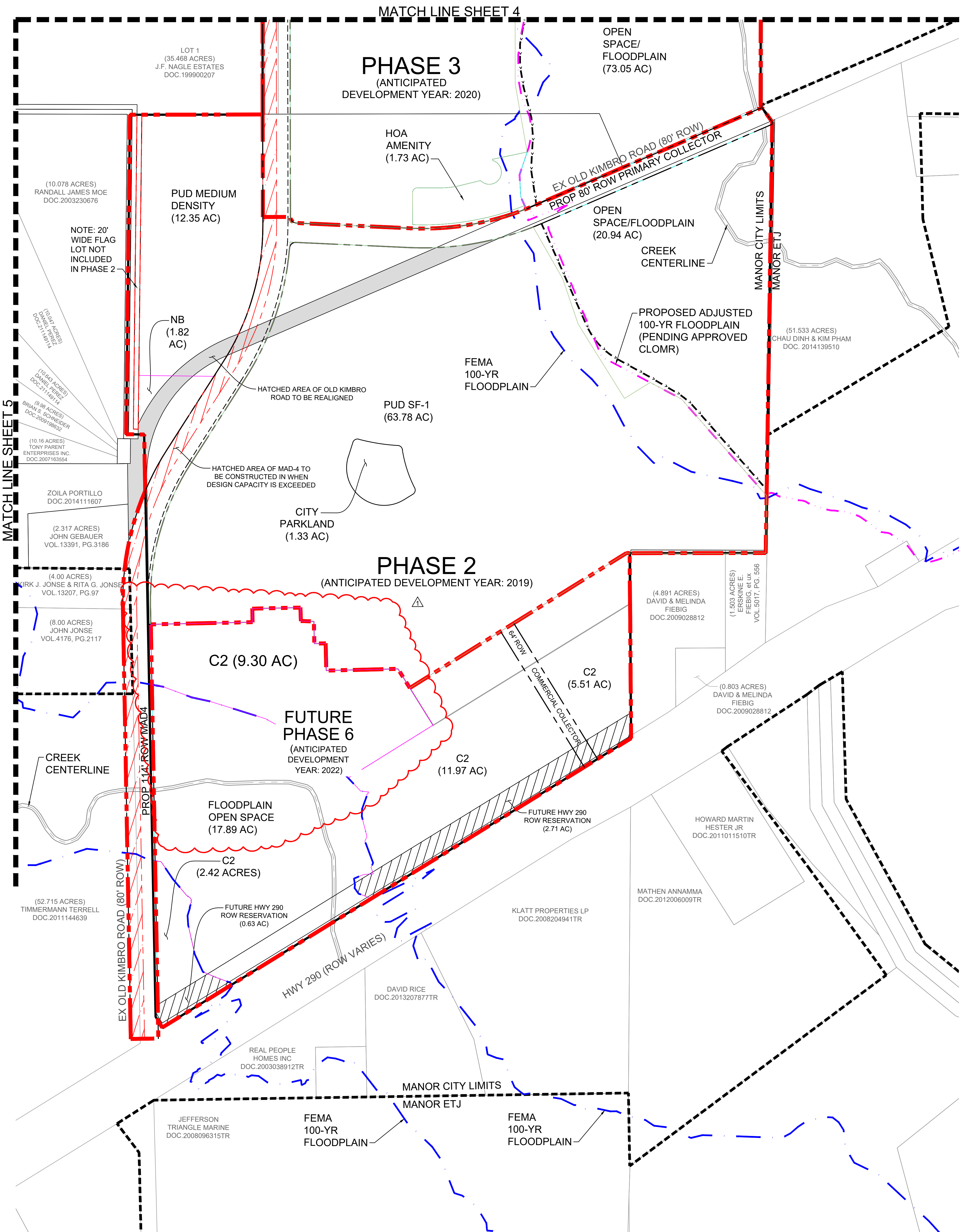
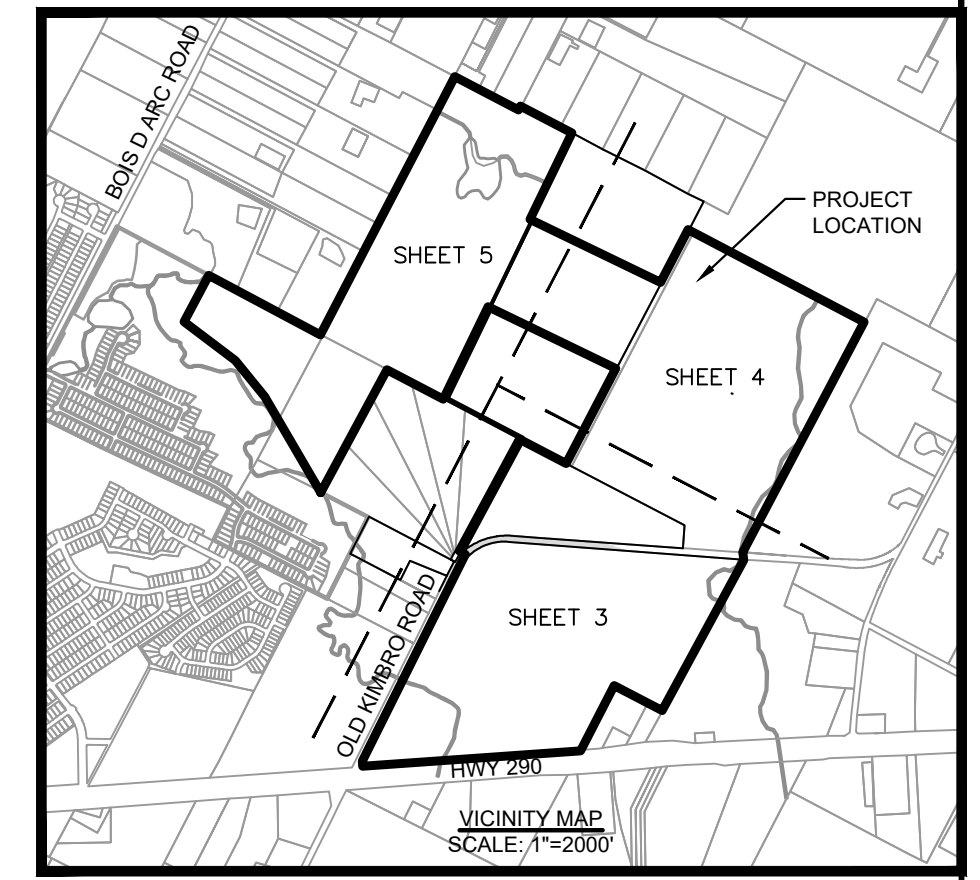
- NO DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVABLE UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
- THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
- 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN". AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.





**LEGEND**

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



DESCRIPTION	DATE	BY
△ UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	09/13/23	SFS



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# CONCEPT PLAN FOR MANOR HEIGHTS PHASES 2, 3, 4, 5, 6 2023-P-1594-CP CITY OF MANOR, TRAVIS COUNTY, TEXAS FEBRUARY 2024



**VICINITY MAP**  
SCALE: 1" = 2,000'

ENGINEER / SURVEYOR

**Kimley»Horn**

501 SOUTH AUSTIN AVENUE STATE OF TEXAS  
SUITE 1310 GEORGETOWN, TX 78626  
PH: (512) 418-1771  
CONTACT: ALEX GRANADOS, P.E.

OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC,  
2730 TRANSIT ROAD  
WEST SENeca, NEW YORK 14224-2523  
CONTACT: GORDON REGER

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THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**LEGAL DESCRIPTION:**

140.752 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.54, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

134.12 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BENCHMARK NOTE:**

BM #103 \*X\* SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 \*X\* SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

**Trip Generation Planner (ITE 10th Edition) - Summary Report**

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units or Bldg	Avg Rate	Rates			Total Trips						Net Trips after Internal Capture						Net Trips after Internal Capture & Pass-By									
							Daily	AM	PM	Daily	AM	PM	PM	Daily	AM	PM	PM	Daily	AM	PM	PM										
920	Retail	Shopping Center	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg	37.75	0.94	3.81	5,702	142	575	88	94	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	162	
932	Restaurant	High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	14.7	Avg	112.18	0.94	0.77	1,258	111	109	61	50	68	41	974	101	69	56	45	47	23	974	101	40	58	45	27	13	
934	Restaurant	Fast-Food Restaurant w/ D.T.	1,000 Sq Ft	General Urban/Suburban	6	Avg	470.95	40.19	32.67	2,829	241	195	123	118	102	94	2,188	220	125	114	106	71	53	2,188	112	62	58	54	35	27	
			<b>Total Office</b>	1,000 Sq Ft																											
			<b>Total Retail</b>	1,000 Sq Ft	233					5,702	142	575	88	94	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	162	
			<b>Total Restaurant</b>	1,000 Sq Ft	20.7					3,087	80	79	89	11	13	69	475	97	69	59	1	6	60								
			<b>Total Residential</b>	Dwelling Unit(s)																											
			<b>Total Hotel</b>	Room(s)																											
			<b>Total Other</b>																												
			<b>Grand Total</b>							10,450	574	959	341	233	459	500	8,340	500	703	304	196	331	372	8,340	350	457	248	144	205	252	

Notes:  
(1) AM and/or PM rates correspond to peak hour of generator.  
(2) Land use was removed in Trip Generation, 10 Edition; trip generation data from the ITE Trip Generation, 9th Edition.  
A Trip Generation data from ITE Trip Generation, 10th Edition.  
B All PM rates correspond to peak of adjacent street traffic (if data available).  
C Includes weekday rates only.  
D Total trips include pass-by trips w/ no internal capture.  
E Pass-by rates from ITE Trip Generation Handbook, 3rd Edition.  
F Internal capture rates from ITE Trip Generation Handbook, 3rd Edition.  
G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition.  
H Some data in shaded cells of column A.  
I ITE Codes entered on first 3 rows of table are assumed to be of mixed use and will be used in calculation of internal capture.

**SUBDIVISION NOTES**

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

- SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3,300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
- LOT FRONTAGE WIDTHS OF PUD-SF-1 SHALL BE AS FOLLOWS:
  - ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
  - LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN COMPLETED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
- EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
- LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

- NO DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
- THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
- 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN." AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	19.7	-	-
<b>TOTALS</b>	<b>477.8</b>		<b>1435-1536</b>

\* PUD MEDIUM DENSITY (10 UNITS/ACRE) (7 LUE/UNIT)  
\*\* COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)  
\*\*\* CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PARKLAND	
LAND USE	AREA (AC)
TOTAL AREA OF DEVELOPMENT	477.75
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9
*EXCESS OF REQUIRED PARKLAND	2.0

**TRAFFIC**

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Use Type	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

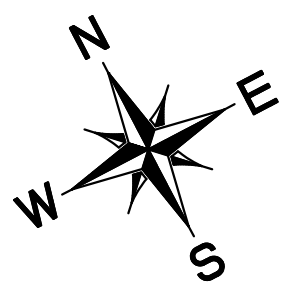
NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY,  
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT 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 OF COUNCIL.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
FELIZ FAIZ, CHAIRPERSON

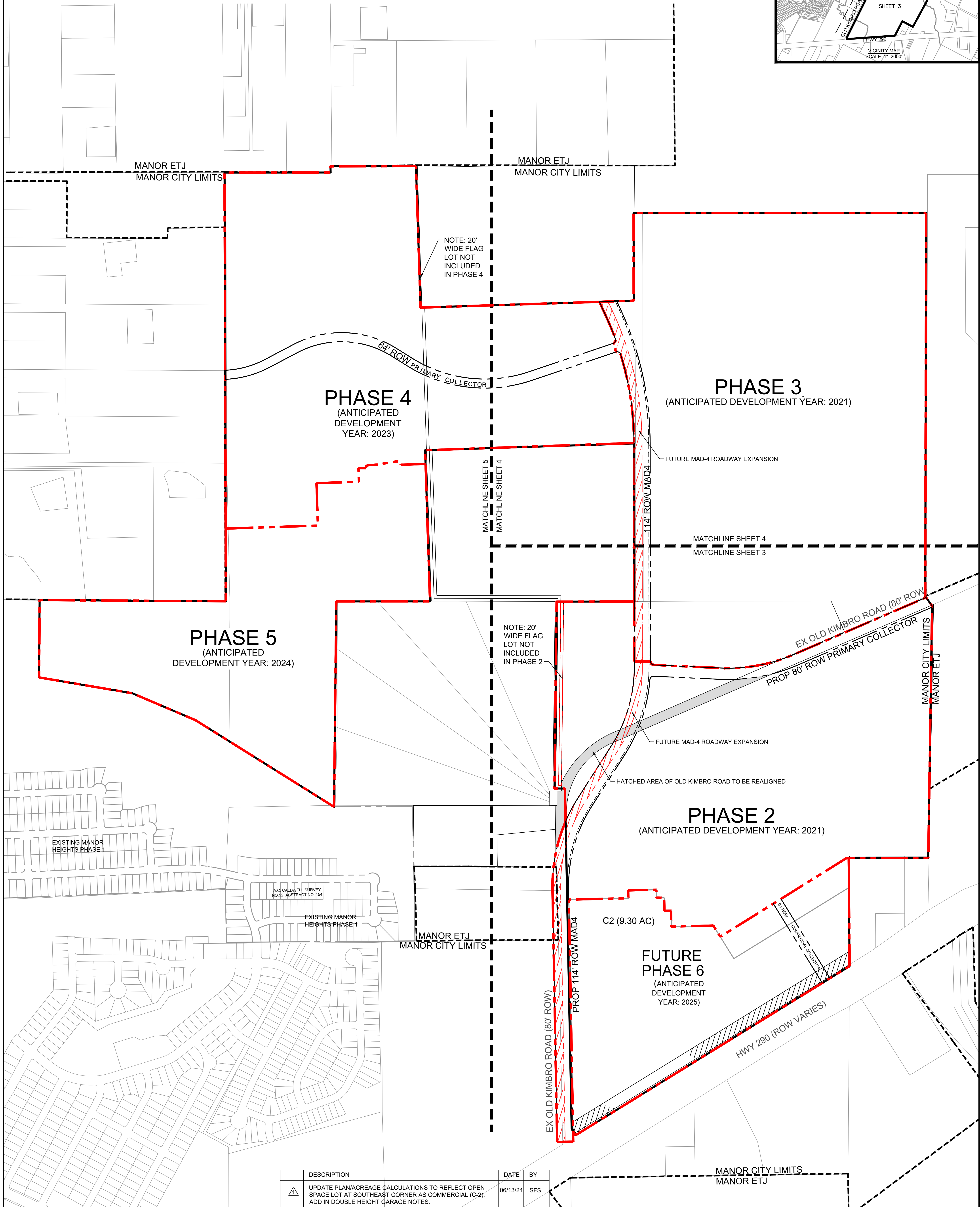
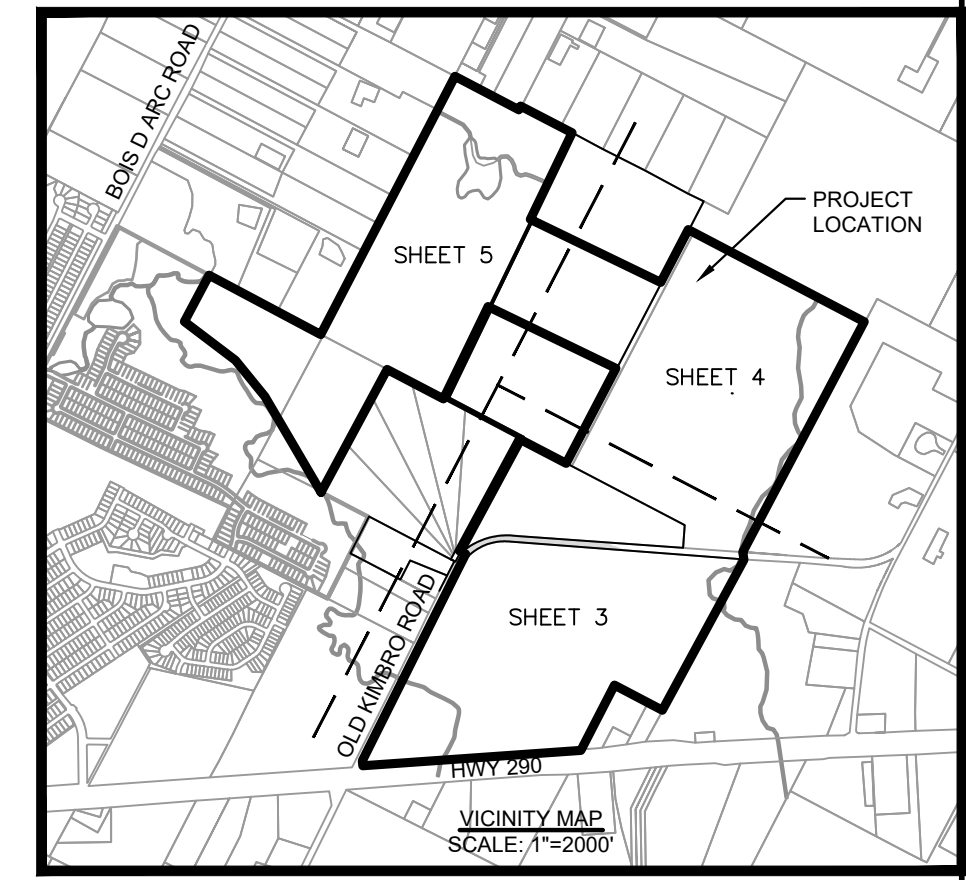
DESCRIPTION	DATE	BY
UPDATE PLAN/CREAGRE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS





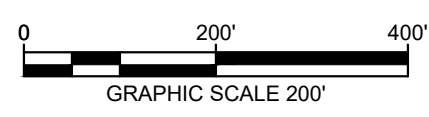
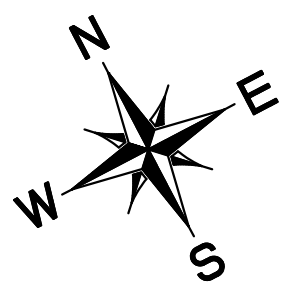
**LEGEND**

	PUD BOUNDARY
	PHASE LINE
	PROPOSED RIGHT OF WAY



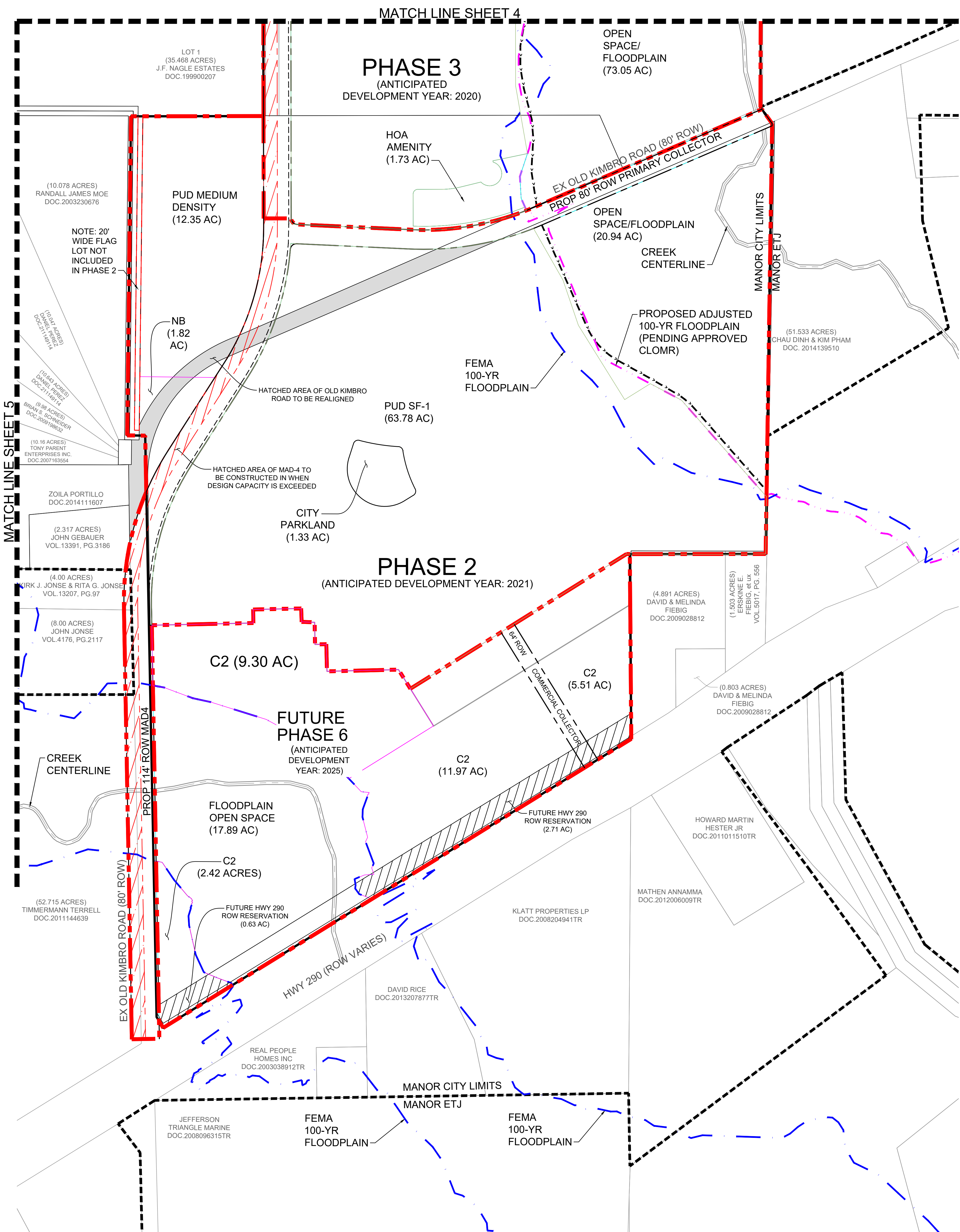
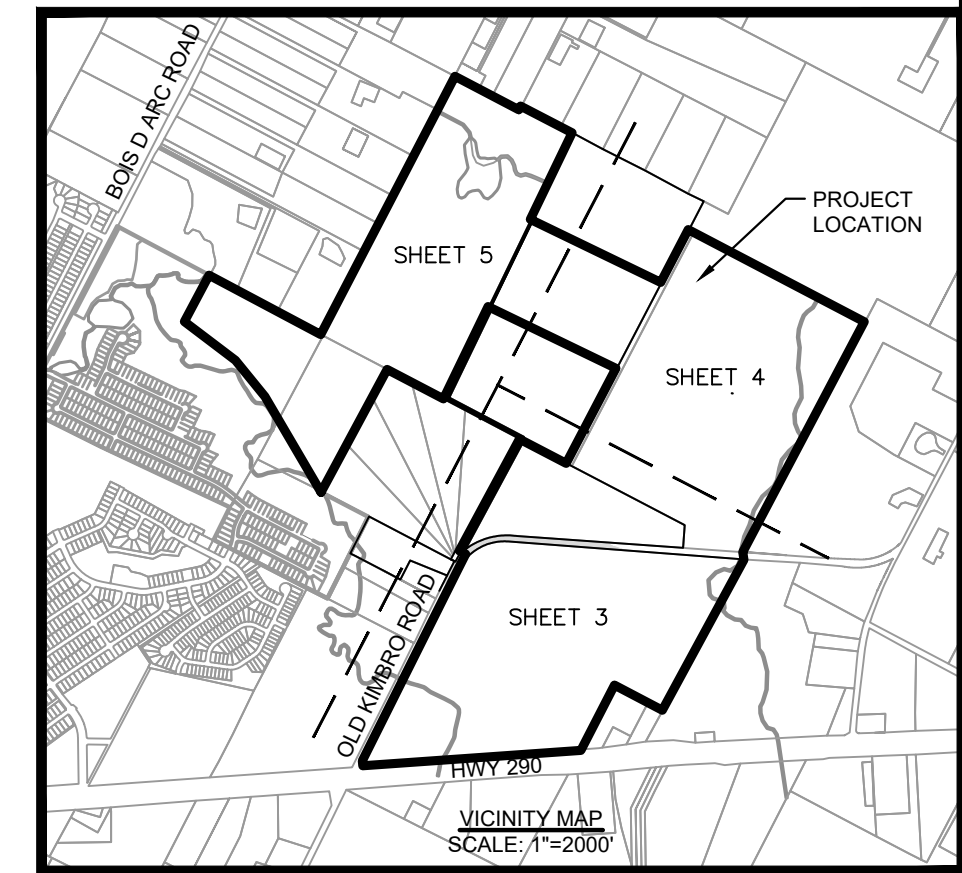
DESCRIPTION	DATE	BY
⚠️ UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS





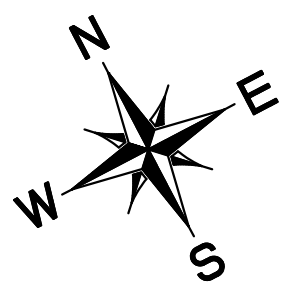
**LEGEND**

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



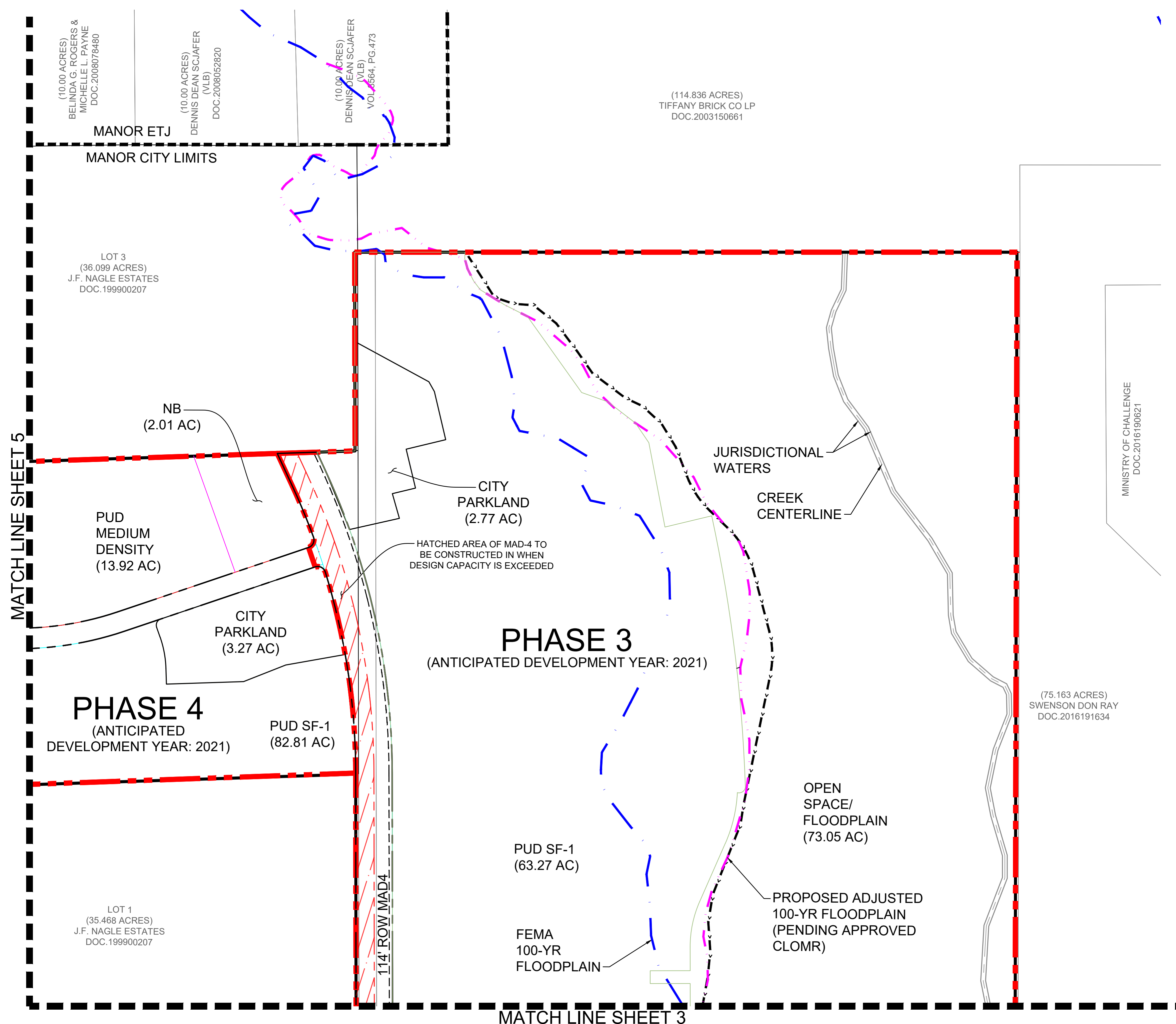
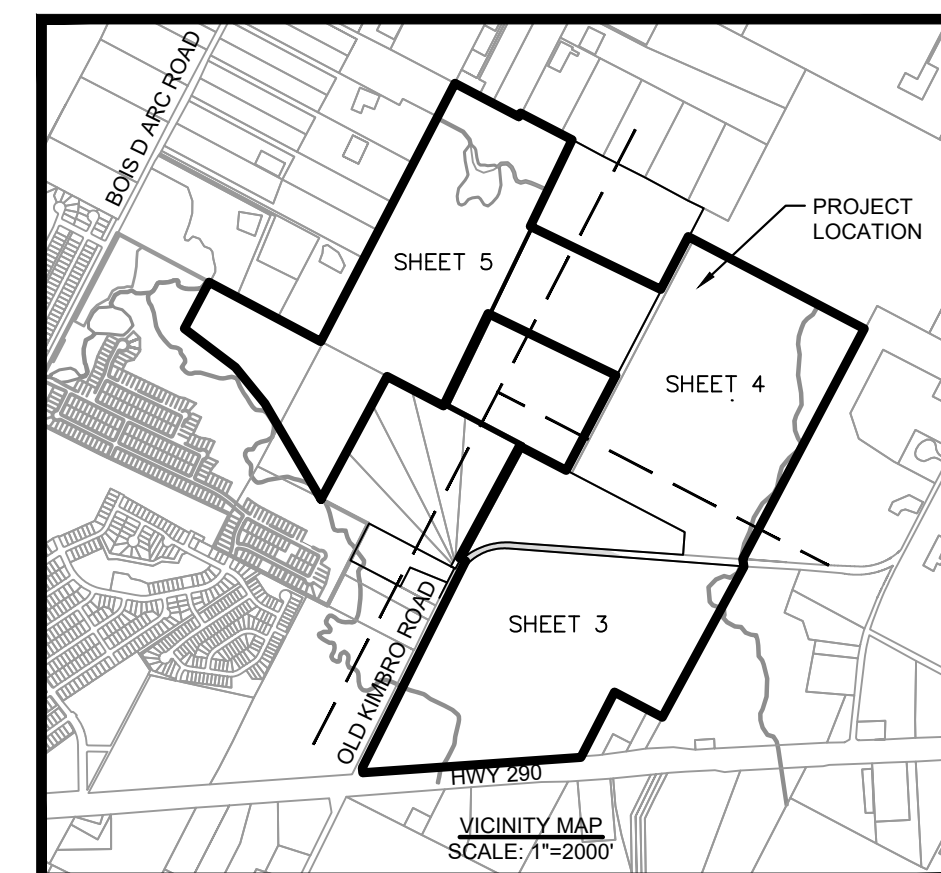
DESCRIPTION	DATE	BY
UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS





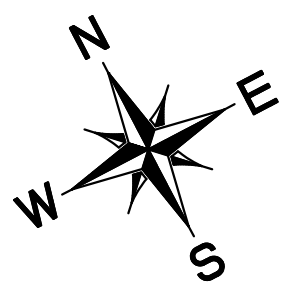
**LEGEND**

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



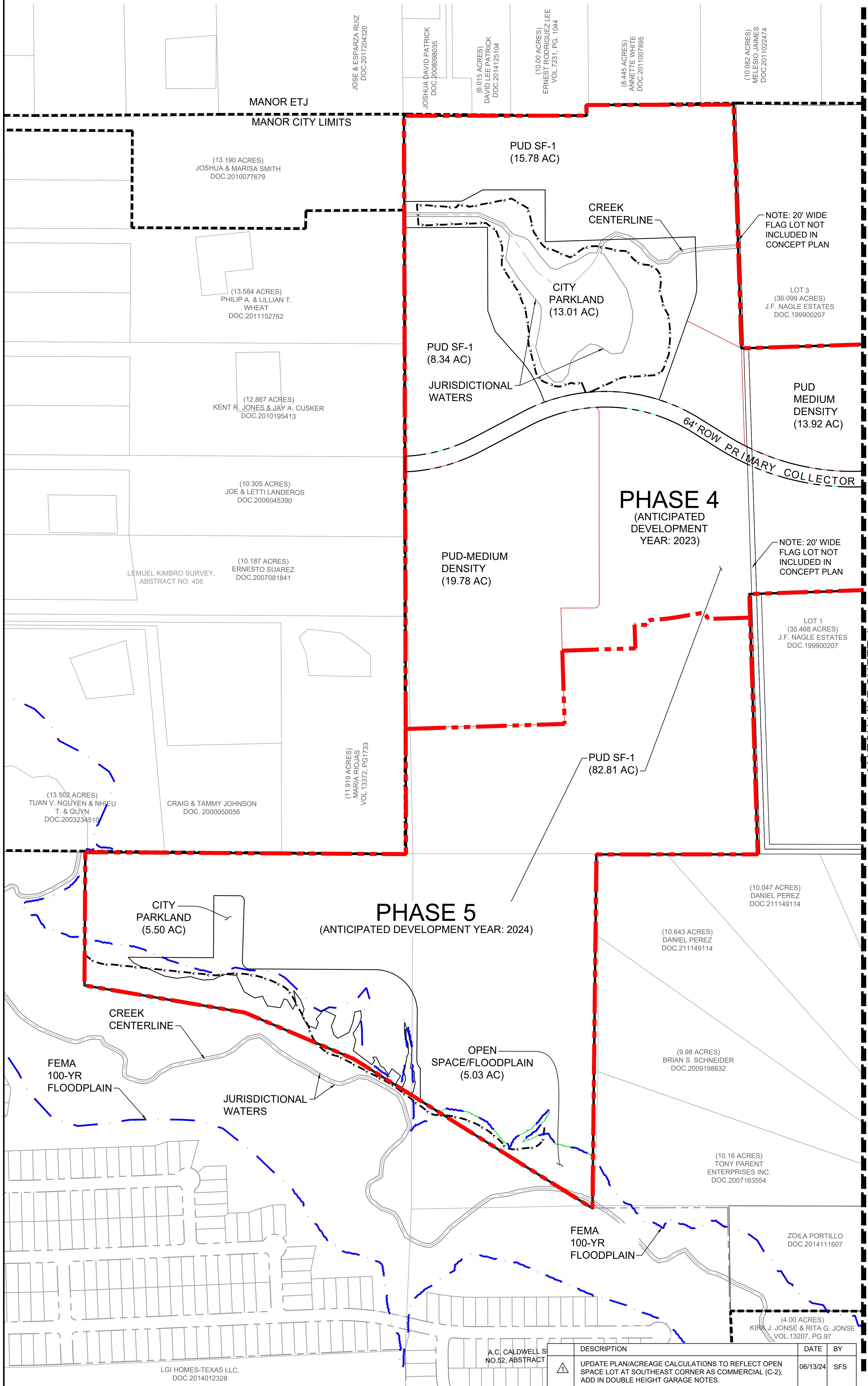
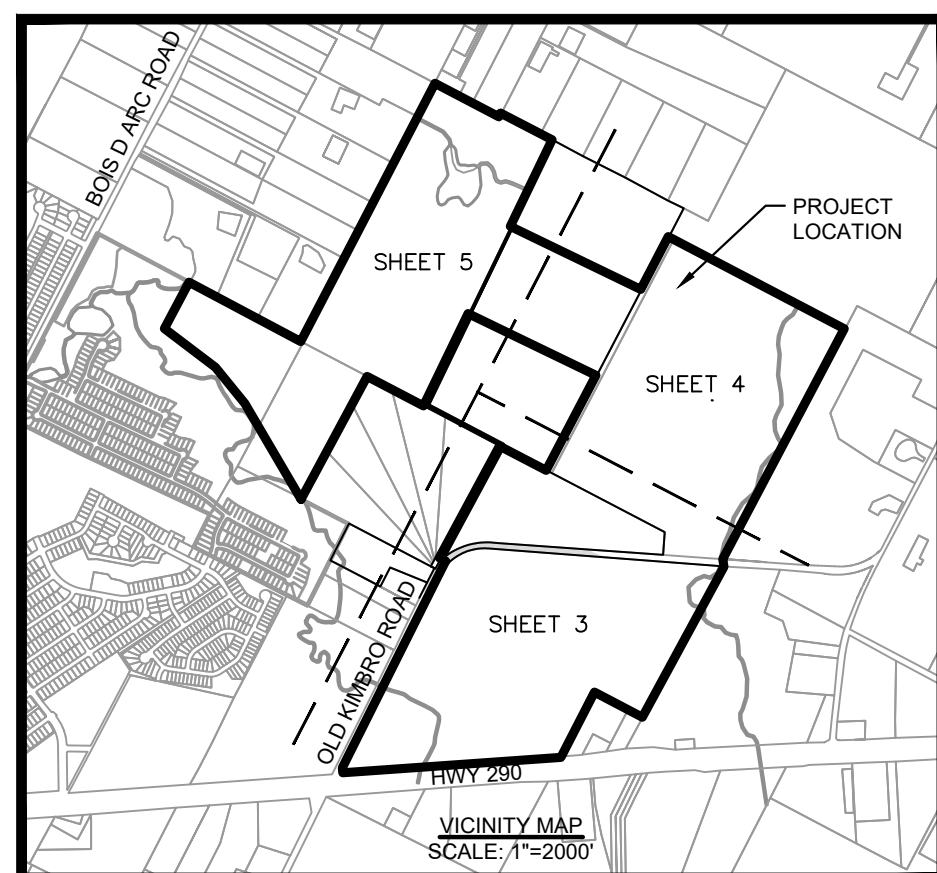
DESCRIPTION	DATE	BY
UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS





**LEGEND**

- PUD BOUNDARY
- TRAIL
- SHARED USE PATH
- PHASE LINE
- PROPOSED RIGHT OF WAY
- FEMA 100-YR FLOODPLAIN
- PROPOSED 100-YR FLOODPLAIN



MATCH LINE SHEET 4

DESCRIPTION	DATE	BY
UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/13/24	SFS

**ORDINANCE NO. 721**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 534 TO MODIFY THE PLANNED UNIT DEVELOPMENT LAND USE PLAN FOR THE MANOR HEIGHTS DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, the City of Manor, Texas (the “City”) has initiated that the property described hereinafter in Exhibit “A” attached hereto and incorporated herein as if fully set forth (the “Property”) be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

**Whereas**, Ordinance No. 534 was adopted by the City of Manor, Texas City Council (the “City Council”) on November 14, 2018;

**Whereas**, the City has initiated an amendment to Ordinance No. 534 in order to modify the Planned Unit Development Land Use Plan for the Manor Heights Subdivision Planned Unit Development;

**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.** Ordinance No. 534 is hereby modified and amended by replacing Exhibit “B” in its entirety and replacing with a new Exhibit “B” which is attached hereto and incorporated herein as if fully set forth as Exhibit “B” to include the modified Planned Unit Development Land Use Plan for the Manor Heights Planned Unit Development.

**Section 3. Amendment of Conflicting Ordinances.** Exhibit “B” of the City’s Ordinance No. 534 is hereby amended as provided in this Ordinance. 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.

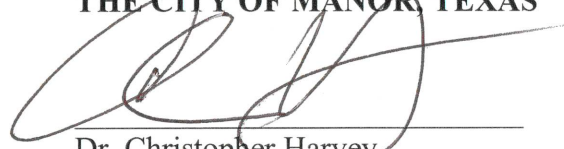
**Section 4. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas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

**ORDINANCE NO. 721**

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

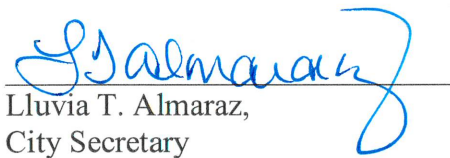
**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2<sup>nd</sup> day of October 2023.

**THE CITY OF MANOR, TEXAS**



Dr. Christopher Harvey,  
Mayor

**ATTEST:**



Luvia T. Almaraz,  
City Secretary



**EXHIBIT "A"**

## Property Legal Description:

90.089 acres out of the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being the tracts of land conveyed to RHOF, LLC, a Texas Limited Liability Company, per deed recorded as document No.2017194263 of the official public records of Travis County, Texas

44.0347 acres of land located in the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being a portion of that certain called 180.83 acres of land conveyed to Alma Juanita Meier, as described in Volume 11376, Page 676, Official Public Records of Travis County, Texas

267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONYVED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

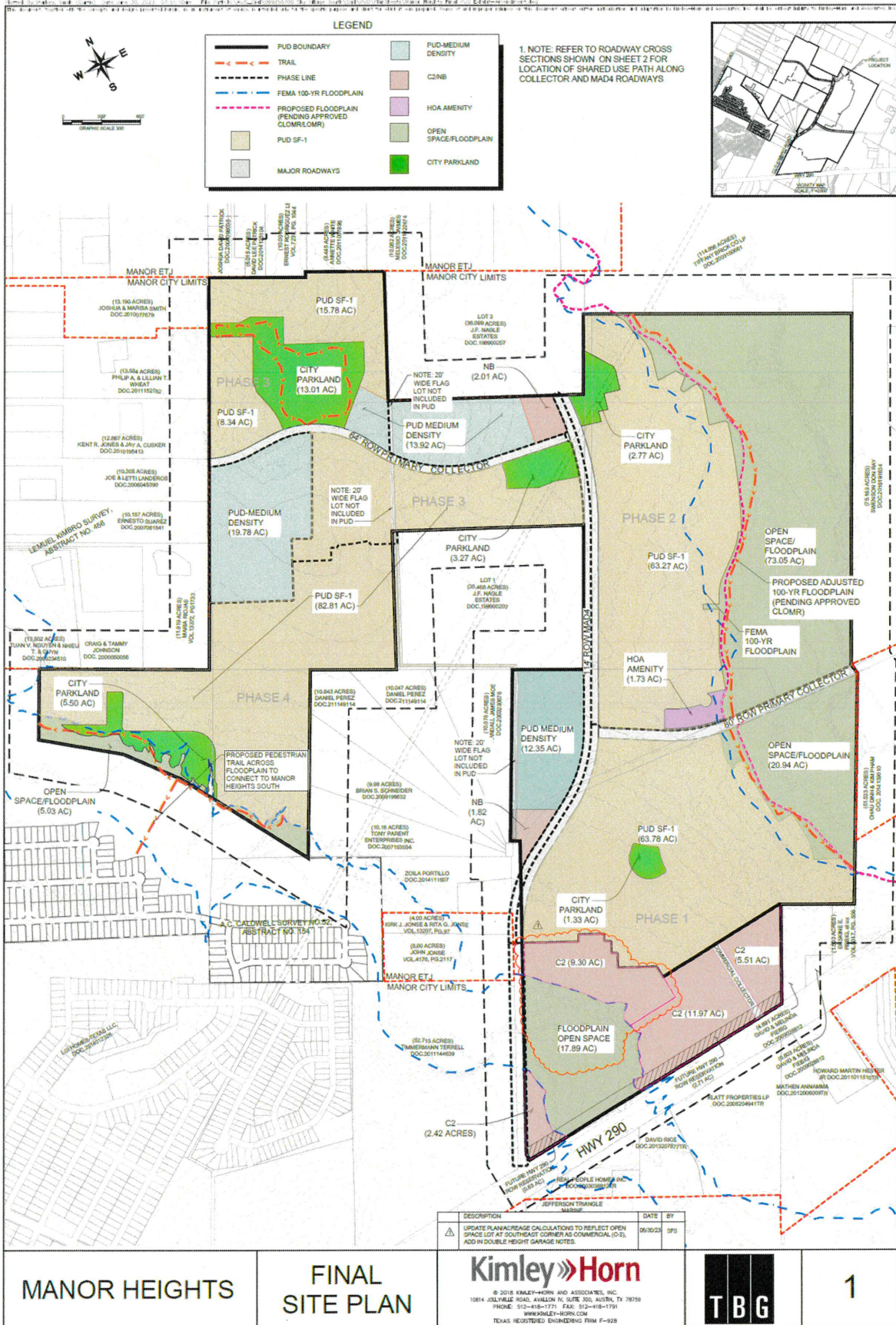
Westernmost 20 feet of LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

3.469 acres of land located in the Lemuel Kimbro Survey, Abstract Number 456, Travis County, Texas and being a portion of that certain tract of land conveyed to Sky Village Kimbro Estates, LLC, as recorded in 2017157471 of the official Records of Travis County, Texas

157.9603 acres out of the A.C. Caldwell survey No.52, Abstract 154 and the Lemuel Kimbro Survey No.64, Abstract 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No.201780865 of the official public records of Travis County, Texas

**EXHIBIT "B"**  
Planned Unit Development Land Use Plan  
[attached]













**Front Facades**  
Page 218

Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park or wall or fence between the facade and park is not a front facade. Both street-facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

Streetage Variety. The same elevation can be repeated no more than every fourth lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plus with the same elevation. No color palette may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 25 lots.

Variety of facade articulation. Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, bays, porches, porticoes, canopies, ornamental corners, ornamental and bay windows, vertical "dentation" offsets, peaked roof forms, arches, architectural details such as the work or moldings integrated into the facade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.



**Front-loaded Garage - Flush with Facade**  
Page 219

Garage doors flush with the street-facing facade require design features on the facade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead cave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.



**Front Entries**  
Page 220

On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.


Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.



**Front-loaded Garage - Projecting**  
Page 221

Garages projecting in front of the street-facing building facade may provide in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage facades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof




**Exteriors of Residential Buildings**  
Page 222

Materials. Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not painted), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%; masonry must be stone, brick or stucco.

Detailing. Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be consistent around the primary building; the percentage of design elements, materials and detailing may vary from facade to facade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.



**Garage Door Articulation**  
Page 223

Stain or paint colors for garage doors shall be compatible with the color palette of the building facade siding or trim of the home to de-emphasize the garage door and emphasize the architectural building facade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.



**Front-loaded Garage - Living Area Forward**  
Page 224

A garage door recessed from the face of the front facade that emphasizes the living area of the home from the street is a permitted garage type.



**Roofs and Overhead Structures**  
Page 225

Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead cave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead cave or the porte-cochere may extend five feet into the building setback line.

DESCRIPTION	DATE	BY
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AND COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/02/22	SFS

MANOR HEIGHTS

EXHIBIT B  
PUD DESIGN  
STANDARDS

**Kimley»Horn**  
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JULLYVILLE ROAD, AVAILON IV, SUITE 300, AUSTIN, TX 78758  
PHONE: 512-418-1771 FAX: 512-418-1757  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928



3





**MEDIUM DENSITY RESIDENTIAL**

All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

**Architectural style**  
A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

**Form and mass**  
A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

**Long walls and facades**  
Up to six attached dwellings may be attached in a single row as a group.

**Windows and transparency**  
All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.

Medium Density Residential

The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

Common Open Space



**Building roofs**  
On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

**Mechanical equipment screening**  
Roof-top mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

Medium Density Residential

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

Design Review and Enforcement



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)



DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)

DESCRIPTION	DATE	BY
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SPS

MANOR HEIGHTS	EXHIBIT B PUD DESIGN STANDARDS	 © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1814 JULYVILLE ROAD, AUSTON, TX, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1781 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #928		4
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Date: Wednesday, November 29, 2023

Sarah Starkey  
 Kimley-Horn & Associates  
 501 South Austin Ave, Suite 1310  
 Georgetown TX 78626  
 sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP  
 Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

Staff has completed its review of plans for the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment that is to be located at OLD KIMBRO RD, MANOR 78653. Comments from this review follow.

### **City Planning Review**

The following comments have been provided by Michael Burrell. Should you have any questions or require additional information regarding any of these comments, please contact Michael Burrell by telephone at (512) 215-8158 or by email at mburrell@manortx.gov.

- Include a lot count for the sections being changed.
- Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.
- Ensure that the mailout list is accurate. Only three property owners are listed.

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.

***Review of this submittal does not constitute a verification of all data, information, and calculations supplied by the applicant. 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.***

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 (512) 215-8158, or by e-mail at mburrell@manortx.gov.

Thank you,

11/29/2023 11:48:11 AM  
Manor Heights PH. 2,3,4,5,6 Concept Plan  
Amendment  
2023-P-1594-CP  
Page 2

Michael Burrell  
Development Services



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, April 22, 2024

Sarah Starkey  
Kimley-Horn & Associates  
501 South Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP  
Job Address: OLD KIMBRO RD, MANOR, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment (*Concept Plan*) submitted by Kimley-Horn & Associates and received on June 24, 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. Topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
- ii. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures. Existing utilities in this area.
- iii. Update anticipated timing of proposed phases of development.

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





1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, July 11, 2024

Sarah Starkey  
Kimley-Horn & Associates  
501 South Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP  
Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

We have conducted a review of the concept plan for the above-referenced project, submitted by Sarah Starkey and received by our office on June 24, 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



7/31/2024

## City of Manor Development Services

# Notification for a Subdivision Concept Plan Amendment

Project Name: Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment  
 Case Number: 2023-P-1594-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 a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan Amendment for Manor Heights PH. 2,3,4,5,6 being located at the northeast intersection of US HWY 290 W and Old Kimbro Rd., Manor, TX. Subdivision Concept Plan Amendments that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.**

***Applicant: Kimley-Horn & Associates***  
***Owner: RHOF LLC***

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 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 Amendment 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 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)

JONSE JOHN & RITA PO BOX 21 MANOR, TX 78653	BERUMEN ARMANDO JR & AMELIA J 13300 MILLEDGE PASS MANOR, TX 78653	RANGEL FRANCISCO CASTR 20303 LONE PEAK PASS MANOR, TX 78653
GUERRA CHRISTINA & ALEJANDRO 20305 LONE PEAK PASS MANOR, TX 78653	NGUYEN LE FAMILY TRUST 808 HEDGESTONE WAY MODESTO, CA 95355	CALDWELL CHARLES K 20309 LONE PEAK PASS MANOR, TX 78653
ELLINGTON AARON & SHANNON 20515 LONE PEAK PASS MANOR, TX 78653	NAVA KEVIN JORDAN & DAHAJIRA IVETTE L 20406 LONE PEAK PASS MANOR, TX 78653	CONTINENTAL HOMES OF TEXAS LP 10700 PECAN PARK BLVD STE 400 AUSTIN, TX 78750
HERNANDEZ ALEISHA JEAN & JOSE LEON 20412 LONE PEAK PASS MANOR, TX 78653	PERNESKY MATTHEW & TRACY 20307 LONE PEAK PASS MANOR, TX 78653	LE BRIAN & HUYEN THI MINH NGUYEN 20308 LONE PEAK PASS MANOR, TX 78653
JUN SARAH & JASON J 20506 LONE PEAK PASS MANOR, TX 78653	TIMMERMAN COMMERCIAL INVESTMENTS LP 501 VALE ST AUSTIN, TX 78746	GEBAUER JOHN JR 13330 OLD KIMBRO RD MANOR, TX 78653
KARCHER CHRISTOPHER RYAN 1001 CASHEW LN CEDAR PARK, TX 78613	CORDOVA CRISTAL & MARICELA CORDOVA 20300 LONE PEAK PASS MANOR, TX 78653	FORESTAR USA REAL ESTATE GROUP INC 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
HERNANDEZ JOSE M & MA SALUSTIA ALICIA 20304 LONE PEAK PASS MANOR, TX 78653	GEBRE GULILAT GIRMA 20306 LONE PEAK PASS MANOR, TX 78653	RANGANATHAN SURESH BERI 20500 LONE PEAK PASS MANOR, TX 78653
HUYNH TRUC LE MINH & PHUONG TU HAN 20403 PHEBE FOSTER ST MANOR, TX 78653	ROSEMOND KERRICK JR & WHITNEY 13302 MILLEDGE PASS MANOR, TX 78653	GUZMAN FRANKLIN PERLA SR & DANIEL ANTHONY BIS 13308 MILLEDGE PASS MANOR, TX 78653
GEBRELULE KIDANE ASGEDE & NATSNET SIMON KESE 13310 MILLEDGE PASS MANOR, TX 78653	VALLADARES VICTOR R & SUSANA VALLADERES 13300 LONE PEAK CV MANOR, TX 78653	FENNIX TURRAN CORTEZ 20403 LONE PEAK PASS MANOR, TX 78653
MORONFOLU QUWIYAT FOLAWUMI 20402 LONE PEAK PASS MANOR, TX 78653	CONTINENTAL HOMES OF TEXAS LP 10700 PECAN PARK BLVD STE 400 AUSTIN, TX 78750	JONSE KIRK J & CATHY W 13326 OLD KIMBRO RD MANOR, TX 78653

PARKS CATHERINE & GREG  
13304 MILLEDGE PASS  
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP  
10700 PECAN PARK BLVD STE 400  
AUSTIN, TX 78750

GUERRERO ALAN Item 1.  
20509 LONE PEAK PASS  
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

HIGGINS JON TERRENCE & DEMETRA  
RENEE WILLIAMS & SAM CALLOWAY  
HIGGI  
20508 LONE PEAK PASS  
MANOR, TX 78653

NGUYEN DUSTIN & CHAN HONG PHAM  
& KATHY NGUYEN  
9888 CASTELLI WAY  
ELK GROVE, CA 95757

PADRON LEONARDO SANCHEZ SR &  
ANA KARINA LEURA R  
20409 LONE PEAK PASS  
MANOR, TX 78653

LUCENA FREDDIE  
13304 LONE PEAK CV  
MANOR, TX 78653

DZURISIN CARA & ERIC  
13306 LONE PEAK CV  
MANOR, TX 78653

JEIZAN ELHAM  
2900 CENTURY PARK BLVD APT 303  
AUSTIN, TX 78727

BALBOA JESSICA THALIA & JOSE LUIS  
RODRIGUE  
20408 LONE PEAK PASS  
MANOR, TX 78653

ROBERTS RICHARD JUMBOSEBIETOMA  
& DESIREE MICHELLE L  
20401 LONE PEAK PASS  
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &  
BENIGNO TORRES ROSS Y  
20400 LONE PEAK PASS  
MANOR, TX 78653

PENA DANY ARIEL & YARETH BARRIOS  
RODRIGUEZ  
20513 LONE PEAK PASS  
MANOR, TX 78653

WHITFIELD SHARON  
20510 LONE PEAK PASS  
MANOR, TX 78653

RHOF LLC  
2730 TRANSIT RD  
WEST SENECA, NY 14224

NGUYEN LE FAMILY TRUST THE  
808 HEDGESTONE WAY  
MODESTO, CA 95355

CUADRADO DAIRON LABARGA  
20302 LONE PEAK PASS  
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

HO STEVEN A & KATIE LAM-HO  
20311 LONE PEAK PASS  
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

MENDOZA ELIZABETH & ZACHARY N  
HUDSON  
20416 LONE PEAK PASS  
MANOR, TX 78653

PADRON ALMA BEATRIZ MEDRANO &  
JESHUA MEDRANO MON  
20401 PHEBE FOSTER ST  
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP  
10700 PECAN PARK BLVD STE 400  
AUSTIN, TX 78750



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.**

*Applicant: Kimley-Horn*

*Owner: Kenneth and Suanna Tumlinson*

**BACKGROUND/SUMMARY:**

This Concept Plan has been approved by our engineers. Multi-family zoning for this property was approved by Ordinance 737 in March 2024. The developer has partnered with the city’s Public Facilities Corporation (PFC) to provide the units at a subsidized rate. The development is proposed to have 324 units and through the TIA and development agreement, there are proposed turn lane improvements at the site driveway, a realignment of Suncrest and Tower Road, and a signal at Suncrest and FM 973.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Concept Plan
- Aerial Location Image
- Conformance Letter
- Notice
- Mailing Labels

**ACTIONS:**

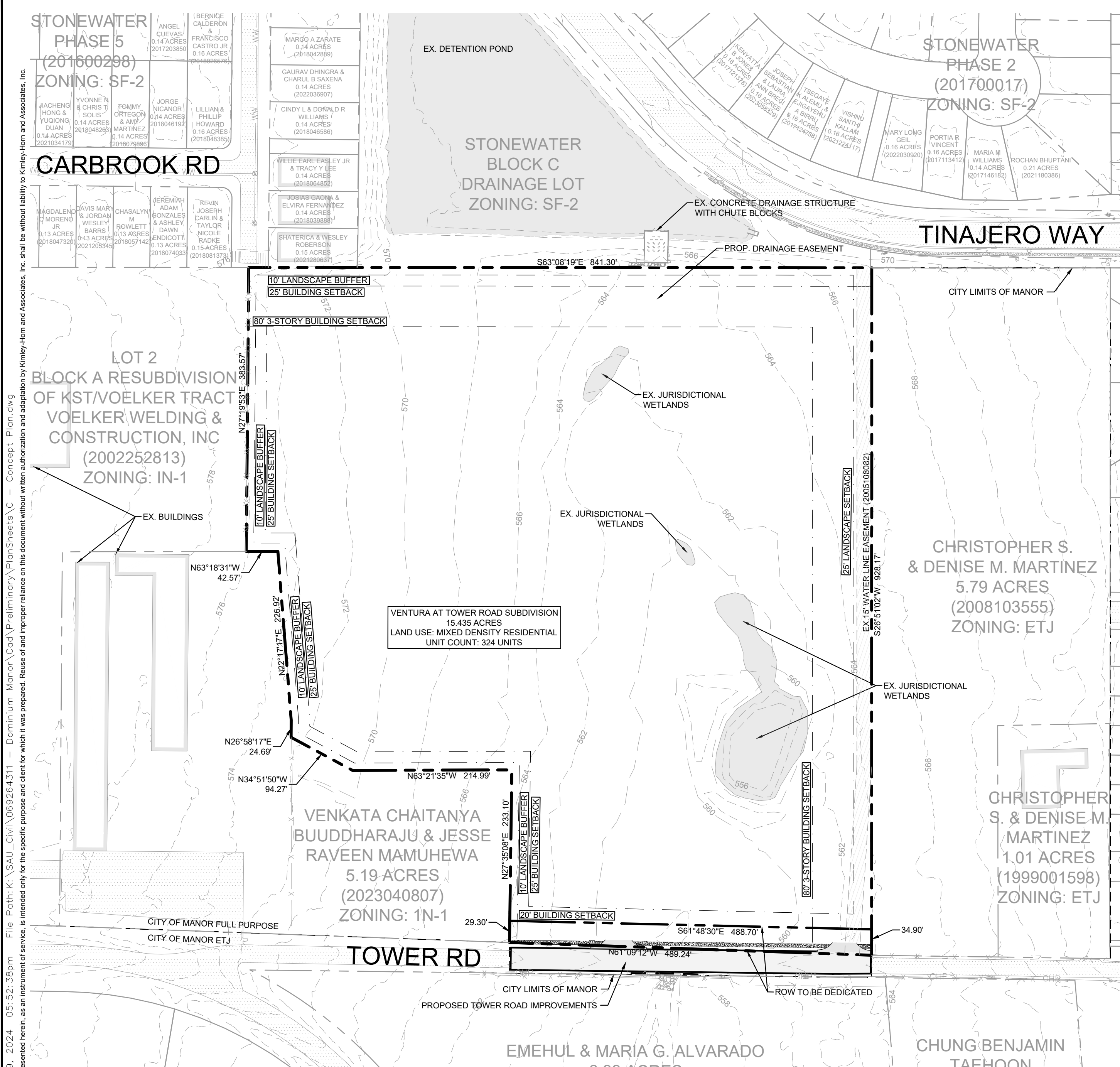
<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Open, Close, Postpone

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

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





Plotted By: Henry, Dean Date: July 29, 2024 05:52:35pm File Path: K:\SAU\_Civil\069264311 - Dominion Manor\Cad\Preliminary\PlanSheets\C - Concept Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**Table 2 – 2025 Site Trip Generation**

Land Uses	Quantity	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) <sup>1</sup>	324 DU	220	2,153	30	94	124	101	59	160
<b>TOTAL TRIPS</b>			<b>2,153</b>	<b>30</b>	<b>94</b>	<b>124</b>	<b>101</b>	<b>59</b>	<b>160</b>

Notes:  
 1. Multifamily Housing (Low-Rise)  
 • Daily: T = 6.41(X) + 75.31  
 • AM: T = 0.31(X) + 22.85  
 • PM: T = 0.43(X) + 20.55

**LEGEND**

- PROPERTY LINE
- EXISTING OVERHEAD POWER LINE
- EXISTING POWER POLE
- EXISTING FIRE HYDRANT

**VICINITY MAP**  
SCALE: 1" = 2,000'

**SITE SUMMARY**

**PROJECT NAME:** VENTURA AT TOWER ROAD  
**SITE ADDRESS:** 12100 TOWER RD  
**CURRENT ZONING:** MF-2

**DEVELOPER:** MANOR LEASED HOUSING DEVELOPMENT I, LLC  
 C/O DOMINIUM MARK S. MOOREHOUSE AND NEAL M. ROUTE  
 2905 NORTHWEST BLVD., PLYMOUTH, MN

**OWNER:** KENNETH R. & SUSAN M TUMLINSON  
 PO BOX 869 LEXINGTON, TX 78947

**ENGINEER / OWNER'S AGENT:** ANDREW GRAHAM, P.E.  
 5301 SOUTHWEST PARKWAY BLDG 2, SUITE 100 AUSTIN, TX 78735  
 PHONE (737) 787-7268

**SURVEYOR:** DANIEL R. ARTHUR, R.P.L.S. (TX)  
 400 N OKLAHOMA DR STE 105, CELINA, TX 75009  
 PHONE (469) 501-2172

**LEGAL DESCRIPTION:** ABS 315 SUR 63 GATES G ACR 15.4872 (1-D-1)

**FLOODPLAIN:** NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

**NOTES**  
 LAND USE = MIXED DENSITY NEIGHBORHOOD  
 UNIT COUNT = 324 UNITS  
 REQUESTED WATER LUE'S = 165 LUE'S  
 REQUESTED WASTEWATER LUE'S = 165 LUE'S  
 ANTICIPATED TRAFFIC GENERATION = REF. TABLE 2 THIS SHEET AND TIA DATED MAY 3, 2024

**SUBMITTAL LOG:**  
 FIRST CITY SUBMITTAL WEDNESDAY MAY 22, 2024  
 SECOND CITY SUBMITTAL MONDAY JULY 29, 2024

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: \_\_\_\_\_  
 CHAIRPERSON CITY SECRETARY

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

5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
 Austin, Texas 78746  
 PHONE: 512-646-2237  
 WWW.KIMLEY-HORN.COM  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 TBPE Firm No. 928

07/29/2024

KHA PROJECT	DATE	SCALE:	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069264311	JULY 2024	AS SHOWN	ABG	ARP	ABG

**CONCEPT PLAN**

**VENTURA AT TOWER ROAD**  
 CITY OF MANOR  
 TRAVIS COUNTY, TEXAS









1500 County Road 269  
Leander, TX 78641

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

Date: Friday, June 28, 2024

Andy Graham  
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1657-CP  
Job Address: 12100 Tower Rd, Manor 78653

Dear Andy Graham,

We have conducted a review of the concept plan for the above-referenced project, submitted by Andy Graham and received by our office on June 03, 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



7/31/2024

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: Ventura At Tower Road Apartments Concept Plan  
 Case Number: 2024-P-1657-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 a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan for the Ventura at Tower Road Apartments being located near the intersection of Tower Rd. and Suncrest Rd., specifically at 12100 Tower Rd, Manor, TX. Subdivision Concept Plans that meet the city’s requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Kenneth and Suanna Tumlinson***

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 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 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)



BHATNAGAR APARNA & VISHAL  
11913 RIPARIAN RD  
MANOR TX 78653-2055

JONES KENYATTA B  
11917 RIPARIAN RD  
MANOR TX 78653-2055

BRECI JOSEPH SEBASTIAN &  
11921 RIPARIAN RD  
MANOR TX 78653-2055

ALEMU TSEGAYE K  
11925 RIPARIAN RD  
MANOR TX 78653-2055

KALLAM VISHNU SANTHI  
24300 SW HIDDEN VALLEY RD  
PECULIAR MO 64078-8879

GEIL MARY LONG  
11933 RIPARIAN RD  
MANOR TX 78653-2055

VINCENT PORTIA R  
11937 RIPARIAN RD  
MANOR TX 78653-2055

WILLIAMS MARIA M  
12001 RIPARIAN RD  
MANOR TX 78653-2056

BHUPTANI ROCHAN  
752 SPRINGFIELD DR  
CAMPBELL CA 95008-0912

RESENDEZ RAFAELA  
12009 RIPARIAN RD  
MANOR TX 78653-2056

KIMARARUNGU FIDELE & ODETTE  
NYABIRORI KWIZERA  
12013 RIPARIAN RD  
MANOR TX 78653-2056

SPARKS DOUGLAS E & GLENDA G  
12017 RIPARIAN RD  
MANOR TX 78653-2056

WAN CHOR HONG & EMILY LY  
11936 RIPARIAN RD  
MANOR TX 78653-2055

WALCOTT PIA CARA ANGELA VELARDE &  
JASON E  
11932 RIPARIAN RD  
MANOR TX 78653-2055

SW HOMEOWNERS ASSOCIATION INC  
9601 AMBERGLEN BLVD STE 150  
AUSTIN TX 78729-1190

ROBERSON SHATERICA & WESLEY  
ROBERSON  
ESTUARY RD  
MANOR TX 78653-2066

GAONA JOSIAS & ELVIRA FERNANDEZ  
14405 ESTUARY RD  
MANOR TX 78653-2066

EASLEY WILLIE EARL JR  
14409 ESTUARY RD  
MANOR TX 78653-2066

SW HOMEOWNERS ASSOCIATION INC  
9601 AMBERGLEN BLVD STE 150  
AUSTIN TX 78729-1190

WILLIAMS CINDY L & DONALD R  
14413 ESTUARY RD  
MANOR TX 78653-2066

DHINGRA GAURAV  
2688 COREY PL  
SAN RAMON CA 94583-2405

CALDERON BERNICE  
11737 CAMBRIAN RD  
MANOR TX 78653-3442

CUEVAS ANGEL  
11733 CAMBRIAN RD  
MANOR TX 78653-3442

HOLOMON ALISSA  
820 MODRELL BLVD  
ELKHART IN 46514-3419

RODRIGUEZ VERONICA M  
11725 CAMBRIAN RD  
MANOR TX 78653-3442

MUJICA MORALES RIGOBERTO  
11721 CAMBRIAN RD  
AUSTIN TX 78653-3442

HOWARD LILLIAN & PHILLIP  
11740 CARBROOK RD  
MANOR TX 78653-2065

NICANOR JORGE  
11736 CARBROOK RD  
MANOR TX 78653-2065

ORTEGON TOMMY & AMY MARTINEZ  
11732 CARBROOK RD  
MANOR TX 78653-2065

SOLIS YVONNE N & CHRISTOPHER T  
11728 CARBROOK RD  
MANOR TX 78653-2065

HONG JIACHENG  
1436 CABRILLO AVE  
BURLINGAME CA 94010-4709

VOELKER WELDING & CONSTRUCTION  
14401 FM 973 N  
MANOR TX 78653

BUDDHARAJU VENKATA CHAITANYA  
1401 WEST AVE STE B  
AUSTIN TX 78701-1527

TUMLINSON KENNETH R & SUANNA M  
PO BOX 869  
LEXINGTON TX 78947

MARTINEZ CHRISTOPHER S  
12200 TOWER RD  
MANOR TX 78653-4540

CHUNG BENJAMIN TAEHOON  
PO BOX 812  
MANOR TX 78653-0812

CHUNG BENJAMIN TAEHOON  
PO BOX 812  
MANOR TX 78653-0812

ALVARADO EMEHUL & MARIA G  
12101 TOWER ROAD  
MANOR TX 78653-4541

MARTINEZ CHRISTOPHER S  
12200 TOWER RD  
MANOR TX 78653-4540



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

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**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action to approve the Planning and Zoning Commission minutes for:**

- July 10, 2024, Planning and Zoning Commission Workshop; and
- July 10, 2024, Planning and Zoning Commission Regular Session.

**BACKGROUND/SUMMARY:**

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- July 10, 2024, Planning and Zoning Commission Workshop Minutes; and
- July 10, 2024, Planning and Zoning Commission Regular Session Minutes.

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve the consent agenda.

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





**PLANNING AND ZONING COMMISSION  
WORKSHOP MINUTES  
JULY 10, 2024**

This meeting was live streamed on Manor's YouTube Channel at:  
<https://www.youtube.com/@cityofmanorsocial/streams>

**PRESENT:**

**COMMISSIONERS:**

- Felix Paiz, Chair, Place 4 (Absent)
- Prince Chavis, Vice Chair Place 2
- Julie Leonard, Place 1 (Absent)
- Gabrielle Orion, Place 3
- Jeffrey Stensland, Place 5
- Cecil Meyer, Place 6
- James Terry, Place 7 (Absent)
- Gabriel Nila, Alternate No. 1
- Vacant, Alternate No. 2

**CITY STAFF:**

- Scott Dunlop, Development Services Director
- Mandy Miller, Development Services Supervisor

**WORKSHOP: 5:30 P.M.**

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

With a quorum of the Planning and Zoning (P&Z) Commission present, the Workshop of the Manor P&Z Commission was called to order by Vice Chair Chavis at 5:36 p.m. on Wednesday, July 10, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

*Commissioner Chavis requested Commissioner Gabriel Nila, Alternate No. 1, join the dais in the position of Place 7.*

**REGULAR AGENDA**

**1. Planning and Zoning Commission Workshop Series:**

- 1. Goals**
- 2. Powers and Duties**
- 3. Meeting Policies and Procedures**
- 4. 2050 Comprehensive Plan**
- 5. Development Code Overview**
- 6. Future Workshop Dates and Times**

Director Dunlop gave a presentation over the topics of discussion for the upcoming P&Z Commission Workshop Series. *See attached.*

Director Dunlop explained the Workshop Binders and the contents contained in them.

Director Dunlop recommended establishing future dates where a larger period of time could be allocated to the workshop. Vice Chair Chavis suggested sending out an email poll of potential dates to see who would be available.

Director Dunlop answered questions pertaining to Commissioners who sit on other committees. He stated the committees that had Commissioner involvement were the CIF Advisory Committee and the Public Tree Care Committee. Vice Chair stated he would like those Commissioners to start updating the P&Z Commission so they can be more informed. He stated it would allow the Commission the ability to see ways they can assist with the City's goals.

Director Dunlop responded to questions about the recommended steps for code amendment action items and unified code modification.

Discussion was held regarding committees outside of the P&Z Commission. Director Dunlop explained who was involved. He provided a summary of the establishment of those committees.

The P&Z Commission held a discussion regarding forming subcommittees.

Vice Chair Chavis highlighted the areas he felt the Commission should focus on as part of their duties which would be:

1. The Commission would need to start set goals and deadlines for reporting to City Council recommendations regarding potential changes to the Comprehensive Plan.
2. Consider creating a committee to generate and submit a list of recommended Capital Improvements and recommend how it is implemented into the Comprehensive Plan.
3. Selecting a committee to undertake the task of making recommendations on the design or alteration and on the location or relocation of works of art which are, or may become, the property of the city.
4. Dividing the tasks laid out in the Workshop agenda the Commissioners to report to the Commission with recommendations.

Director Dunlop explained the Council's Capital Improvement Committee and how it worked with recommendations coming from the P&Z Commission.

Discussion was held regarding city planning classes or other educational opportunities for the Commissioners. Vice Chair Chavis stated he felt at least 2 Commissioners should be attending these types of classes and reporting back. He stated he would be researching cost associated with the classes and would be submitting an action item at an upcoming meeting.

Vice Chair suggested making a priority To-Do list for tackling the items they need to accomplish.

Commissioner Stensland suggested focusing first on the short and mid-term transportation and land development items. He stated he did not feel the City Code of Ordinance and the Comprehensive Plan completely line up with one another. He felt it should be a priority to set a standard and get action items to Council for consideration.

Commissioner Orion stated that the discussion was mostly confined to three different categories, which included education, policies and procedures, and future goals. She suggested appointing groups of people (2 or 3 people in each) to specific tasks for a more productive outcome. She requested clarification of next steps for each Commissioner.

Director Dunlop stated next steps would be selecting a date and time for the next workshop. He proposed including the categories in the poll that would be sent out to allow individuals to participate in the categories they were most interested in. At the next meeting, we could start setting up the groups and setting up priorities for each group. The goal is to send items to Council that they would approve.

Director Dunlop reviewed the orders or categories would be powers and duties, policies, and procedures, and then the Comp. Plan implementation to prepare for the potential Joint Workshop in September. The focus being setting a good foundation to move forward into the code.

Director Dunlop stated the subdivision code is one of the oldest codes. He stated one of the things on the City’s to do list has been creating a joint development code with Travis County for our ETJ. He reviewed the current procedures for plotting land in the ETJ.

Discussion was held regarding future workshops.

Vice Chair Chavis requested everyone to work on the Powers and Duties Section (Tabs 1 and Tab 2 in the Binders). He stated he would like everyone to arrive at the next meeting with red-lined items to consider.

**ADJOURNMENT**

Vice Chair Chavis adjourned the Workshop of the Manor Planning and Zoning Commission at 6:25 p.m. on Wednesday July 10, 2024.

The Planning and Zoning Commission approved these minutes on August 14, 2024.

**APPROVED:**

\_\_\_\_\_  
Felix Paiz  
Chairperson

**ATTEST:**

\_\_\_\_\_  
Mandy Miller  
Development Services Supervisor



# Planning and Zoning Commission Workshop

Workshop 1: July 10, 2024



# Agenda

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- Workshop goals
- Planning and Zoning Commission powers and duties
- Meeting Policies and Procedures
- 2050 Comprehensive Plan
- Development Code Overview
- Future workshop dates and times

# Workshop Goals

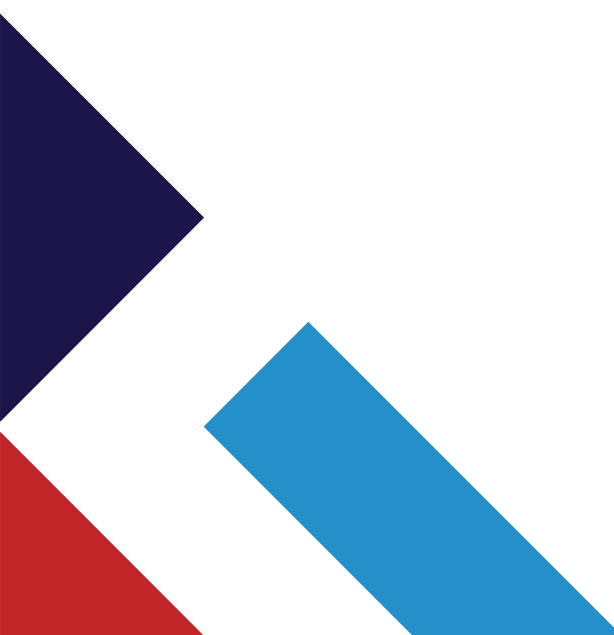
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# Workshop Goals

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- Provide the City Council with a recommended “Boards, Committees, and Commissions Policies and Procedures Handbook” for approval
- Review and make recommendations to the Planning and Zoning Commission’s Powers and Duties
- Review the 2050 Comprehensive Plan and its action items
- Review and make recommendations to the City’s land development codes including:
  - *Zoning* – land uses, architectural requirements, massing standards, specific uses, nonconformities, processes
  - *Subdivision* – platting requirements, design standards for drainage, transportation, water, wastewater, blocks and lots, parkland, processes
  - *Site Development* – parking standards, landscaping and screening, signage, outdoor lighting, wireless transmission facilities
- Any additional goals?



# P&Z Powers and Duties

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# P&Z Texas Statutory Authority

## Tex. Local Govt Code (TLGC):

### Section 211.007 - Zoning Commission

- To exercise the powers authorized by this subchapter, the governing body of a home-rule municipality shall...appoint a zoning commission. The commission shall recommend boundaries for the original zoning districts and appropriate zoning regulations for each district.

### Section 211.003 – Zoning Regulations Generally

- The governing body of a municipality may regulate:
  - The height, number of stories, and size of buildings and other structures
  - The percentage of a lot that may be occupied
  - The size of yards, courts, and other open spaces
  - Population density
  - The location and use of buildings, other structures, and land for business, industrial, residential, and other purposes, and
  - The pumping, extraction, and use of groundwater by persons other than retail utilities...
- ... a home-rule municipality may also regulate the bulk of buildings

# P&Z City Charter Authority

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## City Charter Authority – Article X: Section 10.04. - Planning and Zoning Commission

- Establish and maintain a Commission of qualified voters who live within the City
- At least 5 members, but if the additional members are added, they may be from the extraterritorial jurisdiction (ETJ)
- Members are appointed by the City Council
- A minimum of two-thirds of the members shall not be directly or indirectly related to the real estate or land development industries
- Elect a Chair and Vice Chair annually
- Vacancies are filled by the City Council for unexpired terms



# P&Z City Charter Powers and Duties

## City Charter Authority – Article X:

### Section 10.05 – Powers and Duties

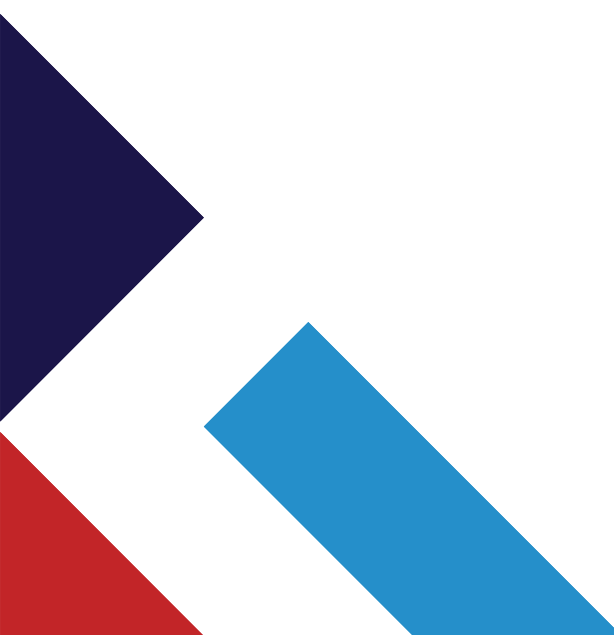
- Review and make recommendations regarding the adoption and implementation of a Comprehensive Plan
- After the Comprehensive Plan is adopted:
  - Review and make recommendations on Amendments
  - Review the city’s land development regulations for the purpose of making them consistent with the adopted Comprehensive Plan
- Exercise control over platting and subdivision and ensure consistency with the Comprehensive Plan
- Make recommendations to the City Council regarding the zoning of land and land uses, consistent with the Comprehensive Plan
- May submit to the City Manager at least 5 months prior to the beginning of the budget year (May 1<sup>st</sup>), a list of recommended Capital Improvements, which in the opinion of the P&Z Commission are necessary and desirable to implement the adopted Comprehensive Plan, during the forthcoming 5-year period
- Monitor and oversee the effectiveness of the Comprehensive Plan and recommend annually to the City Council any changes or amendments
- Prepare periodic evaluation and appraisal reports on the Comprehensive Plan, which shall be sent to the City Council at least once every five years
- Obtain information relative to its duties from the City Manager
- Act as an advisory body to the City Council and perform such additional duties and exercise such additional powers as may be prescribed by ordinance of the City Council not inconsistent with the Charter

# P&Z Creation Ordinance

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## Chapter 1, Division 2 – Planning and Zoning Commission

- Includes provisions on how the Commission is established, governs, and additional powers and duties
- Sets four goals that the P&Z should aim to accomplish:
  1. To identify community needs and to advise the City Council of their short-range and long-range implications for the total development of the City
  2. To recommend achievable community goals as a basis for long-range planning and development programs
  3. To recommend plans, programs, and policies that will aid the entire community in achieving its defined goals
  4. To interpret the adopted plans and programs to concerned citizens so that private activities and desires may be accomplished in harmony with public needs and policies



# P&Z Ordinance Powers and Duties

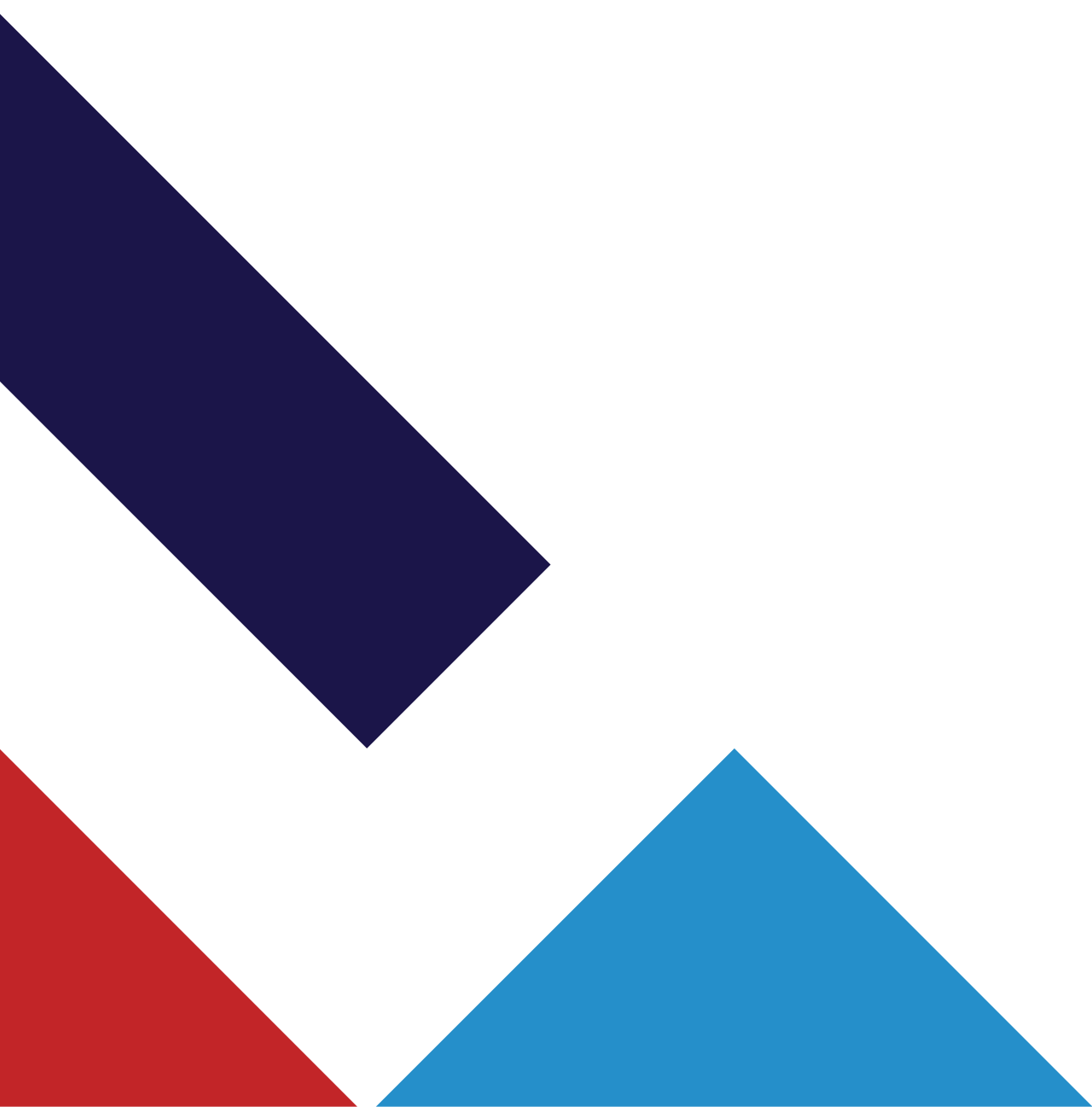
## Chapter 1, Division 2 – Planning and Zoning Commission

### Section 1.05.036 – Powers and Duties

- Inspect property and premises at reasonable hours when required to discharge its responsibilities under the laws of the state and of the city
- Formulate and recommend to the City Council a Comprehensive Plan and its amendments
- Formulate a zoning plan to carry out the Comprehensive Plan and recommend zoning regulations and districts to the City Council
- Recommend to the City Council the approval or disapproval plans, plats, or replats and vacation of plans, plats or replats set out in the Subdivision Ordinance
- Study and make recommendations on the location, extension, planning, vacating, and closing of public rights-of-way, parks, and other public places
- Study and make recommendations on the Capital Improvements Program, including public buildings.
- Study and make recommendations on the design, alteration, location, or relocation of works of art that are, or may become, city property
- Initiate opening, closing, or vacating right-of-way, parks, or other public places, zoning of annexed areas, changing of zoning districts on an area-wide basis, and forwarding these recommendations to the City Council
- Formulate and recommend to the City Council policies and regulations consistent with the Comprehensive Plan governing the location and/or operation of utilities, public facilities, and services owned or controlled by the City
- Review and make recommendations concerning annexation of land into the City
- Keep informed with reference to the progress of city planning in the United States and other countries and recommend improvements in the adopted plans of the City

# Meeting Policies and Procedures

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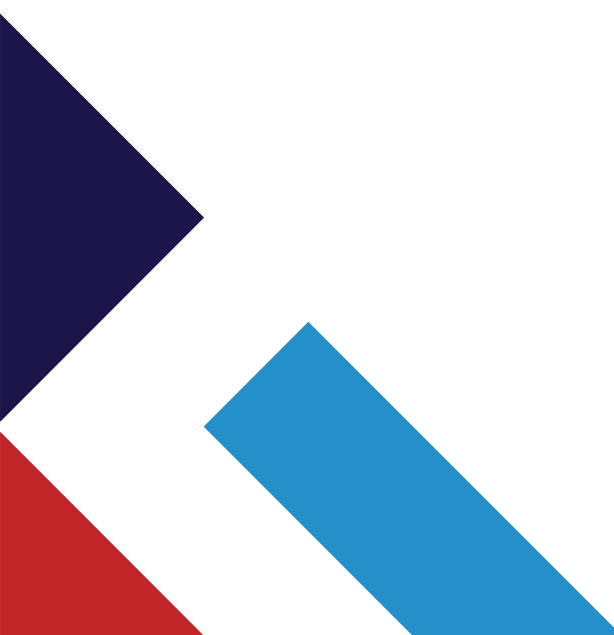




# Policies and Procedures Examples

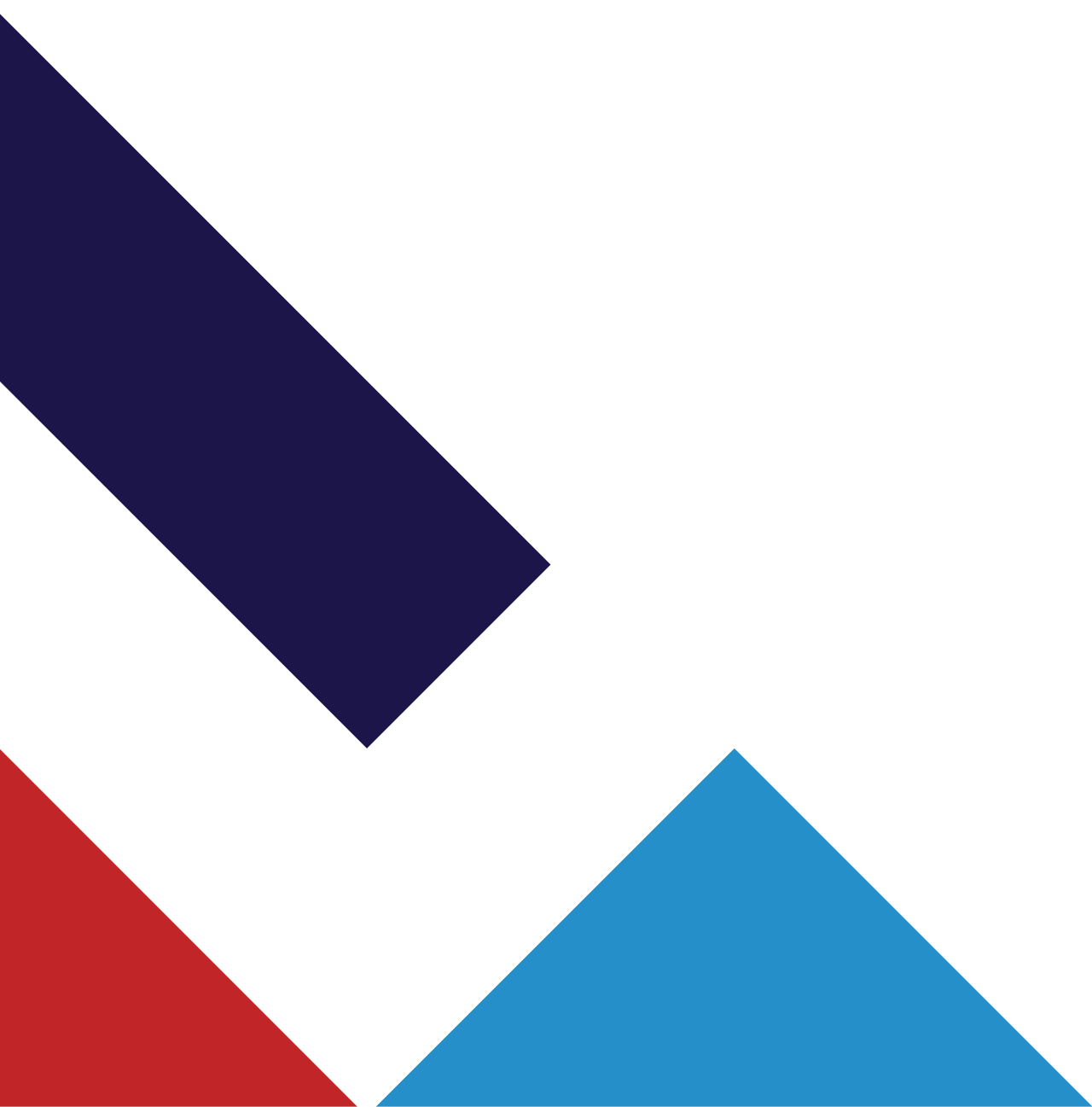
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- City of Manor City Council
  - Adopted in 2018, updated in 2020, 2021, 2022, and 2023
- City of La Porte, TX
- City of Tomball, TX



# 2050 Comprehensive Plan – Destination Manor

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# 2050 Comprehensive Plan Action Items

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## Chapter 9 – Implementation

- Land Use – 62 Action Items
  - Transportation – 18 Action Items
  - Parks, Recreation, Open Space – 49 Action Items
  - Economic Development – 22 Action Items
  - Infrastructure – 66 Action Items
  - Downtown and Urban Design – 26 Action Items
- Action Items are broken down into Short-Term, Mid-Term, Long-Term, and Ongoing
    - Short-Term 1- 3 years
    - Mid-Term 4-6 years
    - Long-Term 7-10+ years
  - Action items are also defined by their Strategy Type
    - Regulatory Framework
    - Decision Framework
    - Plans, Programs, Partnerships

# 2050 Comprehensive Plan Action Items



## Chapter 9 – Implementation

- Land Use – 62 Action Items
- Transportation – 18 Action Items
- Parks, Recreation, Open Space – 49 Action Items
- Economic Development – 22 Action Items
- Infrastructure – 66 Action Items
- Downtown and Urban Design – 26 Action Items

- Action Items are broken down into Short-Term, Mid-Term, Long-Term, and Ongoing
  - Short-Term 1- 3 years
  - Mid-Term 4-6 years
  - Long-Term 7-10+ years
- Action items are also defined by their Strategy Type
  - Regulatory Framework
  - Decision Framework
  - Plans, Programs, Partnerships

# Development Code Review

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# Development Codes

## *Subdivision Code – Chapter 10*

- Establishes the city’s authority to regulate the subdivision of land and exemptions
- Procedures for each subdivision type – Concept Plan, Preliminary Plat, Construction Plans, Final Plat, Amended Plat, Short Form Final Plat, plat Vacations
- Design Standards for public improvements – Drainage, Transportation, Water, Wastewater, Blocks and Lots, Easements, Parkland, and Service in our ETJ
- Administrative Processes – variances, violations, enforcement, penalties
- Establishes Impact Fee processes

## *Zoning Code – Chapter 14*

- Creates zoning districts and standards for them including:
  - Allowable uses, use and district, conditions setbacks, minimum lot sizes, maximum lot coverage, population density, building height, architectural requirements
- Specific Use, Temporary Use, Accessory Use processes
- Outdoor storage and display requirements
- Nonconforming use, lot, building, and site requirements
- Rezoning procedures
- Board of Adjustment policies

## *Site Development Code – Chapter 15*

- Content and procedures for site plans
- Parking Standards - minimum parking requirements, how parking lots are designed
- Landscaping and Screening – minimum landscaping percentages, types of allowable landscaping, where landscaping is placed, tree mitigation and preservation
- Signs – maximum allowable size of signs, types of signage, nonconforming signs, variances
- Outdoor lighting – lighting requirements, light fixture standards
- Wireless Transmission Facilities – Siting and Design Standards

# Development Codes



### Subdivision Code – Chapter 10

- Establishes the city’s authority to regulate the subdivision of land and exemptions
- Procedures for each subdivision type – Concept Plan, Preliminary Plat, Construction Plans, Final Plat, Amended Plat, Short Form Final Plat, plat Vacations
- Design Standards for public improvements – Drainage, Transportation, Water, Wastewater, Blocks and Lots, Easements, Parkland, and Service in our ETJ
- Administrative Processes – variances, violations, enforcement, penalties
- Establishes Impact Fee processes

Non-discretionary

### Zoning Code – Chapter 14

- Creates zoning districts and standards for them including:
  - Allowable uses, use and district, conditions setbacks, minimum lot sizes, maximum lot coverage, population density, building height, architectural requirements
- Specific Use, Temporary Use, Accessory Use processes
- Outdoor storage and display requirements
- Nonconforming use, lot, building, and site requirements
- Rezoning procedures
- Board of Adjustment policies

Discretionary

### Site Development Code – Chapter 15

- Content and procedures for site plans
- Parking Standards - minimum parking requirements, how parking lots are designed
- Landscaping and Screening – minimum landscaping percentages, types of allowable landscaping, where landscaping is placed, tree mitigation and preservation
- Signs – maximum allowable size of signs, types of signage, nonconforming signs, variances
- Outdoor lighting – lighting requirements, light fixture standards
- Wireless Transmission Facilities – Siting and Design Standards

Administrative

# Future Workshop Dates and Times

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**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
JULY 10, 2024**

This meeting was live streamed on Manor's YouTube Channel at:  
<https://www.youtube.com/@cityofmanorsocial/streams>

**PRESENT:**

**COMMISSIONERS:**

Felix Paiz, Chair, Place 4 (Absent)  
Prince Chavis, Vice Chair Place 2  
Julie Leonard, Place 1 (Absent)  
Gabrielle Orion, Place 3  
Jeffrey Stensland, Place 5  
Cecil Meyer, Place 6  
James Terry, Place 7 (Absent)  
Gabriel Nila, Alternate No. 1  
Vacant, Alternate No. 2

**CITY STAFF:**

Scott Dunlop, Development Services Director  
Mandy Miller, Development

**REGULAR SESSION: 6:30 P.M.**

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

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Chavis at 6:40 p.m. on Wednesday, July 10, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

*Vice Chair Chavis requested P&Z Commissioner Gabriel Nila, Alternate No. 1, join the dais in the position of Place 7.*

**PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comment on the topic of his concerns. Mr. Battaile spoke regarding Juneteenth, potential locations for a new downtown, and the recently approved townhome development. He criticized the Commission for their performance as Commissions, the handling of the Art Park, and lack of activity in downtown.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comment in opposition of Agenda Items 4, 5, and 6. Mr. Battaile expressed his thoughts on the litigation between himself and the city.

## PUBLIC HEARING

1. **Conduct a public hearing on a Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).** Applicant: SEC Planning. Owner: Blackburn Group LLC.

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application for the Monarch Ranch Subdivision

Director Dunlop gave background information regarding this item. He explained the history of the PUD. He shared the recent and proposed changes to the PUD include details about the unit sizes, building material requirements, and possible upcoming changes to the Development Agreement for Monarch Ranch.

Mark Baker with SEC Planning, 4201 W. Parmer Lane, Austin, Texas submitted a speaker card in support of this item. Mr. Baker did not wish to speak; however, he was available for any questions.

Rick Hanna with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Hanna did not wish to speak; however, he was available for any questions.

Zac Vasek with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Vasek did not wish to speak; however, he was available for any questions.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile questioned the details of the park land.

Mr. Mark Baker addressed concerns about the park land. He stated there were no changes being made to the already approved PUD except for dwelling sizes of the units. He detailed the park land dedication, trail system, amenities, swimming pool and parking.

Discussion was held pertaining to dwelling size, affordability, cost points, and concerns for the overall affect it might have on the individual property as well as the subdivision. Mr. Baker explained his views on the purpose for the amendment stating quality of homes would not diminish due to the masonry requirements.

Mr. Rick Hanna spoke to the regarding the quality of homes and the price points that were anticipated for them. He explained the build-out would be mostly consumer driven and based on the buyer's needs and preferences. Mr. Baker reiterated they did not foresee significant changes in the impervious coverage of the homes.

Director Dunlop answered questions regarding the connecting roads within the subdivision.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to close the public hearing.

There was no further discussion.

**Motion to Close carried 5-0.**



- 2. Conduct a public hearing on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2). Applicant: MWSW LLP. Owner: DD&B Construction Inc.**

City Staff recommended that the Planning and Zoning Commission conduct the public hearing on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

Director Dunlop gave background summary for this item.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile criticized the City, Commission, and the Comprehensive Plan for allowing this type of development in this specific area of town. He requested the Commission deny this item. He recommended changing the zoning back to single family.

Katherine Nicely with Metcalfe Wolff Stuart & Williams, LLP, 221 W 6th St #1300, Austin, Texas submitted a speaker card in support of this item. Ms. Nicely did not wish to speak; however, he was available for any questions.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Orion to close the public hearing.

There was no further discussion.

**Motion to Close carried 5-0.**

#### **CONSENT AGENDA**

- 3. Consideration, discussion, and possible action to approve the minutes for the June 12, 2024, Planning and Zoning Commission Regular Session.**

City Staff's recommendation that the Planning and Zoning Commission approve the June 12, 2024, Planning and Zoning Commission Minutes.

**MOTION:** Upon a motion made by Commissioner Nila and seconded by Commissioner Orion to approve the consent agenda.

There was no further discussion.

**Motion to Approve carried 5-0.**

#### **REGULAR AGENDA**

- 4. Consideration, discussion, and possible action on a Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD). Applicant: SEC Planning. Owner: Blackburn Group LLC.**

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD).

Director Dunlop recapped the details for this item for the Commissioners.

Mark Baker with SEC Planning, 4201 W. Parmer Lane, Austin, Texas submitted a speaker card in support of this item. Mr. Baker did not wish to speak; however, he was available for any questions.

Rick Hanna with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Hanna did not wish to speak; however, he was available for any questions.

Zac Vasek with Blackburn Group, 825 Sisk Ave Suite 200, Oxford, Mississippi submitted a speaker card in support of this item. Mr. Vasek did not wish to speak; however, he was available for any questions.

Mr. Hanna answered questions regarding the square footage of the dwelling units planned for the Monarch Ranch Subdivision.

Discussion was held regarding the percentages for the different dwellings unit sizes that would be allowed. Consideration was given to the purpose and goals behind the amendment request. Concerns were expressed regarding the significance of the long-term impact allowing lesser standards on the dwelling sizes would have on the community.

Mr. Hanna recapped the ways these changes adhered to the guidelines laid out in the City of Manor's Subdivision Development Code. He reiterated the changes would allow for flexibility in the options available to the buyers, more variety in the homes that were constructed, and increase affordability as well as obtainability. He answered questions pertaining to the price points of the homes.

Discussion was held regarding the lot sizes for Monarch Ranch. Director Dunlop answered questions specific to the building standards in the city's code.

Mr. Baker answered questions pertaining to features of the dwelling units being built.

The Commissioner deliberated the various way to achieve the primary goals of affordability, obtainability while providing for variety of homes that would not decrease the value within the neighborhood. Consideration was given to lowering the allowable percentages of the smaller built homes.

**MOTION:** Upon a motion made by Commissioner Orion and seconded by Commissioner Meyer to approve the Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD) with the recommendation of the following maximum percentages:

- 1,300 – 1,400 sq. ft = maximum 10%
- 1,401 – 1,500 sq. ft = maximum 10%
- 1,501 – 1,600 sq. ft = maximum 10%
- 1,601 – 1,700 sq. ft = maximum 10%

Commissioner Orion stated this motion would allow for flexibility while keeping 60 percent of the homes being built to be at or above the city standards.

**Motion Failed 2-3. Commissioner Nila, Commissioner Stensland and Vice Chair Chavis opposed.**

**MOTION:** Upon a motion made by Commissioner Stensland and seconded by Commissioner Meyer to approve the Rezoning Application for the Monarch Ranch Subdivision, being 134.53 acres, more or less, and located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX from Planned Unit Development (PUD) to Planned Unit Development (PUD) with the recommendation of the following maximum percentages:

- 1,300 – 1,400 sq. ft = maximum 15%
- 1,401 – 1,500 sq. ft = maximum 15%
- 1,501 – 1,600 sq. ft = maximum 20%
- 1,601– 1,700 sq. ft = maximum 20%
- 1,701 or greater sq. ft = Unlimited

Commissioner Stensland stated this motion would allow for flexibility while requiring half or 50% of the homes to be greater than 1,600 square feet.

**Motion to Approve carried 4-1. Commissioner Orion opposed.**

- 5. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).**  
Applicant: MWSW LLP. Owner: DD&B Construction Inc.

City Staff recommended that the Planning and Zoning Commission approve the Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

Director Dunlop gave a recap for this item.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Orion to approve the Rezoning Application for one (1) lot on 0.31 acres, more or less, and being located near the intersection of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2).

There was no further discussion.

**Motion to Approve carried 5-0.**

- 6. Consideration, discussion, and possible action on a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX. Applicant: Quiddity. Owner: Gregg Lane Dev. LLC.**

Director Dunlop stated the City Staff recommended postponing this item to the next P&Z meeting to be held in August.

Director Dunlop stated the applicant was unable to make this meeting due to unforeseen circumstances. They are requesting postponement.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Stensland to postpone until the August 14, 2024, P&Z Commission Regular Session Agenda Item #6.

There was no further discussion.

**Motion to Postpone carried 5-0.**

**7. Consideration, discussion, and possible action on a Final Plat for the Townplace at Hampton Addition Subdivision, three (3) lots on 5.964 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.** Applicant: Triangle Engineering, LLC. Owner: Manor Lodging Development, LLC.

City Staff recommended that the Planning and Zoning Commission approve the Final Plat for the Townplace at Hampton Addition Subdivision, three (3) lots on 5.964 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Final Plat for the Townplace at Hampton Addition Subdivision, three (3) lots on 5.964 acres, more or less, and being located near the intersection of Gregg Manor Road and Hill Lane, Manor, TX.

There was no further discussion.

**Motion to Approve carried 5-0.**

**ADJOURNMENT**

Vice Chair Chavis adjourned the Regular Session of the Manor Planning and Zoning Commission at 7:52 p.m. on Wednesday July 10, 2024.

The Planning and Zoning Commission approved these minutes on August 14, 2024.

**APPROVED:**

\_\_\_\_\_  
Felix Paiz  
Chairperson

**ATTEST:**

\_\_\_\_\_  
Mandy Miller  
Development Services Supervisor





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX. Applicant: Kimley-Horn & Associates  
Owner: RHOF LLC**

**BACKGROUND/SUMMARY:**

Originally approved in November 2018, this amendment to the Concept Plan is updating Phase 6 of the project to be consistent with the updated PUD. The updated PUD was approved in October 2023, and it modified a 9.30-acre area from Open Space to C-2 Medium Commercial. In addition to relabeling a portion of Phase 6 to C2, the land use and square footage tables were also updated. Notes 25 and 26 were also added to the concept plan to be consistent with the notes approved on the revised PUD.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *No*  
**PRESENTATION:** *No*  
**ATTACHMENTS:** *Yes*

- Concept Plan Redline
- Concept Plan
- PUD Zoning Ord 721
- Aerial location image
- Engineer Comments
- Conformance Letter
- Notice and Mailing Labels

**ACTIONS:**

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions, Postpone

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.

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



This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

# CONCEPT PLAN FOR MANOR HEIGHTS PHASES 2, 3, 4, 5, 6 2018-P-1130-CP CITY OF MANOR, TRAVIS COUNTY, TEXAS November 2018



**VICINITY MAP**  
SCALE: 1" = 2,000'

ENGINEER / SURVEYOR

**Kimley»Horn**

10814 JOLLYVILLE ROAD STATE OF TEXAS  
AVALLON IV, SUITE 300 REGISTRATION NO. F-928  
AUSTIN, TEXAS 78759  
PH: (512) 418-1771  
CONTACT: ALEX GRANADOS, P.E.

OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC,  
2730 TRANSIT ROAD  
WEST SENECA, NEW YORK 14224-2523  
CONTACT: GORDON REGER

**WATERSHED STATUS:**

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

**FLOODPLAIN INFORMATION:**

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**LEGAL DESCRIPTION:**

140.752 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 19990207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.54, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

134.12 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BENCHMARK NOTE:**

BM #103 \*X\* SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 \*X\* SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

**Trip Generation Planner (ITE 10th Edition) - Summary Report**

ITE Code	Internal Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units or Bldg	Avg Rate	Rates						Total Trips						Net Trips after Internal Capture						Net Trips after Internal Capture & Pass-By					
							Daily	AM	PM	Daily	AM	PM	AM	PM	PM	AM	PM	PM	AM	PM	PM	AM	PM	PM						
920	Retail	Shopping Center	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg	37.75	0.94	3.81	5,702	142	575	88	94	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	182
932	Restaurant	High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	14.7	Avg	112.18	0.94	0.77	1,258	111	109	61	50	68	41	974	101	69	56	45	47	23	974	101	40	58	45	27	13
934	Restaurant	Fast-Food Restaurant w/ D.T.	1,000 Sq Ft	General Urban/Suburban	6	Avg	470.95	40.19	32.67	2,826	261	195	123	118	102	94	2,188	220	125	114	106	71	53	2,188	112	62	58	54	35	27
<b>Total Office</b>																														
<b>Total Retail</b>							233						5,702						142						575					
<b>Total Restaurant</b>							20.7						1,258						111						109					
<b>Total Residential</b>																														
<b>Total Hotel</b>																														
<b>Total Other</b>																														
<b>Grand Total</b>							10,460						574						959						341					

Notes:  
(1) AM and/or PM rates correspond to peak hour of generator.  
(2) Land use was removed in Trip Generation, 10th Edition; trip generation data from the ITE Trip Generation, 9th Edition.  
A Trip Generation data from ITE Trip Generation, 10th Edition.  
B All PM rates correspond to peak of adjacent street traffic (if data available).  
C Includes weekday rates only.  
D Total trips include pass-by trips w/ no internal capture.  
E Pass-by rates from ITE Trip Generation Handbook, 3rd Edition.  
F Internal capture rates from ITE Trip Generation Handbook, 3rd Edition.  
G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition.  
H Some data in shaded cells of column A.  
I ITE Codes entered on first 3 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

**SUBDIVISION NOTES**

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

- SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3,300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
- LOT FRONTAGE WIDTHS OF PUD SF-1 SHALL BE AS FOLLOWS:  
10.1. ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.  
10.2. LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN CONTEMPLATED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
- EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
- LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

- NO DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVABLE UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
- THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
- 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN". AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	19.7	-	-
<b>TOTALS</b>	<b>477.8</b>		<b>1435-1536</b>

\* PUD MEDIUM DENSITY (10 UNITS/ACRE) (7 LUE/UNIT)  
\*\* COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)  
\*\*\* CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PARKLAND		
LAND USE	AREA (AC)	
TOTAL AREA OF DEVELOPMENT	477.75	
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9	
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9	
*EXCESS OF REQUIRED PARKLAND	2.0	

**TRAFFIC**

**ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT**

Land Use	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

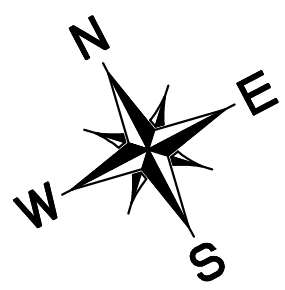
NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY,  
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT 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 OF COUNCIL.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
LAKESHA SMALL, CHAIRPERSON

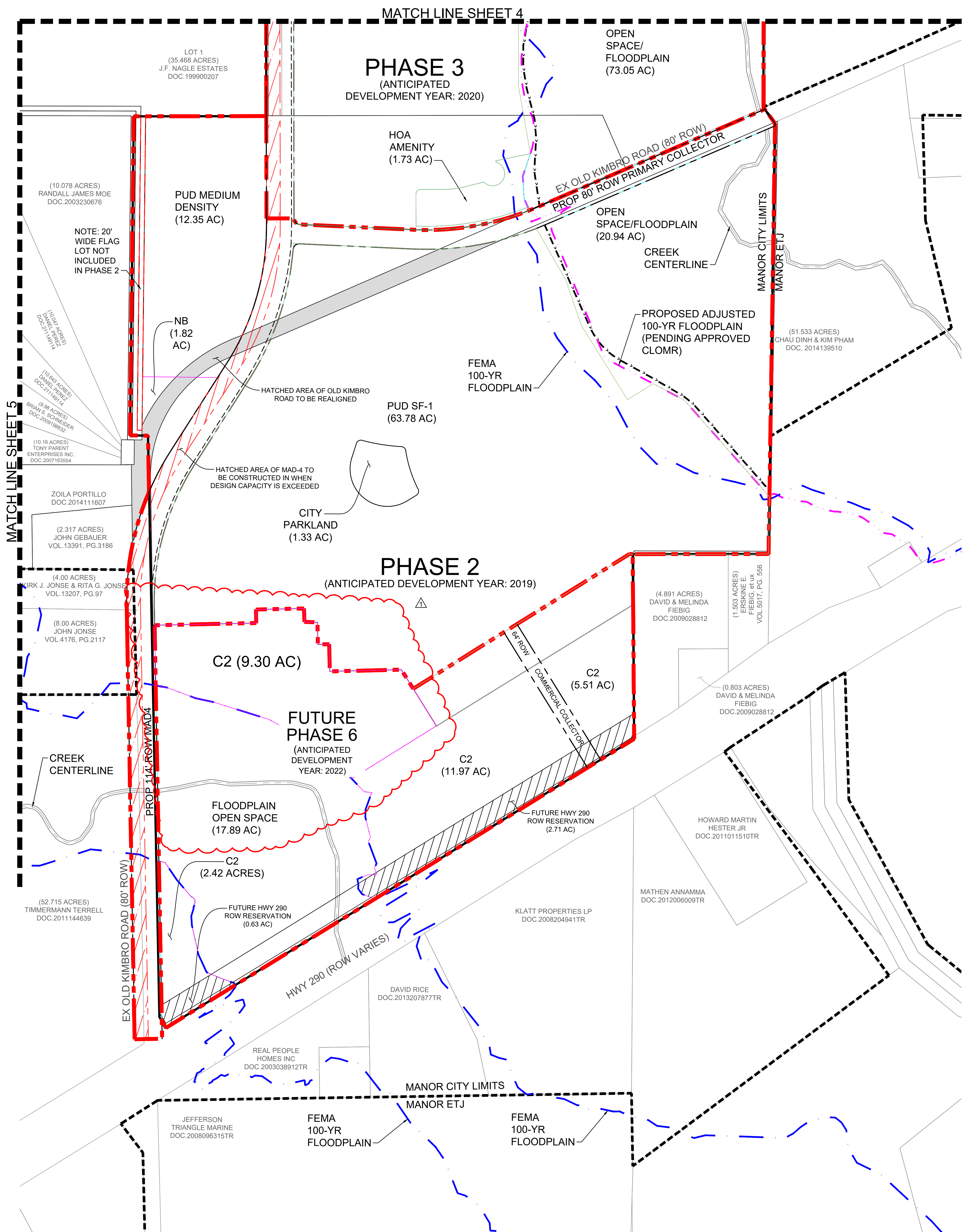
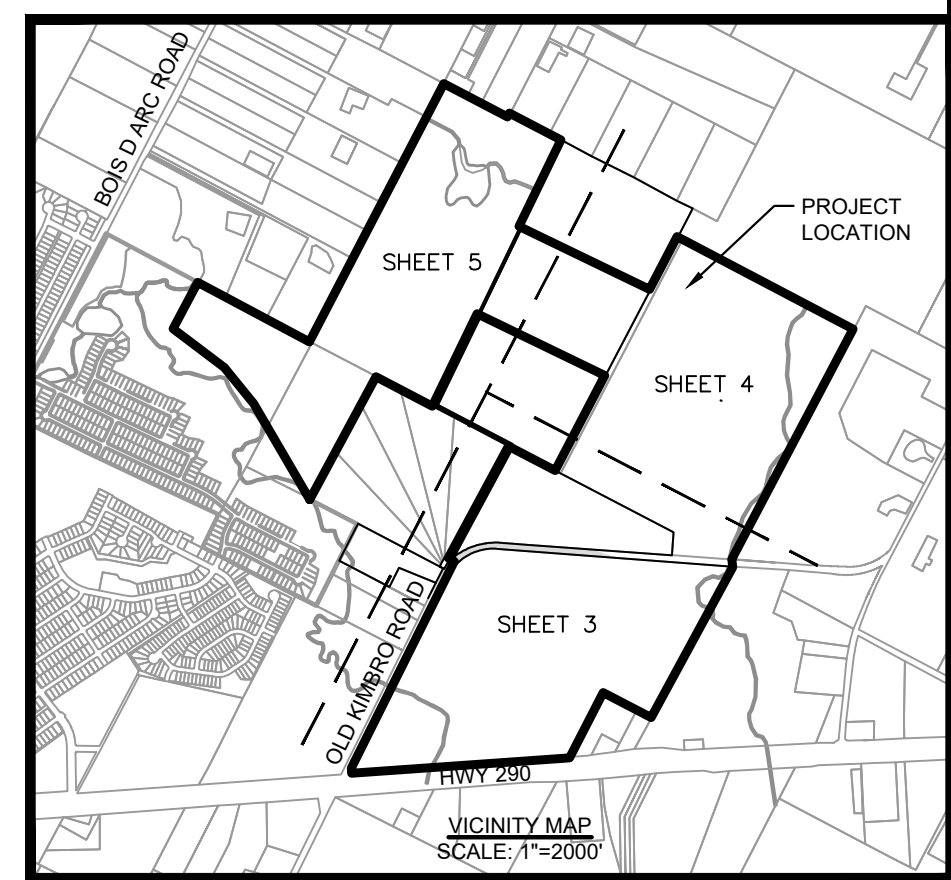
DESCRIPTION	DATE	BY
UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	09/13/23	SFS





**LEGEND**

	PUD BOUNDARY
	TRAIL
	SHARED USE PATH
	PHASE LINE
	PROPOSED RIGHT OF WAY
	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



DESCRIPTION	DATE	BY
△ UPDATE PLAN/ACREAGE CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	09/13/23	SFS



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# CONCEPT PLAN FOR MANOR HEIGHTS PHASES 2, 3, 4, 5, 6 2023-P-1594-CP CITY OF MANOR, TRAVIS COUNTY, TEXAS FEBRUARY 2024



**VICINITY MAP**  
SCALE: 1" = 2,000'

ENGINEER / SURVEYOR

**Kimley»Horn**

501 SOUTH AUSTIN AVENUE STATE OF TEXAS  
SUITE 1310 GEORGETOWN, TX 78626  
PH: (512) 418-1771  
CONTACT: ALEX GRANADOS, P.E.

OWNER/DEVELOPER

SKY VILLAGE KIMBRO ESTATES LLC,  
2730 TRANSIT ROAD  
WEST SENeca, NEW YORK 14224-2523  
CONTACT: GORDON REGER

**WATERSHED STATUS:**

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

**FLOODPLAIN INFORMATION:**

PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS. PORTIONS OF THIS SITE LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

**LEGAL DESCRIPTION:**

140.752 ACRES OF LAND OUT OF 267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

3.469 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED TO JOHN NAGLE, AS RECORDED IN VOLUME 180, PAGE 240, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

157.9603 ACRE OUT OF THE A.C. CALDWELL SURVEY NO.52, ABSTRACT 154 AND THE LEMUEL KIMBRO SURVEY NO.54, ABSTRACT 456, AND BEING THE TRACTS OF LAND CONVEYED TO KIMBRO ROAD ESTATES, LP PER DEED RECORDED AS DOCUMENT NO.2005154974 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

134.12 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 180.83 ACRES OF LAND CONVEYED TO ALMA JUANITA MEIER, AS DESCRIBED IN VOLUME 11376, PAGE 676, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

**BENCHMARK NOTE:**

BM #103 \*X\* SET ON BACK OF CURB ON WEST SIDE OF SHERRI BERRY WAY ± 40' SOUTH OF THE CENTERLINE OF KIRK RUBY. ELEV.=542.29'

BM #104 \*X\* SET ON BACK OF CURB ON NORTHWEST CORNER OF CHARLES ABRAHAM AND MARY OZBURN. ELEV.=543.45'

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY TRIP GENERATION REPORTS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN AND TRAFFIC IMPACT ANALYSIS.

**Trip Generation Planner (ITE 10th Edition) - Summary Report**

ITE Code	Internal Capture Land Use	Land Use Description	Independent Variable	Setting/Location	No. of Units or Bldg	Avg Rate	Rates			Total Trips						Net Trips after Internal Capture						Net Trips after Internal Capture & Pass-By									
							Daily	AM	PM	Daily	AM	PM	PM	Daily	AM	PM	PM	Daily	AM	PM	PM										
920	Retail	Shopping Center	1,000 Sq Ft GLA	General Urban/Suburban	233	Avg	37.75	0.94	3.81	5,702	142	575	88	94	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	162	
932	Restaurant	High-Turnover (Sit-Down) Restaurant	1,000 Sq Ft	General Urban/Suburban	14.7	Avg	112.18	0.94	0.77	1,258	111	109	61	50	68	41	974	101	69	56	45	47	23	974	101	40	58	45	27	13	
934	Restaurant	Fast-Food Restaurant w/ D.T.	1,000 Sq Ft	General Urban/Suburban	6	Avg	470.95	40.19	32.67	2,829	241	195	123	118	102	94	2,188	220	125	114	106	71	53	2,188	112	62	58	54	35	27	
<b>Total Office</b>					1,000 Sq Ft																										
<b>Total Retail</b>					1,000 Sq Ft	233				5,702	142	575	88	94	276	299	4,702	122	454	78	44	208	246	4,702	122	300	78	44	137	162	
<b>Total Restaurant</b>					1,000 Sq Ft	20.7				3,087	90	79	89	11	13	69	475	97	69	59	1	6	60								
<b>Total Residential</b>					Dwelling Unit(s)																										
<b>Total Hotel</b>					Room(s)																										
<b>Total Other</b>																															
<b>Grand Total</b>										10,450	574	959	341	233	459	500	8,340	500	703	304	196	331	372	8,340	350	457	248	144	205	252	

Notes:  
(1) AM and/or PM rates correspond to peak hour of generator.  
(2) Land use was removed in Trip Generation, 10 Edition; trip generation data from the ITE Trip Generation, 9th Edition.  
A Trip Generation data from ITE Trip Generation, 10th Edition.  
B All PM rates correspond to peak of adjacent street traffic (if data available).  
C Includes weekday rates only.  
D Total trips include pass-by trips w/ no internal capture.  
E Pass-by rates from ITE Trip Generation Handbook, 3rd Edition.  
F Internal capture rates from ITE Trip Generation Handbook, 3rd Edition.  
G Worksheet is intended as a planning tool. Verify results w/ ITE Trip Generation 9th Edition.  
H Some data in shaded cells of column A.  
I ITE Codes entered on first 3 rows of table are assumed to be part of mixed use and will be used in calculation of internal capture.

**SUBDIVISION NOTES**

- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
- AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER OR LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
- THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, WILL BE SUBMITTED WITH FOR REVIEW WITH THE CONSTRUCTION PLANS, ON A PER PHASE BASIS.
- SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
- THE MINIMUM LOT AREA AND LOT WIDTH REQUIREMENTS (INCLUDING THE PERCENTAGE OF TOTAL LOTS WITHIN THE LAND PLAN THAT ARE PERMITTED TO BE OF SUCH MINIMUM LOT AREA AND LOT WIDTH CATEGORY), HEIGHT AND SETBACK REQUIREMENTS, LOT COVERAGE REQUIREMENTS, PARKING REQUIREMENTS, AND LANDSCAPING REQUIREMENTS FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
- LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
- SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
- THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY

- SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS. FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.
- THE MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6,250 SQUARE FEET WITHIN PUD-SF-1, AND 3,300 SQUARE FEET WITHIN PUD-MEDIUM DENSITY.
- LOT FRONTAGE WIDTHS OF PUD-SF-1 SHALL BE AS FOLLOWS:
  - ALL LOTS EXCEPT THOSE IN CUL-DE-SACS OR ALONG A CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 50 FEET.
  - LOTS ALONG CUL-DE-SACS AND CURVED ROADWAY TO HAVE A MINIMUM FRONTAGE OF NO LESS THAN 30 FEET AT THE RIGHT OF WAY, AND 50' WIDE FRONTAGE MEASURED AT THE PROPERTY SETBACK LINE.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM SIDE SET BACK OF FIVE (5) FEET FOR EACH LOT.
- SINGLE-FAMILY RESIDENTIAL LOTS HAVE A MINIMUM REAR SET BACK OF TEN (10) FEET FOR EACH LOT.
- OFF-STREET PARKING SPACES AND LOADING FACILITIES FOR THE COMMERCIAL TRACTS HAVE BEEN COMPLETED AND WILL MEET CITY OF MANOR'S PARKING CALCULATION TABLES REQUIREMENTS.
- EXISTING SITE TOPOGRAPHY CONTAINS RELATIVELY FLAT SLOPES RANGING FROM 1% TO 5%. PROPOSED ROADWAY GRADES WILL BE SUITABLE FOR EMERGENCY ACCESS AND WILL MEET CITY OF AUSTIN TRANSPORTATION CRITERIA MANUAL AND EMERGENCY SERVICE DISTRICT 12 REQUIREMENTS.
- LANDSCAPING AND SCREENING WILL BE INTEGRATED INTO THE FINAL OVERALL SITE DESIGN AND WILL BE PROVIDED TO CREATE ADEQUATE BUFFERS TO SHIELD LIGHTS, NOISE, MOVEMENT OR ACTIVITIES FROM ADJACENT PROPERTIES.

- NO DUPLEXES ARE ALLOWED IN THIS PUD.
- THE DEVELOPMENT WILL BE IN ACCORDANCE WITH THE ENVIRONMENTAL ASSESSMENT FOR THE SITE.
- MINIMUM ON-SITE PARKING REQUIREMENTS FOR PUD MEDIUM DENSITIES SHALL BE TWO SPACES FOR EACH LIVING UNIT AND ONE-HALF SPACE FOR EACH ADDITIONAL BEDROOM ABOVE TWO PLUS 10% ADDITIONAL SPACES FOR VISITOR PARKING. TANDEM SPACES ARE ALLOWABLE. OFF-SITE PARKING TO MEET THIS PARKING REQUIREMENT IS SUBJECT TO APPROVAL BY THE CITY DEVELOPMENT SERVICES DEPARTMENT.
- ALL RESIDENTIAL HOMES WITHIN THIS PUD WILL FOLLOW THE DESIGN STANDARDS THAT ARE AGREED UPON BETWEEN THE DEVELOPER AND CITY OF MANOR.
- THERE WILL BE A (4) FOUR HOUR MAXIMUM TIME LIMIT FOR THE PARKING ON RESIDENTIAL STREETS.
- PUBLIC TRAILS SHOWN ALONG FLOODPLAIN, CITY PARKLAND, AND OPEN SPACE SHALL BE A MINIMUM OF 8' WIDE AND SHALL BE COMPOSED OF A COMBINATION OF DECOMPOSED GRANITE AND CONCRETE DEPENDING ON SITE CONDITIONS AT TRAIL LOCATIONS.
- THE MINIMUM FRONT FACADE MASONRY IS 30%, MASONRY MUST BE STONE, BRICK, OR STUCCO.
- HOUSE PLANS SUBMITTED TO THE CITY SHALL BE STAMPED OR INDICATED BY LETTER OF TRANSMITTAL (OR SIMILAR LANGUAGE) THAT THE ARCHITECTURAL REVIEW COMMITTEE (ARC) HAS REVIEWED AND APPROVED THE HOUSE PLANS AS COMPLYING WITH THE PUD ARCHITECTURAL DESIGN REQUIREMENTS FOR CITY REVIEW.
- LOTS UNDER THE PUD MEDIUM DENSITY CATEGORY SHALL BE ALLEY LOADED WHEN THE PROPOSED FRONT YARD SETBACK IS 10 FEET.
- THE MINI-WAREHOUSE STORAGE IS PERMITTED WITH ALL CONDITIONS ESTABLISHED IN UDC 14.02.018 FOR THE USE. ADDITIONALLY NO PORTION OF THE MINI-WAREHOUSE STORAGE USE SHALL BE LOCATED WITHIN 500-FEET OF U.S. HIGHWAY 290.
- 20% OF THE HOMES LOCATED IN SECTIONS 2-1A AND 2-1B OF PHASE 2 OF THE PROJECT MAY INCLUDE THE "DOUBLE HEIGHT GARAGE PLAN." AS SUCH PLAN IS GENERALLY ILLUSTRATED ON SHEET 4 OF THIS PUD.

SITE SUMMARY 477.8 ACRES			
LAND USE	ACRES	NO. LOTS	LUE'S
PUD SF-1	234.0	935-995	935-995
PUD MEDIUM DENSITY	46.6	340-400	238-280*
C-2 AND NB	33.1	N/A	250**
HOA AMENITY	1.7	-	5
CITY PARKLAND	25.9	-	6***
OPEN SPACE FLOODPLAIN	116.8	-	-
MAJOR ROADWAYS	19.7	-	-
<b>TOTALS</b>	<b>477.8</b>		<b>1435-1536</b>

\* PUD MEDIUM DENSITY (10 UNITS/ACRE) (7 LUE/UNIT)  
\*\* COMMERCIAL: 10% RESTAURANT (200 SF/LUE), 90% RETAIL (1660 SF/LUE)  
\*\*\* CITY PARKLAND (6 LUE'S)

NOTE: THESE VALUES ARE INTENDED FOR PRELIMINARY ANALYSIS ONLY AND MAY VARY FROM VALUES PROVIDED IN THE FINAL SITE DESIGN.

PARKLAND		
LAND USE	AREA (AC)	
TOTAL AREA OF DEVELOPMENT	477.75	
REQUIRED PARKLAND (5% OF TOTAL AREA)	23.9	
PROPOSED PARKLAND OUTSIDE FLOODPLAIN	25.9	
*EXCESS OF REQUIRED PARKLAND	2.0	

**TRAFFIC**

ESTIMATED LAND USE TABLE FOR PRELIMINARY TRAFFIC IMPACT

Land Use	Square Feet or Units	% of Category	FAR
PUD SF-1	935-995	100%	-
Restaurant (Commercial)	20,735	8%	0.2
Retail (Commercial)	154,564	61%	0.25
Self Storage (Commercial)	78,670	31%	0.2
PUD MEDIUM DENSITY	340-400	100%	-
CITY PARKLAND	N/A	100%	-

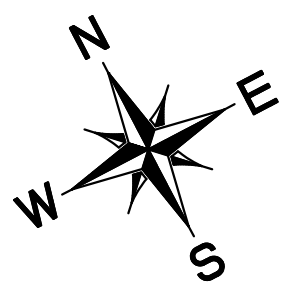
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APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.  
DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_  
BY: \_\_\_\_\_  
DR. CHRISTOPHER HARVEY,  
MAYOR OF THE CITY OF MANOR, TEXAS

THIS PLAT 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 OF COUNCIL.  
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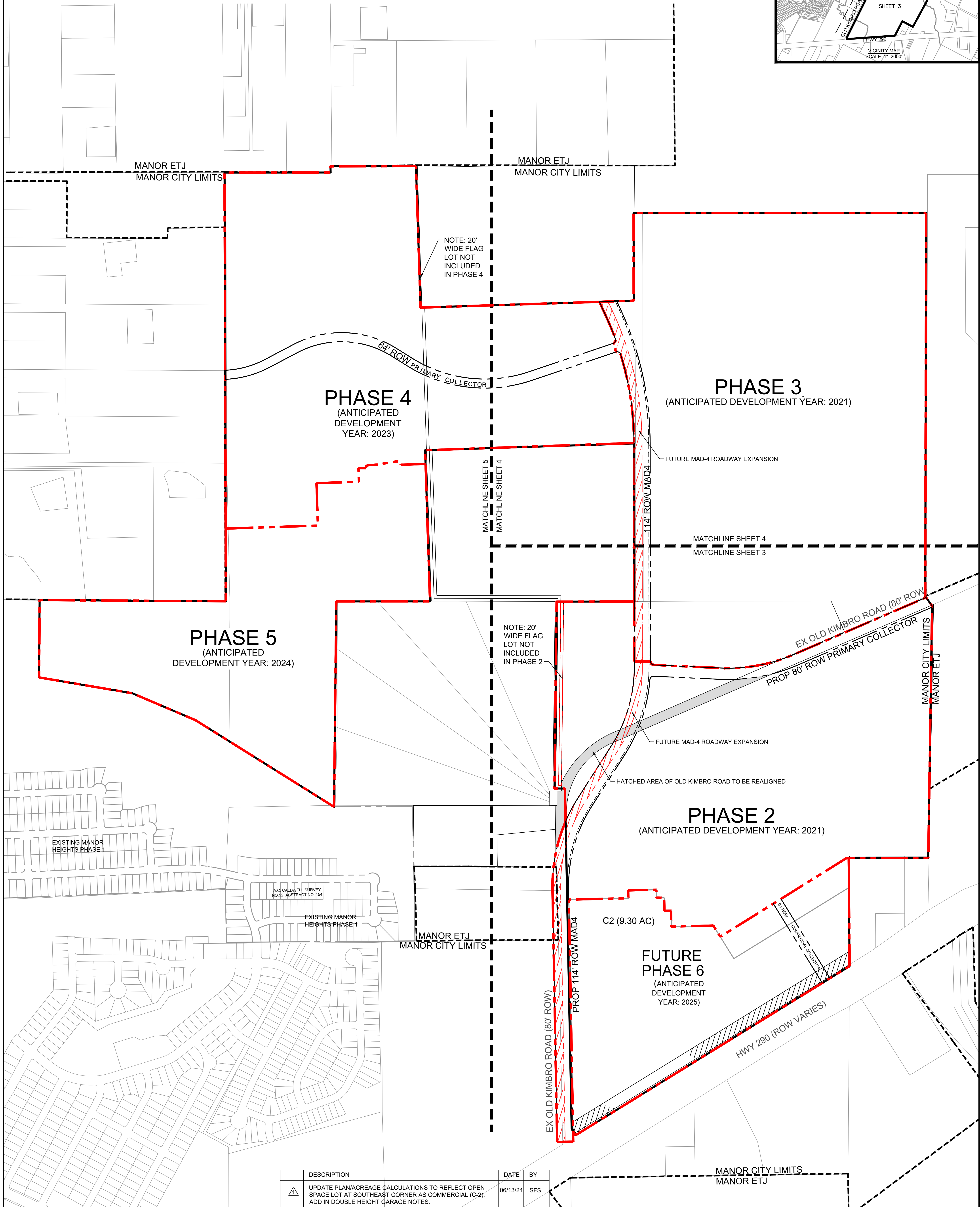
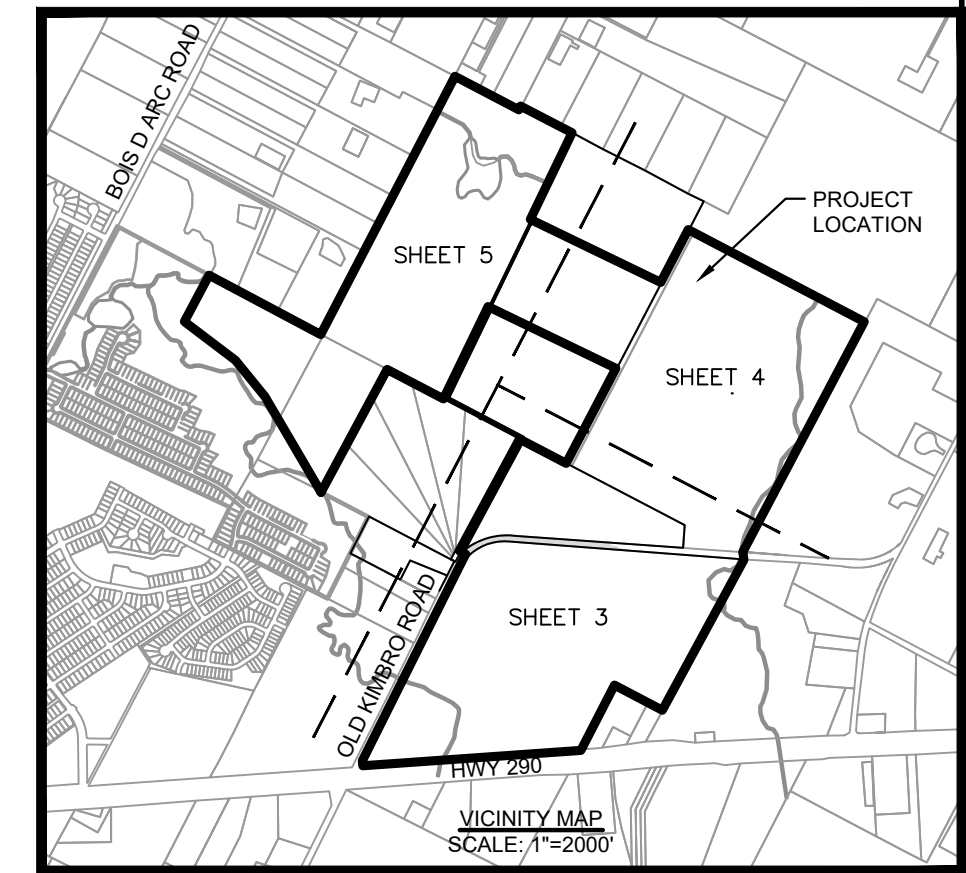
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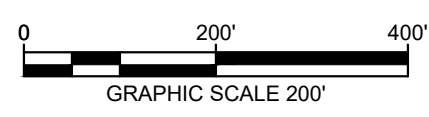
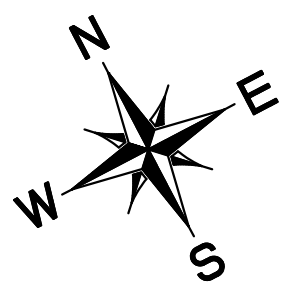
**LEGEND**

- PUD BOUNDARY
- PHASE LINE
- PROPOSED RIGHT OF WAY



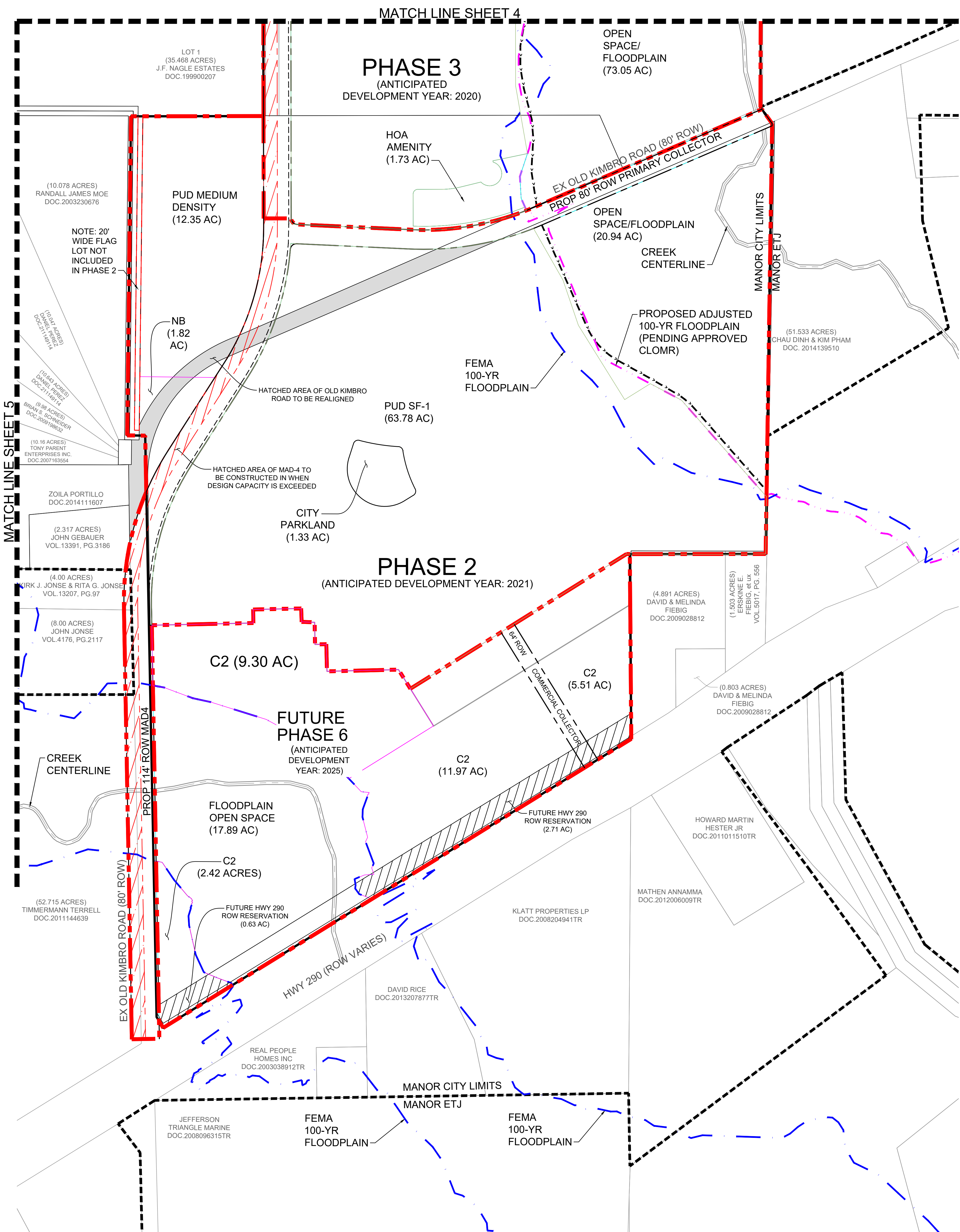
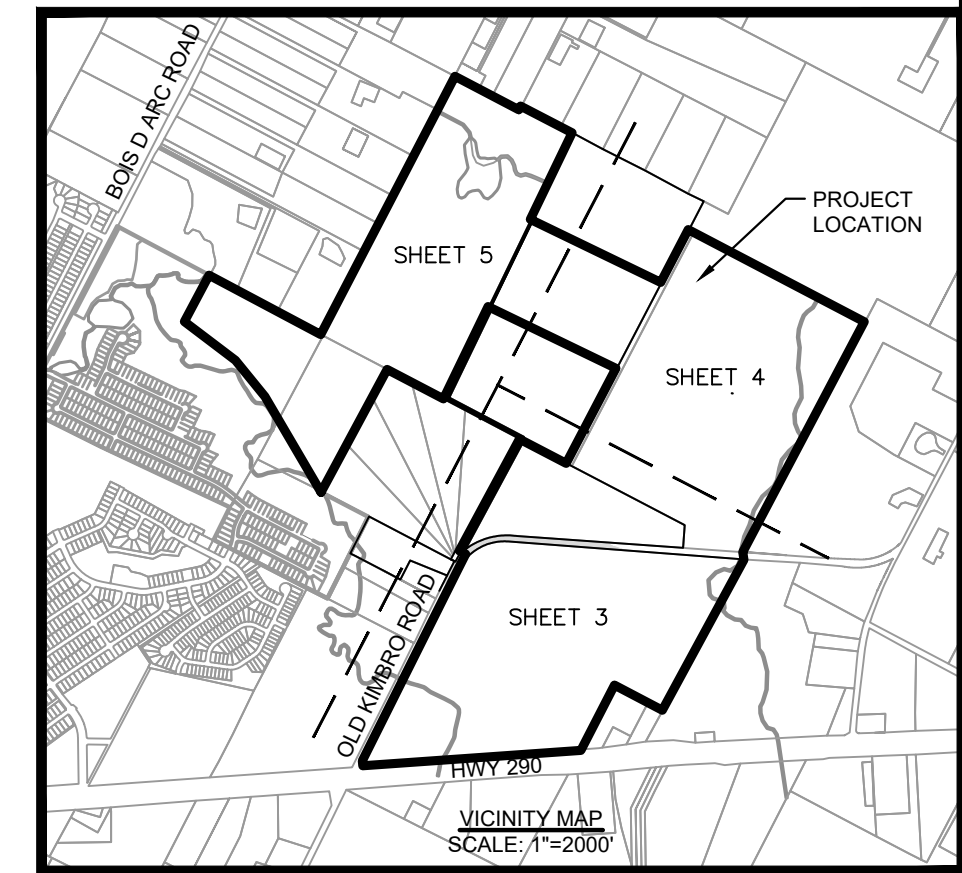
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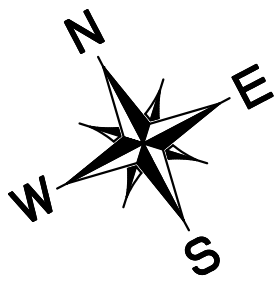
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	PHASE LINE
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	FEMA 100-YR FLOODPLAIN
	PROPOSED 100-YR FLOODPLAIN



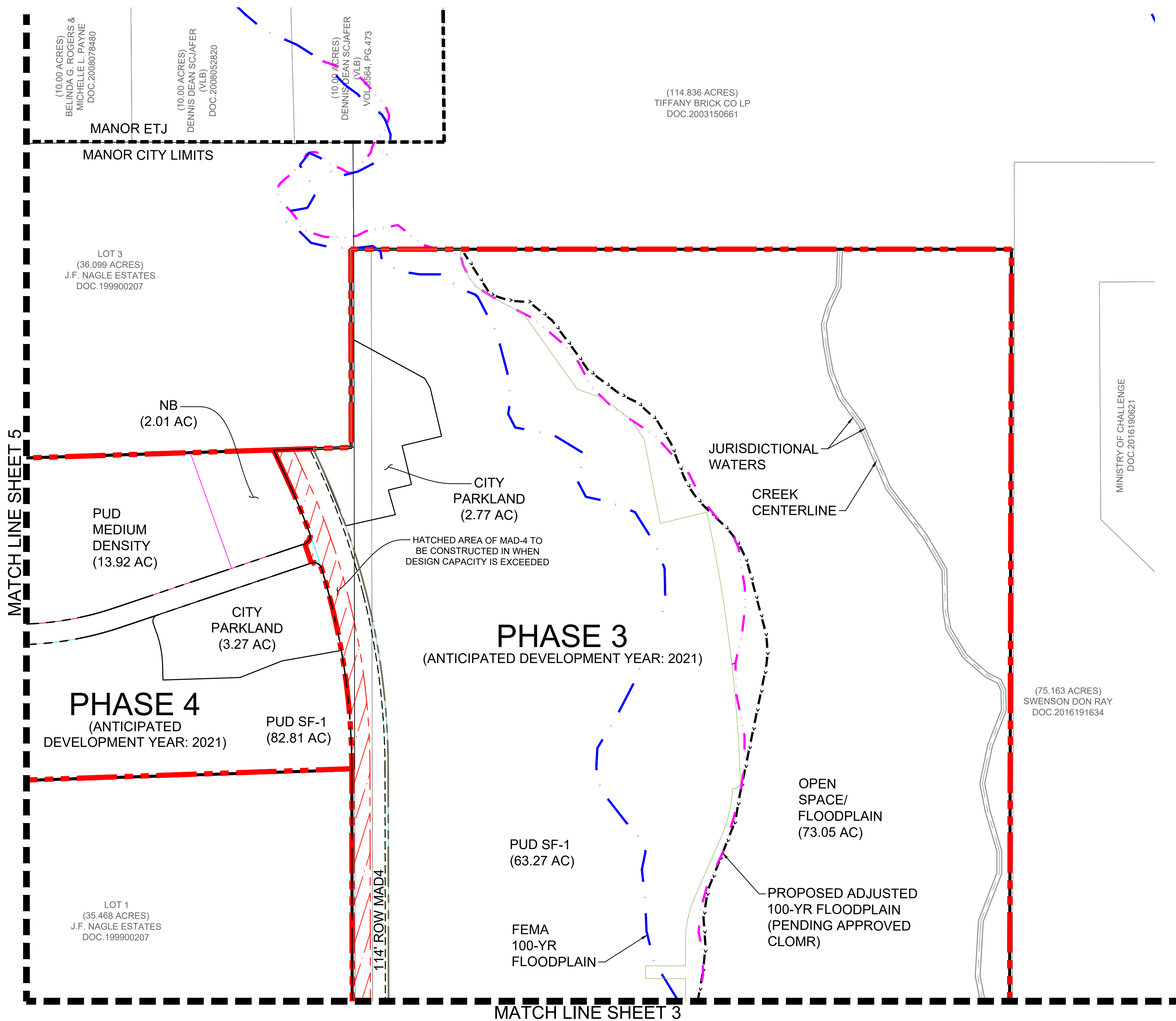
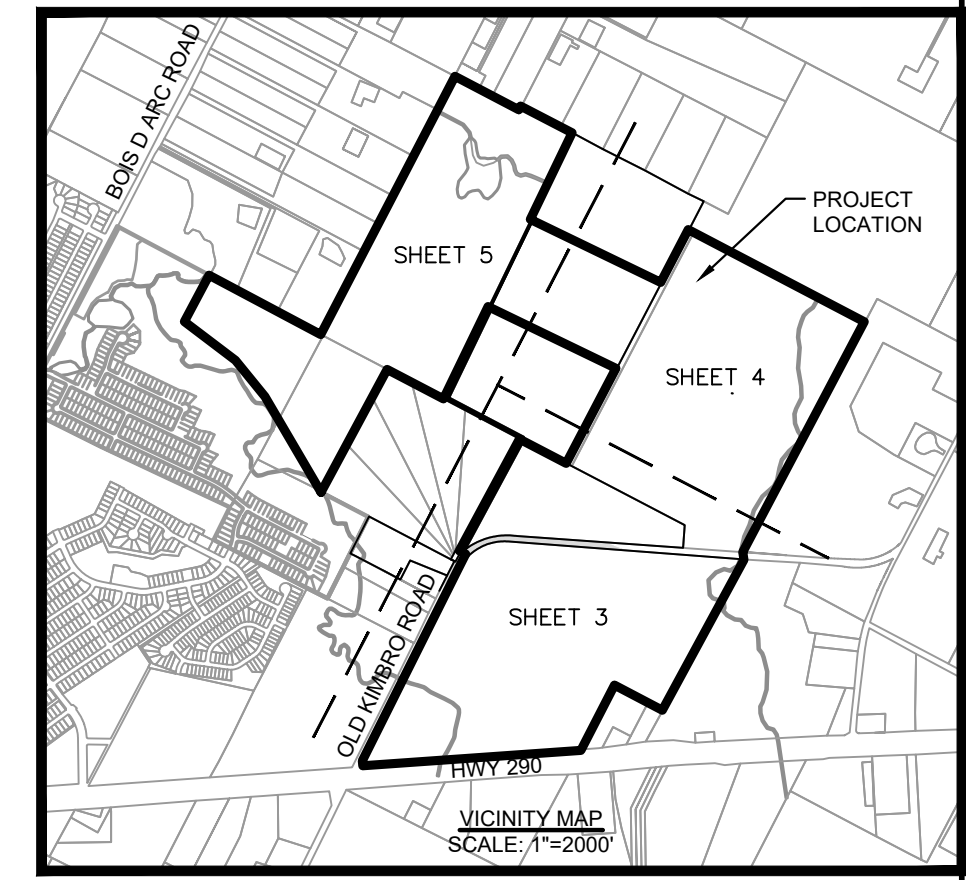
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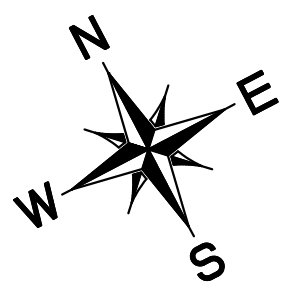
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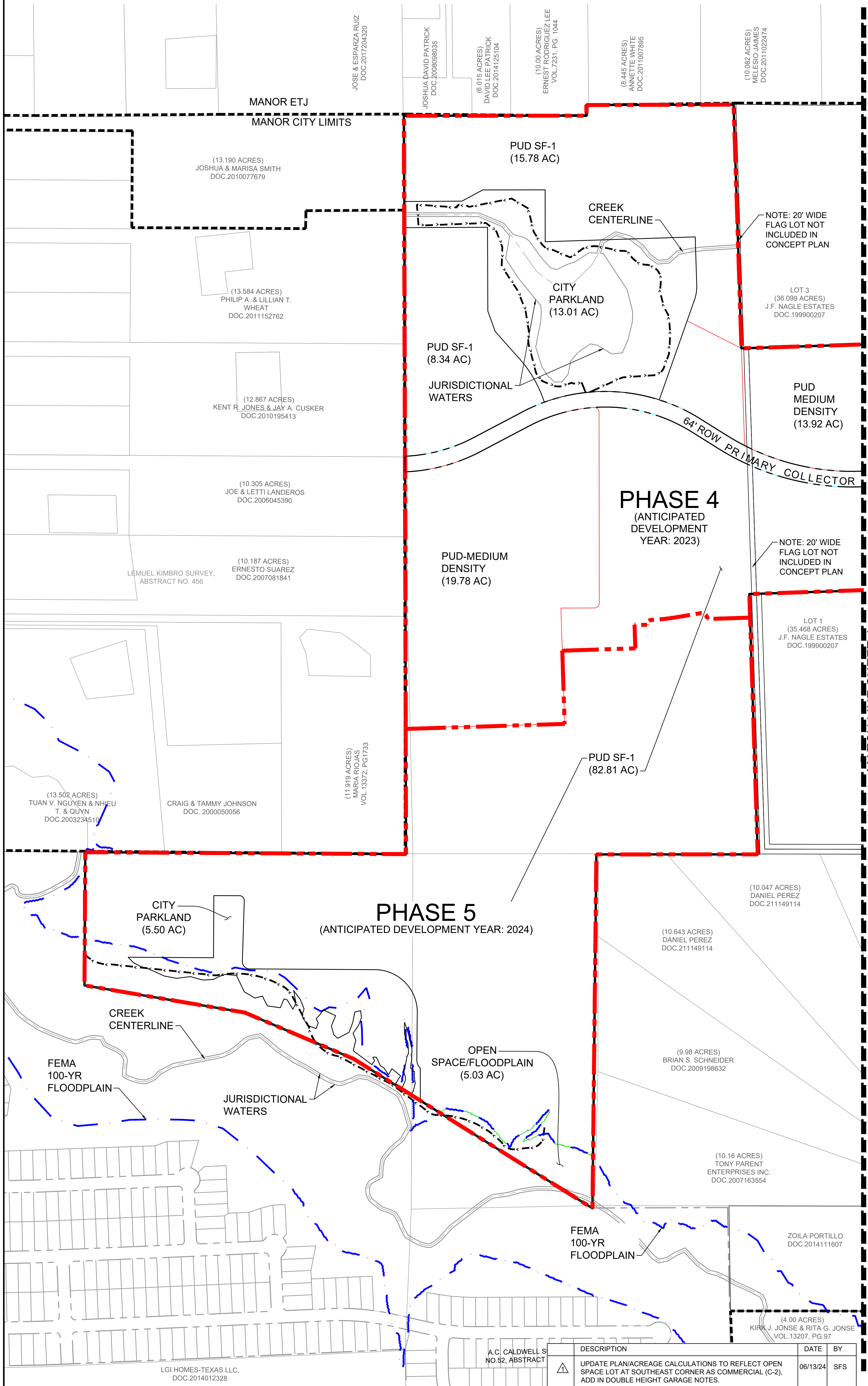
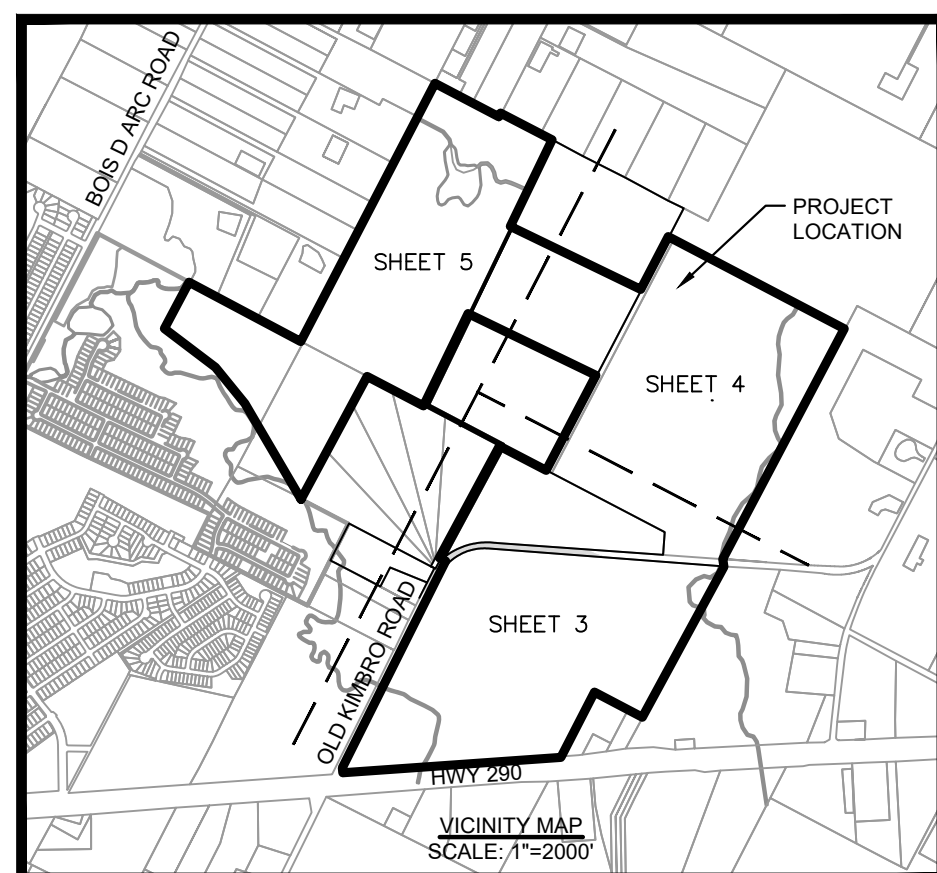


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**LEGEND**

- PUD BOUNDARY
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**ORDINANCE NO. 721**

**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 534 TO MODIFY THE PLANNED UNIT DEVELOPMENT LAND USE PLAN FOR THE MANOR HEIGHTS DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT (PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

**Whereas**, the City of Manor, Texas (the “City”) has initiated that the property described hereinafter in Exhibit “A” attached hereto and incorporated herein as if fully set forth (the “Property”) be rezoned from zoning district Planned Unit Development (PUD) to zoning district Planned Unit Development (PUD);

**Whereas**, Ordinance No. 534 was adopted by the City of Manor, Texas City Council (the “City Council”) on November 14, 2018;

**Whereas**, the City has initiated an amendment to Ordinance No. 534 in order to modify the Planned Unit Development Land Use Plan for the Manor Heights Subdivision Planned Unit Development;

**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.** Ordinance No. 534 is hereby modified and amended by replacing Exhibit “B” in its entirety and replacing with a new Exhibit “B” which is attached hereto and incorporated herein as if fully set forth as Exhibit “B” to include the modified Planned Unit Development Land Use Plan for the Manor Heights Planned Unit Development.

**Section 3. Amendment of Conflicting Ordinances.** Exhibit “B” of the City’s Ordinance No. 534 is hereby amended as provided in this Ordinance. 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.

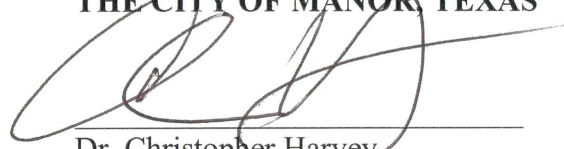
**Section 4. Open Meetings.** That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas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

**ORDINANCE NO. 721**

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

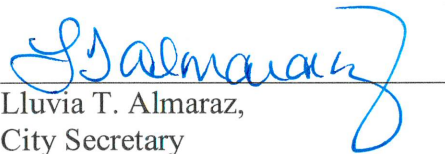
**PASSED AND APPROVED SECOND AND FINAL READING** on this the 2<sup>nd</sup> day of October 2023.

**THE CITY OF MANOR, TEXAS**



Dr. Christopher Harvey,  
Mayor

**ATTEST:**



Luvia T. Almaraz,  
City Secretary



**EXHIBIT "A"**

## Property Legal Description:

90.089 acres out of the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being the tracts of land conveyed to RHOF, LLC, a Texas Limited Liability Company, per deed recorded as document No.2017194263 of the official public records of Travis County, Texas

44.0347 acres of land located in the A.C. Caldwell Survey, Abstract Number 154, Travis County, Texas and being a portion of that certain called 180.83 acres of land conveyed to Alma Juanita Meier, as described in Volume 11376, Page 676, Official Public Records of Travis County, Texas

267.972 ACRES OF LAND LOCATED IN THE LEMUEL KIMBRO SURVEY, ABSTRACT NUMBER 456 AND THE A.C. CALDWELL SURVEY, ABSTRACT NUMBER 154, TRAVIS COUNTY, TEXAS AND BEING THE SAME 267.972 ACRE TRACT OF LAND CONVEYED TO SKY VILLAGE KIMBRO ESTATES, LLC, AS DESCRIBED IN DOCUMENT NUMBER 2016214460, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

(35.626 AC) LOT 2, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH A NON-EXCLUSIVE 60 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT AS CREATED AND MORE PARTICULARLY DESCRIBED IN THAT DECLARATION OF ACCESS AND PUBLIC UTILITY EASEMENT RECORDED IN DOCUMENT NO. 1999058184, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, BEING THE SAME 35.626 ACRES CONYVED TO SKY VILLAGE KIMBRO ESTATES, LLC, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Westernmost 20 feet of LOT 3, J.F. NAGLE ESTATES, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN DOCUMENT NO. 199900207, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

3.469 acres of land located in the Lemuel Kimbro Survey, Abstract Number 456, Travis County, Texas and being a portion of that certain tract of land conveyed to Sky Village Kimbro Estates, LLC, as recorded in 2017157471 of the official Records of Travis County, Texas

157.9603 acres out of the A.C. Caldwell survey No.52, Abstract 154 and the Lemuel Kimbro Survey No.64, Abstract 456, and being the tracts of land conveyed to Kimbro Road Estates, LP per deed recorded as document No.201780865 of the official public records of Travis County, Texas



**EXHIBIT "B"**  
Planned Unit Development Land Use Plan  
[attached]











**Front Facades**  
Page 218

Front Facades are defined as residential elevations facing a street or park. Facades adjacent to a park or wall or fence between the facade and park is not a front facade. Both street-facing facades on corner lots are considered front facades and must be articulated; continue the siding material palette on both street-facing facades and incorporate architectural elements. The percentage of design elements, materials and detailing are not required to be consistent on both facades.

**Streetage Variety.** The same elevation can be repeated no more than every fourth lot. The same elevation cannot be placed on a Lot directly across the street or diagonal from any other plus with the same elevation. No color palette may be repeated on a cul-de-sac having less than six (6) Lots. No color palette may be repeated more than seven times on any block of more than 23 lots.

**Variety of facade articulation.** Front elevations shall have at least two different design features to break the wall plane. The following are examples of the types of design features that meet this requirement:

- Horizontal offsets, recesses or projections, bays, porches, porticoes, canopies, ornamental cornices, ornamental and bay windows, vertical "dentation" offsets, peaked roof forms, arches, architectural details such as the work or moldings integrated into the facade, integrated planters or wing walls, accent materials, varied roof heights, or similar design features

Front Facades should create visual interest through horizontal and vertical articulation of the building elevation. A variety of textured surfaces and natural materials may be used, particularly at the pedestrian eye-level, with windows and entrances that face the street. Blank walls should be minimized.



**Front-loaded Garage - Flush with Facade**  
Page 219

Garage doors flush with the street-facing facade require design features on the facade that de-emphasizes the visual impact of the garage. At least one of the following is required on a flush garage:

- Integrated trim or banding around the garage door that matches the residential building
- Garage door relief detailing; windows are a preferred element
- An overhead cave or porte-cochere extended above the face of the garage door in front of the garage door face
- Decorative hardware such as hinges, handles, etc.



**Front Entries**  
Page 218

On lots less than 55' in frontage, entries must be one-story scaled entries and either recessed or covered with a porch, canopy, or other shading device. A variety of front door types is required.

Articulated use of details and accent materials should be used at building entries to emphasize human-scale. Building entrances may be marked by porch elements, trellises, canopies, awnings or special roof treatments. Oversized and grandiose archways are discouraged.



**Front-loaded Garage - Projecting**  
Page 219

Garages projecting in front of the street-facing building facade may provide in front of the building provided that design features are provided on all exposed garage facades to de-emphasize the visual impact of the garage. A projecting garage may be side loaded (garage doors perpendicular to the street). Some combination of the following is required on a projecting garage:

- Extend and integrate the building siding materials on the garage facades
- Integrated trim or banding around the garage door that matches the residential building
- Garage door windows
- Single garage doors
- An architectural roof above the garage, such as a gabled roof




**Exteriors of Residential Buildings**  
Page 218

**Materials.** Exterior surface area (all stories) may consist of ledge stone, fieldstone, cast stone, cementitious-fiber planking and board and batten (not painted), painted or tinted stucco and brick. Solid wood planking, decorative cementitious-fiber panels, galvanized metal and other durable materials may be used for accent features. The minimum front facade masonry is 30%; masonry must be stone, brick or stucco.

**Detailing.** Design elements and detailing, including the presence of windows and window treatments, trim detailing and exterior wall materials should be consistent around the primary building; the percentage of design elements, materials and detailing may vary from facade to facade to encourage architectural variety and are not required to be consistent.

Residential buildings that back up to a collector street or higher street category shall be limited to one-story height to minimize the visual impact of rear facades being prominently viewed by the public.



**Garage Door Articulation**  
Page 219

Stain or paint colors for garage doors shall be compatible with the color palette of the building facade siding or trim of the home to de-emphasize the garage door and emphasize the architectural building facade. Detailing and articulation of the garage doors is required.

General. Individual or two-car garage doors are permitted. The use of three garage doors is permitted provided at least one of the doors is offset two feet from the other doors. The driveway width at the curb line may be no wider than 17' or the width of a 2-door garage.



**Front-loaded Garage - Living Area Forward**  
Page 219

A garage door recessed from the face of the front facade that emphasizes the living area of the home from the street is a permitted garage type.



**Roofs and Overhead Structures**  
Page 219

Simple roof lines are encouraged and can be achieved by including hips, gables, projections (e.g. dormers) and roof form changes in keeping with a selected architectural style. On buildings with pitched roofs, the minimum main roof pitch is 5:12. Lower roof pitches are acceptable on porch elements, awnings or architectural feature elements.

Pitched roofs shall be clad in 25-year minimum composition shingles or low reflectivity coated metal roofing materials. The materials and colors of canopies, awnings and trellises should be compatible with the roof materials and complement and harmonize with the exterior design of the building.

An overhead cave or porte-cochere may extend above the face of the garage door in front of the garage door face. The overhead cave or the porte-cochere may extend five feet into the building setback line.

DESCRIPTION	DATE	BY
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AND COMMERCIAL (C-2), ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/02/22	SFS

MANOR HEIGHTS


EXHIBIT B  
PUD DESIGN  
STANDARDS

**Kimley»Horn**  
© 2018 KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JULLYVILLE ROAD, AVAILON IV, SUITE 300, AUSTIN, TX 78758  
PHONE: 512-418-1771 FAX: 512-418-1757  
WWW.KIMLEY-HORN.COM  
TEXAS REGISTERED ENGINEERING FIRM F-928



3





**MEDIUM DENSITY RESIDENTIAL**

All guidelines set forth in these Design Guidelines apply to this housing type. In addition, the following apply to Medium Density Residential buildings and site design:

**Architectural style**  
A variety of quality and durable residential buildings within a condominium lot or small lot site must include a variety of architectural features and colors to establish an appealing streetscape character.

**Form and mass**  
A single, large building mass should be avoided. Building designs should incorporate visually heavier and more massive elements, details or colors at the building base, and visually lighter elements, details or colors above the base. Groups of buildings must have variety of colors. Four-flat and Mansion Home buildings are permitted.

**Long walls and facades**  
Up to six attached dwellings may be attached in a single row as a group.

**Windows and transparency**  
All walls and elevations on all floors of attached residential buildings must include windows or doors with glass, except as appropriate to assure privacy for adjacent residents.

**Medium Density Residential**  
Page 22

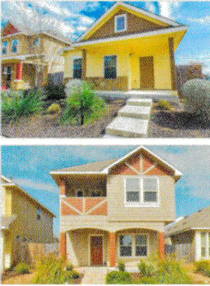
The PUD shall provide for a collection of privately owned, common open space lots set within the PUD and made available for residential use. Common open space will be designed to (i) serve the recreational needs of the residents (ii) provide places and opportunities for interaction within the community and (iii) provide opportunities for interaction with the natural environment.

All private open space and structures thereon shall be conveyed to and permanently owned and maintained by a Home Owner Association (HOA) or other responsible entity. The HOA may adopt rules and regulations regarding access, permitted uses, security (policing) and maintenance responsibilities for the open spaces.

Any lot designated as common open space shall consist of at least six thousand (6,000) square feet. The area of the common open space lot shall be measured and calculated to the property line of the lot.

Parking for common open space uses within the PUD may be provided with adjacent on-street parking. Off-street parking may also be provided within a common open space lot, at the option of the Developer.

**Common Open Space**  
Page 23



**Building roofs**  
On buildings with pitched roofs, the minimum roof pitch is 6:12 on the main structure. On buildings where flat roofs are the predominant roof type, parapet walls should be provided.

**Mechanical equipment screening**  
Roof-top mechanical equipment must be hidden or screened with architecturally integral elements at least as high as the equipment to be screened. Makeshift equipment screens, such as wooden or plastic fences, are prohibited. Ground mounted mechanical equipment must be hidden or screened with architecturally integral wing walls and/or landscaping. Mechanical equipment must be located where their acoustics will minimize disruption to abutting residential dwelling units.

Solar panels and rain collection devices are exempt from mechanical equipment screening standards.

**Medium Density Residential**  
Page 24

A Master Homeowner Association shall be created and maintained for the community, empowered to govern and establish design guidelines, review architectural and landscape designs and enforce regulations and design guidelines. These regulations and guidelines will provide practical design direction which will create a special residential community environment that is consistent with these architectural design guidelines.

Each new residential unit in Manor Heights will be subject to design criteria that will be detailed in design guidelines as referenced in the Declaration of Covenants, Conditions, and Restrictions (CCRs) to be established by Owner and enforced by the Architectural Review Committee (ARC) which will be created pursuant to the CCRs.

House plans submitted to The City shall be stamped or indicated by letter of transmittal (or similar language) that architectural review committee (ARC) has reviewed and approved the house plans as complying with the PUD Design Requirements for City Review.

**Design Review and Enforcement**  
Page 25



**DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)**



**DOUBLE HEIGHT GARAGES (PHASE 2 ONLY) (SEE PUD NOTE 26)**

DESCRIPTION	DATE	BY
UPDATE PLANNING CALCULATIONS TO REFLECT OPEN SPACE LOT AT SOUTHEAST CORNER AS COMMERCIAL (C-2). ADD IN DOUBLE HEIGHT GARAGE NOTES.	06/30/23	SPS

<p><b>MANOR HEIGHTS</b></p>	<p><b>EXHIBIT B PUD DESIGN STANDARDS</b></p>	<p><b>Kimley»Horn</b></p> <p><small>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 1814 JULLYVILLE ROAD, AUSTON N, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1781 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM #928</small></p>	<p><b>TBG</b></p>	<p>4</p>
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Date: Wednesday, November 29, 2023

Sarah Starkey  
 Kimley-Horn & Associates  
 501 South Austin Ave, Suite 1310  
 Georgetown TX 78626  
 sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP  
 Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

Staff has completed its review of plans for the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment that is to be located at OLD KIMBRO RD, MANOR 78653. Comments from this review follow.

#### **City Planning Review**

The following comments have been provided by Michael Burrell. Should you have any questions or require additional information regarding any of these comments, please contact Michael Burrell by telephone at (512) 215-8158 or by email at mburrell@manortx.gov.

- Include a lot count for the sections being changed.
- Submit a new plan set for this amendment. An accurate sheet count, current dates, and only the sheets with changes being made are what should be uploaded.
- Ensure that the mailout list is accurate. Only three property owners are listed.

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.

***Review of this submittal does not constitute a verification of all data, information, and calculations supplied by the applicant. 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.***

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 (512) 215-8158, or by e-mail at mburrell@manortx.gov.

Thank you,

11/29/2023 11:48:11 AM  
Manor Heights PH. 2,3,4,5,6 Concept Plan  
Amendment  
2023-P-1594-CP  
Page 2

Michael Burrell  
Development Services



1500 County Road 269  
Leander, TX 78641

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

Date: Monday, April 22, 2024

Sarah Starkey  
Kimley-Horn & Associates  
501 South Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP  
Job Address: OLD KIMBRO RD, MANOR, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment (*Concept Plan*) submitted by Kimley-Horn & Associates and received on June 24, 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. Topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
- ii. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures. Existing utilities in this area.
- iii. Update anticipated timing of proposed phases of development.

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





1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, July 11, 2024

Sarah Starkey  
Kimley-Horn & Associates  
501 South Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2023-P-1594-CP  
Job Address: OLD KIMBRO RD, MANOR 78653

Dear Sarah Starkey,

We have conducted a review of the concept plan for the above-referenced project, submitted by Sarah Starkey and received by our office on June 24, 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



7/31/2024

## City of Manor Development Services

# Notification for a Subdivision Concept Plan Amendment

Project Name: Manor Heights PH. 2,3,4,5,6 Concept Plan Amendment  
 Case Number: 2023-P-1594-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 a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan Amendment for Manor Heights PH. 2,3,4,5,6 being located at the northeast intersection of US HWY 290 W and Old Kimbro Rd., Manor, TX. Subdivision Concept Plan Amendments that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Manor Heights Subdivision Phases 2, 3, 4, 5, and 6, being one thousand three hundred and ninety-five (1,395) lots on 477.8 acres, more or less, and located at the northeast intersection of US HWY 290 and Old Kimbro Rd., Manor, TX.**

***Applicant: Kimley-Horn & Associates***  
***Owner: RHOF LLC***

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 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 Amendment 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 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)

JONSE JOHN & RITA PO BOX 21 MANOR, TX 78653	BERUMEN ARMANDO JR & AMELIA J 13300 MILLEDGE PASS MANOR, TX 78653	RANGEL FRANCISCO CASTR 20303 LONE PEAK PASS MANOR, TX 78653
GUERRA CHRISTINA & ALEJANDRO 20305 LONE PEAK PASS MANOR, TX 78653	NGUYEN LE FAMILY TRUST 808 HEDGESTONE WAY MODESTO, CA 95355	CALDWELL CHARLES K 20309 LONE PEAK PASS MANOR, TX 78653
ELLINGTON AARON & SHANNON 20515 LONE PEAK PASS MANOR, TX 78653	NAVA KEVIN JORDAN & DAHAJIRA IVETTE L 20406 LONE PEAK PASS MANOR, TX 78653	CONTINENTAL HOMES OF TEXAS LP 10700 PECAN PARK BLVD STE 400 AUSTIN, TX 78750
HERNANDEZ ALEISHA JEAN & JOSE LEON 20412 LONE PEAK PASS MANOR, TX 78653	PERNESKY MATTHEW & TRACY 20307 LONE PEAK PASS MANOR, TX 78653	LE BRIAN & HUYEN THI MINH NGUYEN 20308 LONE PEAK PASS MANOR, TX 78653
JUN SARAH & JASON J 20506 LONE PEAK PASS MANOR, TX 78653	TIMMERMAN COMMERCIAL INVESTMENTS LP 501 VALE ST AUSTIN, TX 78746	GEBAUER JOHN JR 13330 OLD KIMBRO RD MANOR, TX 78653
KARCHER CHRISTOPHER RYAN 1001 CASHEW LN CEDAR PARK, TX 78613	CORDOVA CRISTAL & MARICELA CORDOVA 20300 LONE PEAK PASS MANOR, TX 78653	FORESTAR USA REAL ESTATE GROUP INC 2221 E LAMAR BLVD STE 790 ARLINGTON, TX 76006
HERNANDEZ JOSE M & MA SALUSTIA ALICIA 20304 LONE PEAK PASS MANOR, TX 78653	GEBRE GULILAT GIRMA 20306 LONE PEAK PASS MANOR, TX 78653	RANGANATHAN SURESH BERI 20500 LONE PEAK PASS MANOR, TX 78653
HUYNH TRUC LE MINH & PHUONG TU HAN 20403 PHEBE FOSTER ST MANOR, TX 78653	ROSEMOND KERRICK JR & WHITNEY 13302 MILLEDGE PASS MANOR, TX 78653	GUZMAN FRANKLIN PERLA SR & DANIEL ANTHONY BIS 13308 MILLEDGE PASS MANOR, TX 78653
GEBRELULE KIDANE ASGEDE & NATSNET SIMON KESE 13310 MILLEDGE PASS MANOR, TX 78653	VALLADARES VICTOR R & SUSANA VALLADERES 13300 LONE PEAK CV MANOR, TX 78653	FENNIX TURRAN CORTEZ 20403 LONE PEAK PASS MANOR, TX 78653
MORONFOLU QUWIYAT FOLAWUMI 20402 LONE PEAK PASS MANOR, TX 78653	CONTINENTAL HOMES OF TEXAS LP 10700 PECAN PARK BLVD STE 400 AUSTIN, TX 78750	JONSE KIRK J & CATHY W 13326 OLD KIMBRO RD MANOR, TX 78653



PARKS CATHERINE & GREG  
13304 MILLEDGE PASS  
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP  
10700 PECAN PARK BLVD STE 400  
AUSTIN, TX 78750

GUERRERO ALAN  
20509 LONE PEAK PASS  
MANOR, TX 78653

Item 4.

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

HIGGINS JON TERRENCE & DEMETRA  
RENEE WILLIAMS & SAM CALLOWAY  
HIGGI  
20508 LONE PEAK PASS  
MANOR, TX 78653  
LUCENA FREDDIE  
13304 LONE PEAK CV  
MANOR, TX 78653

NGUYEN DUSTIN & CHAN HONG PHAM  
& KATHY NGUYEN  
9888 CASTELLI WAY  
ELK GROVE, CA 95757

PADRON LEONARDO SANCHEZ SR &  
ANA KARINA LEURA R  
20409 LONE PEAK PASS  
MANOR, TX 78653

DZURISIN CARA & ERIC  
13306 LONE PEAK CV  
MANOR, TX 78653

JEIZAN ELHAM  
2900 CENTURY PARK BLVD APT 303  
AUSTIN, TX 78727

BALBOA JESSICA THALIA & JOSE LUIS  
RODRIGUE  
20408 LONE PEAK PASS  
MANOR, TX 78653

ROBERTS RICHARD JUMBOSEBIETOMA  
& DESIREE MICHELLE L  
20401 LONE PEAK PASS  
MANOR, TX 78653

IRIZARRY MELISSA IVETTE RIVERA &  
BENIGNO TORRES ROSS Y  
20400 LONE PEAK PASS  
MANOR, TX 78653

PENA DANY ARIEL & YARETH BARRIOS  
RODRIGUEZ  
20513 LONE PEAK PASS  
MANOR, TX 78653

WHITFIELD SHARON  
20510 LONE PEAK PASS  
MANOR, TX 78653

RHOF LLC  
2730 TRANSIT RD  
WEST SENECA, NY 14224

NGUYEN LE FAMILY TRUST THE  
808 HEDGESTONE WAY  
MODESTO, CA 95355

CUADRADO DAIRON LABARGA  
20302 LONE PEAK PASS  
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

HO STEVEN A & KATIE LAM-HO  
20311 LONE PEAK PASS  
MANOR, TX 78653

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

FORESTAR USA REAL ESTATE GROUP  
INC  
2221 E LAMAR BLVD STE 790  
ARLINGTON, TX 76006

MENDOZA ELIZABETH & ZACHARY N  
HUDSON  
20416 LONE PEAK PASS  
MANOR, TX 78653

PADRON ALMA BEATRIZ MEDRANO &  
JESHUA MEDRANO MON  
20401 PHEBE FOSTER ST  
MANOR, TX 78653

CONTINENTAL HOMES OF TEXAS LP  
10700 PECAN PARK BLVD STE 400  
AUSTIN, TX 78750



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.**

*Applicant: Kimley-Horn*

*Owner: Kenneth and Suanna Tumlinson*

**BACKGROUND/SUMMARY:**

This Concept Plan has been approved by our engineers. Multi-family zoning for this property was approved by Ordinance 737 in March 2024. The developer has partnered with the city’s Public Facilities Corporation (PFC) to provide the units at a subsidized rate. The development is proposed to have 324 units and through the TIA and development agreement, there are proposed turn lane improvements at the site driveway, a realignment of Suncrest and Tower Road, and a signal at Suncrest and FM 973.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Concept Plan
- Aerial Location Image
- Conformance Letter
- Notice
- Mailing Labels

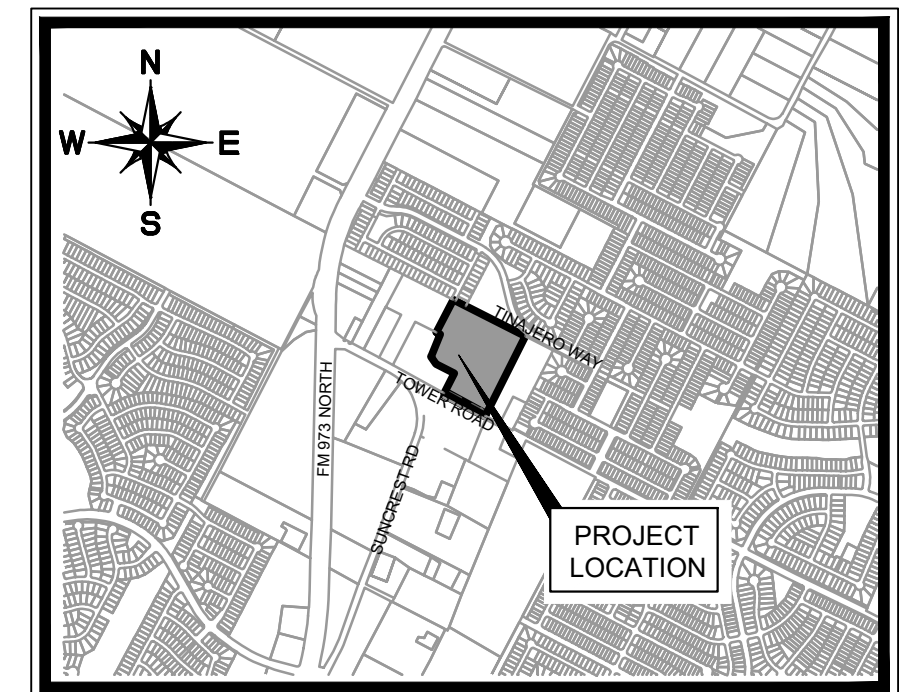
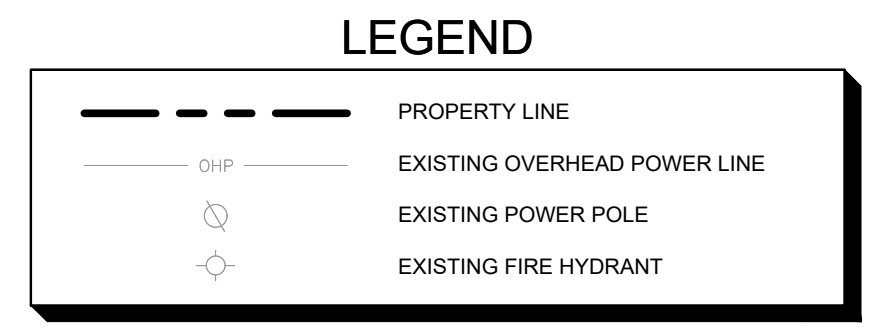
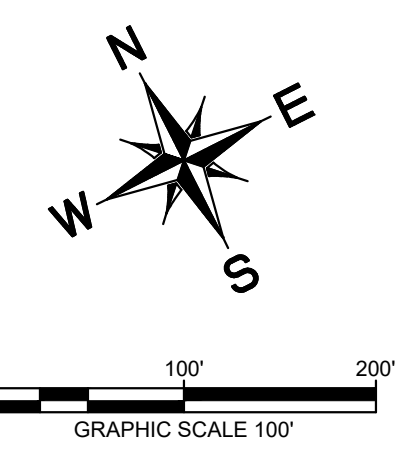
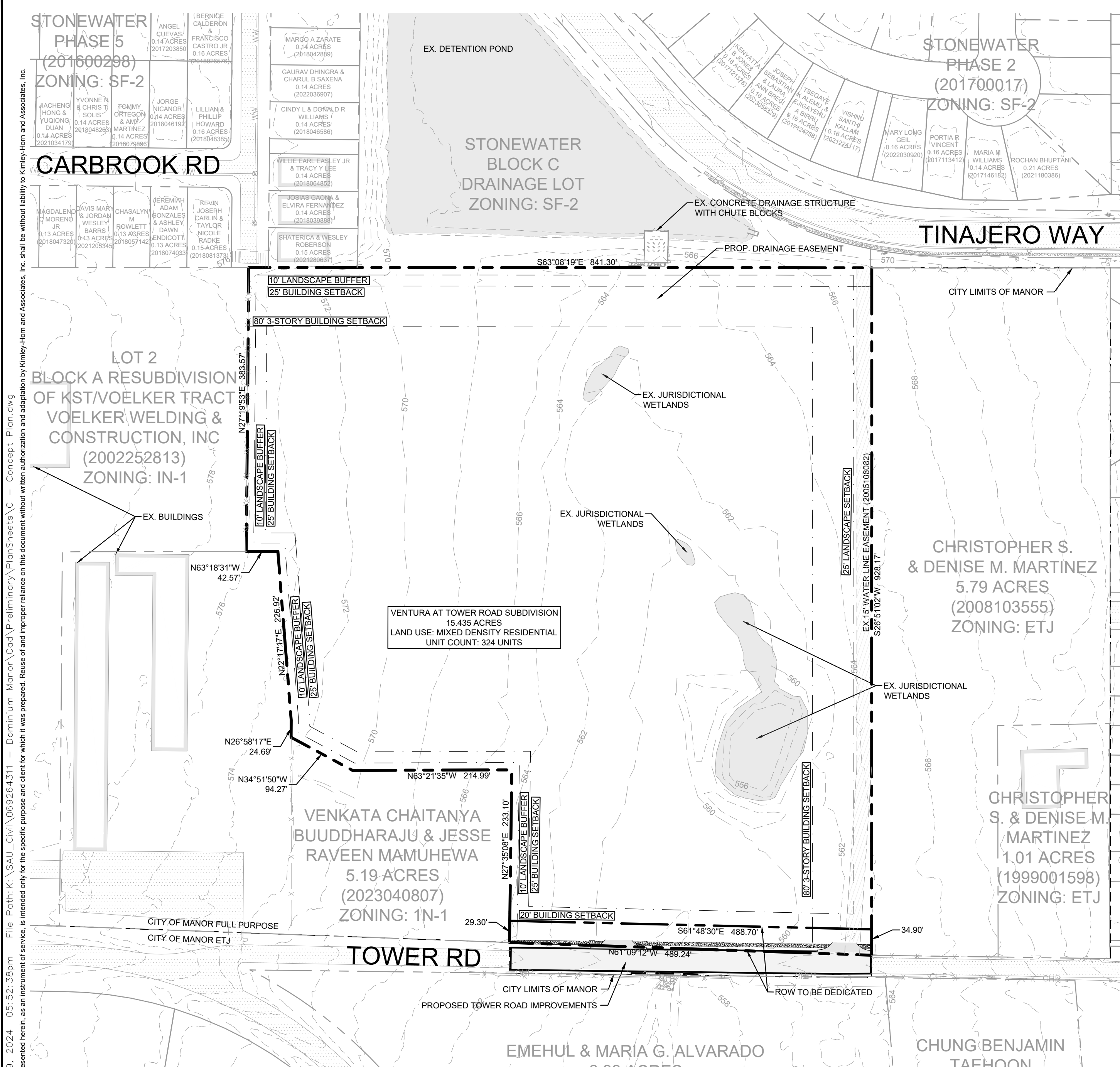
**ACTIONS:**

<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions, Postpone

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.

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



VICINITY MAP  
SCALE: 1" = 2,000'

**SITE SUMMARY**

**PROJECT NAME:** VENTURA AT TOWER ROAD  
**SITE ADDRESS:** 12100 TOWER RD  
**CURRENT ZONING:** MF-2  
**DEVELOPER:** MANOR LEASED HOUSING DEVELOPMENT I, LLC  
**OWNER:** KENNETH R. & SUSAN M TUMLINSON  
**ENGINEER / OWNER'S AGENT:** ANDREW GRAHAM, P.E.  
**SURVEYOR:** DANIEL R. ARTHUR, R.P.L.S. (TX)  
**LEGAL DESCRIPTION:** ABS 315 SUR 63 GATES G ACR 15.4872 (1-D-1)  
**FLOODPLAIN:** NO PORTION OF THIS PROPERTY IS WITHIN A FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP PANEL # 48453C0485J FOR TRAVIS COUNTY, EFFECTIVE AUGUST 18, 2014.

**NOTES:**  
 LAND USE = MIXED DENSITY NEIGHBORHOOD  
 UNIT COUNT = 324 UNITS  
 REQUESTED WATER LUE'S = 165 LUE'S  
 REQUESTED WASTEWATER LUE'S = 165 LUE'S  
 ANTICIPATED TRAFFIC GENERATION = REF. TABLE 2 THIS SHEET AND TIA DATED MAY 3, 2024

**SUBMITTAL LOG:**  
 FIRST CITY SUBMITTAL: WEDNESDAY MAY 22, 2024  
 SECOND CITY SUBMITTAL: MONDAY JULY 29, 2024

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.

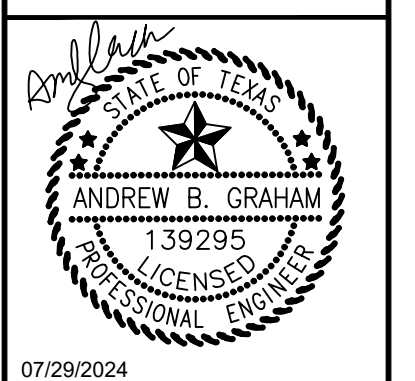
APPROVED: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 CHAIRPERSON CITY SECRETARY  
 ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE \_\_\_\_\_ OF \_\_\_\_\_, 20\_\_ A.D.  
 BY: \_\_\_\_\_ ATTEST: \_\_\_\_\_  
 MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

Table 2 – 2025 Site Trip Generation

Land Uses	Quantity	ITE Code	Daily Trips	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Multifamily Housing (Low-Rise) <sup>1</sup>	324 DU	220	2,153	30	94	124	101	59	160
<b>TOTAL TRIPS</b>			<b>2,153</b>	<b>30</b>	<b>94</b>	<b>124</b>	<b>101</b>	<b>59</b>	<b>160</b>

Notes:  
 1. Multifamily Housing (Low-Rise)  
 • Daily: T = 6.41(X) + 75.31  
 • AM: T = 0.31(X) + 22.85  
 • PM: T = 0.43(X) + 20.55

**Kimley»Horn**  
 5301 SOUTHWEST PARKWAY, BUILDING 2, SUITE 100  
 Austin, Texas 78746  
 PHONE: 512-646-2237  
 WWW.KIMLEY-HORN.COM  
 © 2024 KIMLEY-HORN AND ASSOCIATES, INC.  
 TBPE Firm No. 928



KHA PROJECT	DATE	SCALE	DESIGNED BY:	DRAWN BY:	CHECKED BY:
069264311	JULY 2024	AS SHOWN	ABG	ARP	ABG

CONCEPT PLAN

VENTURA AT TOWER ROAD  
CITY OF MANOR  
TRAVIS COUNTY, TEXAS

Plotted By: Henry, Dean Date: July 29, 2024 05:52:35pm File Path: K:\SAU\_Civil\069264311 - Dominion Manor\Cad\Preliminary\PlanSheets\C - Concept Plan.dwg  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.









1500 County Road 269  
Leander, TX 78641

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

Date: Friday, June 28, 2024

Andy Graham  
Kimley-Horn

andy.graham@kimley-horn.com

Permit Number 2024-P-1657-CP  
Job Address: 12100 Tower Rd, Manor 78653

Dear Andy Graham,

We have conducted a review of the concept plan for the above-referenced project, submitted by Andy Graham and received by our office on June 03, 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows  
Staff Engineer  
GBA



7/31/2024

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: Ventura At Tower Road Apartments Concept Plan  
 Case Number: 2024-P-1657-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 a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Concept Plan for the Ventura at Tower Road Apartments being located near the intersection of Tower Rd. and Suncrest Rd., specifically at 12100 Tower Rd, Manor, TX. Subdivision Concept Plans that meet the city's requirements are required to be approved by the Planning and Zoning Commission. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan for the Ventura Subdivision, being one (1) lot on 15.48 acres, more or less, and located near the intersection of Tower Rd. and Suncrest Rd., specifically 12100 Tower Rd., Manor, TX.**

***Applicant: Kimley-Horn***

***Owner: Kenneth and Suanna Tumlinson***

The Planning and Zoning Commission will meet at 6:30PM on August 14, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on August 21, 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 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)



BHATNAGAR APARNA & VISHAL  
11913 RIPARIAN RD  
MANOR TX 78653-2055

JONES KENYATTA B  
11917 RIPARIAN RD  
MANOR TX 78653-2055

BRECI JOSEPH SEBASTIAN &  
11921 RIPARIAN RD  
MANOR TX 78653-2055

ALEMU TSEGAYE K  
11925 RIPARIAN RD  
MANOR TX 78653-2055

KALLAM VISHNU SANTHI  
24300 SW HIDDEN VALLEY RD  
PECULIAR MO 64078-8879

GEIL MARY LONG  
11933 RIPARIAN RD  
MANOR TX 78653-2055

VINCENT PORTIA R  
11937 RIPARIAN RD  
MANOR TX 78653-2055

WILLIAMS MARIA M  
12001 RIPARIAN RD  
MANOR TX 78653-2056

BHUPTANI ROCHAN  
752 SPRINGFIELD DR  
CAMPBELL CA 95008-0912

RESENDEZ RAFAELA  
12009 RIPARIAN RD  
MANOR TX 78653-2056

KIMARARUNGU FIDELE & ODETTE  
NYABIRORI KWIZERA  
12013 RIPARIAN RD  
MANOR TX 78653-2056

SPARKS DOUGLAS E & GLENDA G  
12017 RIPARIAN RD  
MANOR TX 78653-2056

WAN CHOR HONG & EMILY LY  
11936 RIPARIAN RD  
MANOR TX 78653-2055

WALCOTT PIA CARA ANGELA VELARDE &  
JASON E  
11932 RIPARIAN RD  
MANOR TX 78653-2055

SW HOMEOWNERS ASSOCIATION INC  
9601 AMBERGLEN BLVD STE 150  
AUSTIN TX 78729-1190

ROBERSON SHATERICA & WESLEY  
ROBERSON  
ESTUARY RD  
MANOR TX 78653-2066

GAONA JOSIAS & ELVIRA FERNANDEZ  
14405 ESTUARY RD  
MANOR TX 78653-2066

EASLEY WILLIE EARL JR  
14409 ESTUARY RD  
MANOR TX 78653-2066

SW HOMEOWNERS ASSOCIATION INC  
9601 AMBERGLEN BLVD STE 150  
AUSTIN TX 78729-1190

WILLIAMS CINDY L & DONALD R  
14413 ESTUARY RD  
MANOR TX 78653-2066

DHINGRA GAURAV  
2688 COREY PL  
SAN RAMON CA 94583-2405

CALDERON BERNICE  
11737 CAMBRIAN RD  
MANOR TX 78653-3442

CUEVAS ANGEL  
11733 CAMBRIAN RD  
MANOR TX 78653-3442

HOLOMON ALISSA  
820 MODRELL BLVD  
ELKHART IN 46514-3419

RODRIGUEZ VERONICA M  
11725 CAMBRIAN RD  
MANOR TX 78653-3442

MUJICA MORALES RIGOBERTO  
11721 CAMBRIAN RD  
AUSTIN TX 78653-3442

HOWARD LILLIAN & PHILLIP  
11740 CARBROOK RD  
MANOR TX 78653-2065

NICANOR JORGE  
11736 CARBROOK RD  
MANOR TX 78653-2065

ORTEGON TOMMY & AMY MARTINEZ  
11732 CARBROOK RD  
MANOR TX 78653-2065

SOLIS YVONNE N & CHRISTOPHER T  
11728 CARBROOK RD  
MANOR TX 78653-2065

HONG JIACHENG  
1436 CABRILLO AVE  
BURLINGAME CA 94010-4709

VOELKER WELDING & CONSTRUCTION  
14401 FM 973 N  
MANOR TX 78653

BUDDHARAJU VENKATA CHAITANYA  
1401 WEST AVE STE B  
AUSTIN TX 78701-1527

TUMLINSON KENNETH R & SUANNA M  
PO BOX 869  
LEXINGTON TX 78947

MARTINEZ CHRISTOPHER S  
12200 TOWER RD  
MANOR TX 78653-4540

CHUNG BENJAMIN TAEHOON  
PO BOX 812  
MANOR TX 78653-0812

CHUNG BENJAMIN TAEHOON  
PO BOX 812  
MANOR TX 78653-0812

ALVARADO EMEHUL & MARIA G  
12101 TOWER ROAD  
MANOR TX 78653-4541

MARTINEZ CHRISTOPHER S  
12200 TOWER RD  
MANOR TX 78653-4540



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision Phase 5, one hundred ninety-seven (197) lots on 62.33 acre, more or less, and being located near the intersection of Rosen Way and Carper Drive, Manor, TX.**

*Applicant: Kimley-Horn & Associates*

*Owner: Forestar (USA) Real Estate Group, Inc.*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It encompasses 195 50' wide and 60' wide single family lots and 2 non-residential lots. The 2 non-residential lots are a 12.984-acre city park and an open space/drainage lot.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Plat
- Aerial location image
- Engineer Comments
- Conformance Letter

**ACTIONS:**

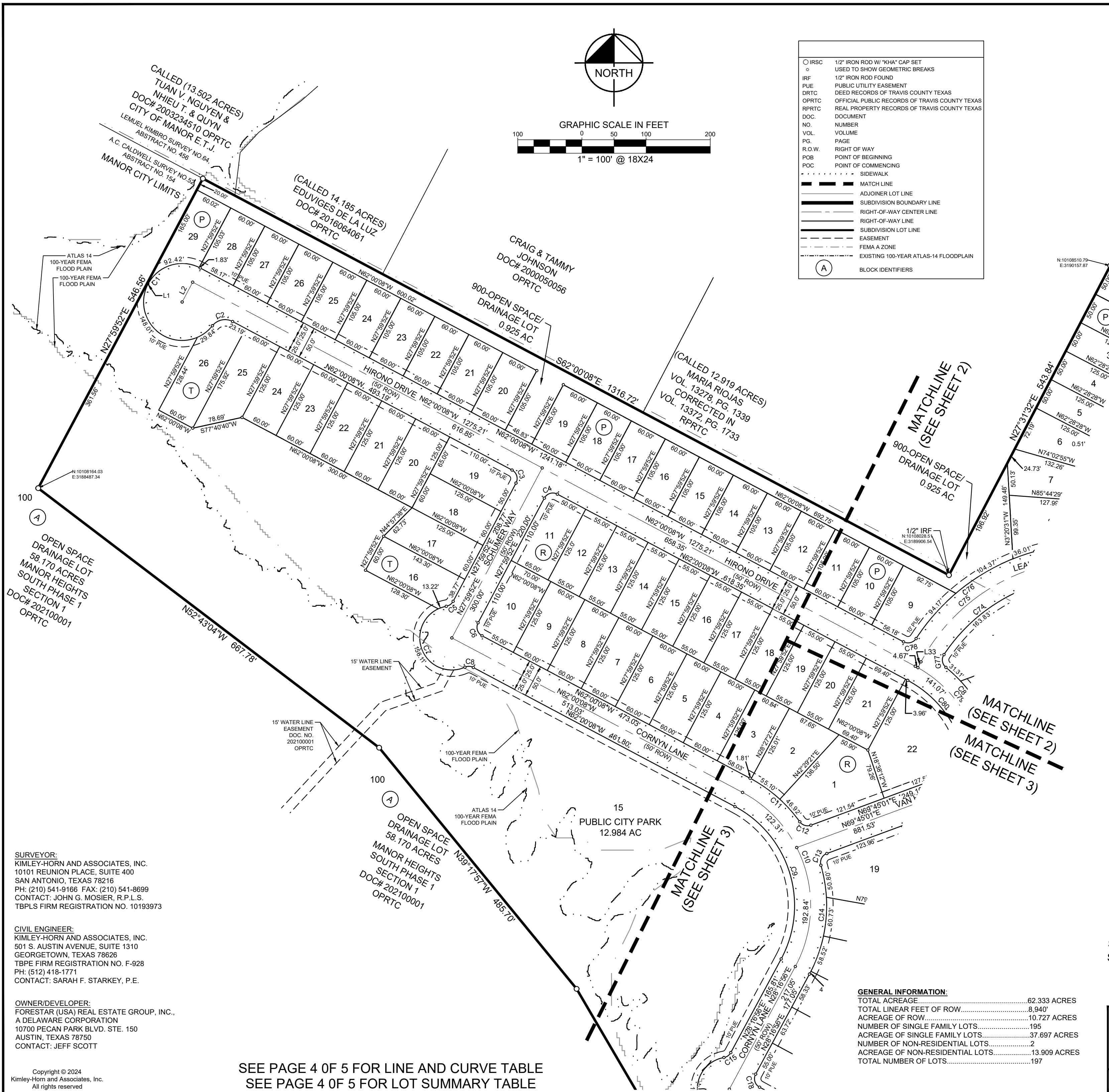
<i>Discretion</i>	Non-Discretionary
<i>Subdivision Review Type</i>	Concurrent
<i>Actions</i>	Approve, Approve with Conditions, Postpone

**STAFF RECOMMENDATION:**

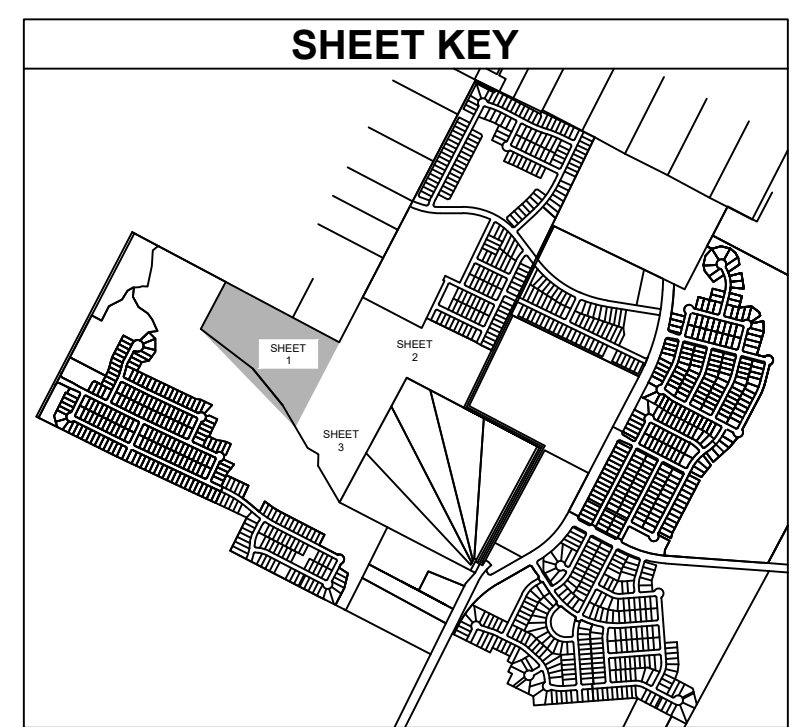
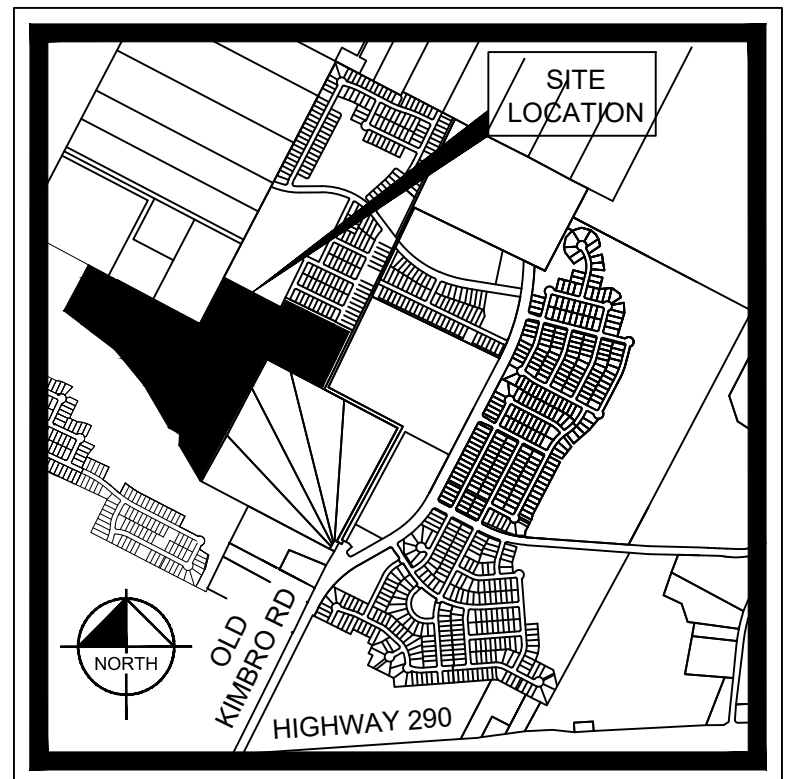
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Manor Heights Subdivision Phase 5, one hundred ninety-seven (197) lots on 62.33 acre, more or less, and being located near the intersection of Rosen Way and Carper Drive, Manor, TX.

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





○ IRSC	1/2" IRON ROD W "KHA" CAP SET
○	USED TO SHOW GEOMETRIC BREAKS
IRF	1/2" IRON ROD FOUND
PUE	PUBLIC UTILITY EASEMENT
DRTC	DEED RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
RPRTC	REAL PROPERTY RECORDS OF TRAVIS COUNTY TEXAS
DOC.	DOCUMENT
NO.	NUMBER
VOL.	VOLUME
PG.	PAGE
R.O.W.	RIGHT OF WAY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCING
- - - - -	SIDEWALK
---	MATCH LINE
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---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	SUBDIVISION LOT LINE
---	EASEMENT
---	FEMA A ZONE
---	EXISTING 100-YEAR ATLAS-14 FLOODPLAIN
(A)	BLOCK IDENTIFIERS



**MANOR HEIGHTS PHASE 5**  
 62.333 ACRES  
 BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	6/13/2024	069313622	1 OF 5

**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10101 REUNION PLACE, SUITE 400  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 501 S. AUSTIN AVENUE, SUITE 1310  
 GEORGETOWN, TEXAS 78626  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771  
 CONTACT: SARAH F. STARKEY, P.E.

**OWNER/DEVELOPER:**  
 FORESTAR (USA) REAL ESTATE GROUP, INC.,  
 A DELAWARE CORPORATION  
 10700 PECAN PARK BLVD. STE. 150  
 AUSTIN, TEXAS 78750  
 CONTACT: JEFF SCOTT

SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
 SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

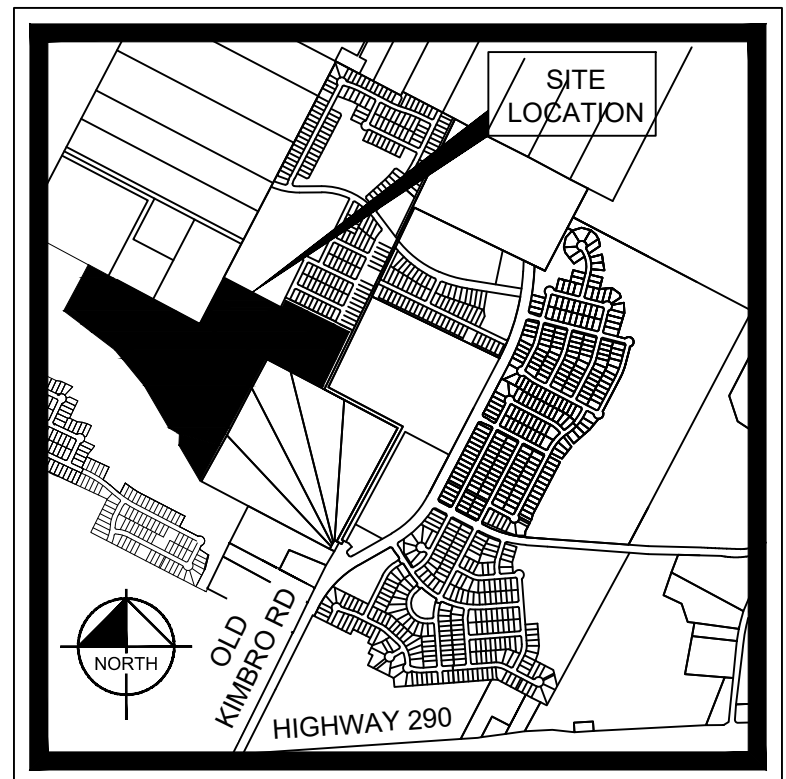
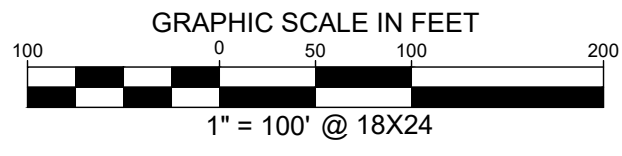
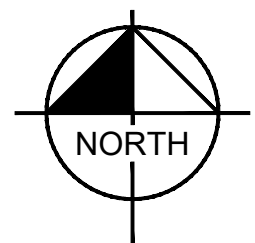
**GENERAL INFORMATION:**

TOTAL ACREAGE.....	62.333 ACRES
TOTAL LINEAR FEET OF ROW.....	8,940'
ACREAGE OF ROW.....	10.727 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	195
ACREAGE OF SINGLE FAMILY LOTS.....	37.697 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	2
ACREAGE OF NON-RESIDENTIAL LOTS.....	13.909 ACRES
TOTAL NUMBER OF LOTS.....	197

DWG NAME: K:\SVA SURVEY\MANOR HEIGHTS DEVELOPMENT\069313622-MANOR HTS PHASE 5\DWG\PLATS\MANOR HEIGHTS PHASE 5.DWG PLOTTED BY: GONZALEZ, DAVID 6/17/2024 8:32 AM LAST SAVED 6/17/2024 3:10 PM

(CALLED 12.919 ACRES)  
MARIA RIOJAS  
VOL. 13278, PG. 1339  
CORRECTED IN  
VOL. 13372, PG. 1733  
RPRTC

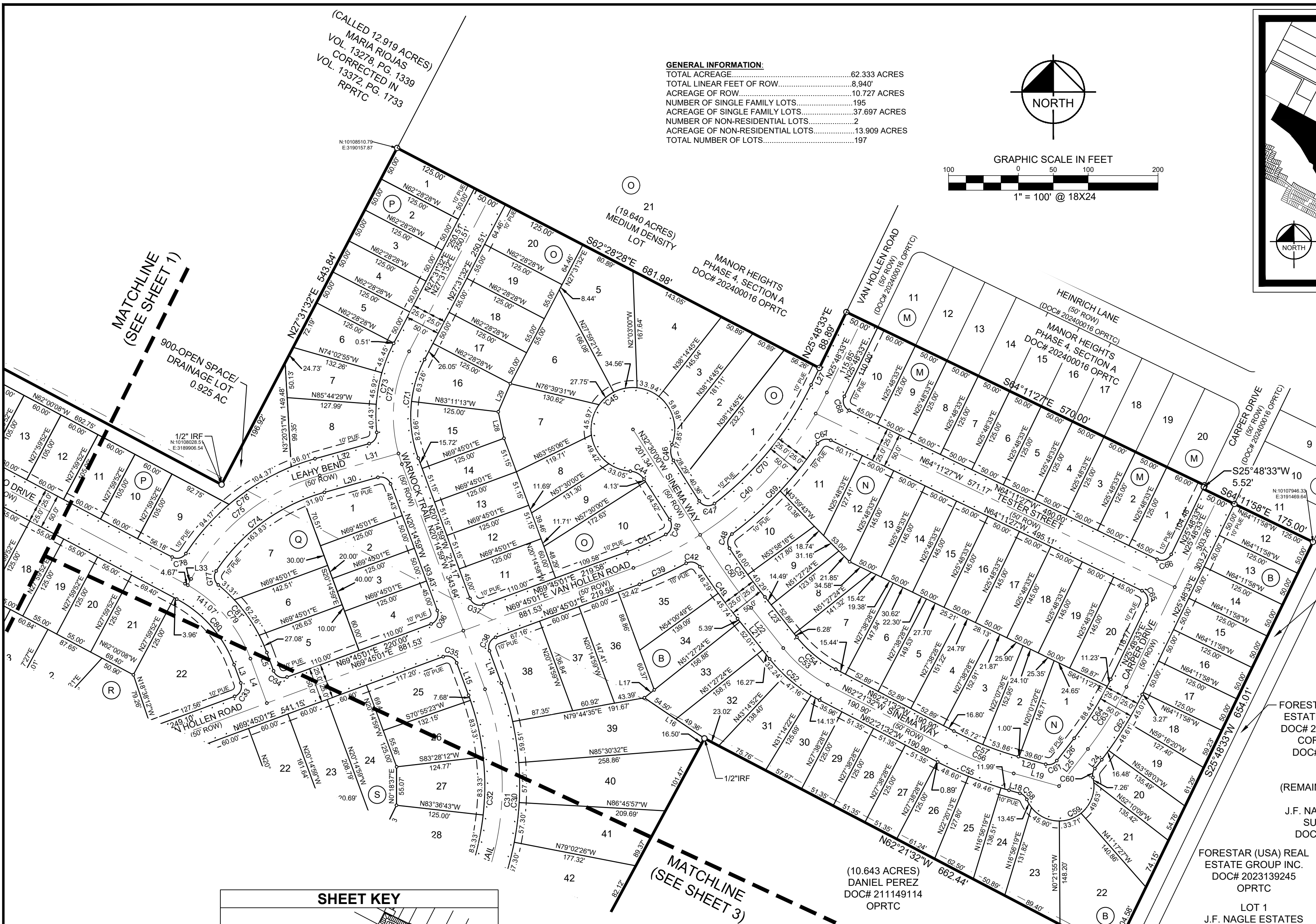
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**VICINITY MAP**  
SCALE: 1" = 2,000'

MATCHLINE  
(SEE SHEET 1)

900'-OPEN SPACE/  
DRAINAGE LOT  
0.925 AC



MATCHLINE  
(SEE SHEET 3)

FORESTAR (USA) REAL  
ESTATE GROUP INC.  
DOC# 2023139245  
OPRTC

LOT 3  
J.F. NAGLE ESTATES  
DOC# 199900207  
OPRTC

FORESTAR (USA) REAL  
ESTATE GROUP, INC.  
DOC# 2019171724 AND  
CORRECTED IN  
DOC# 2019176020  
OPRTC

(REMAINING PORTION)  
LOT 2  
J.F. NAGLE ESTATES  
SUBDIVISION  
DOC# 199900207  
OPRTC

FORESTAR (USA) REAL  
ESTATE GROUP INC.  
DOC# 2023139245  
OPRTC

LOT 1  
J.F. NAGLE ESTATES  
DOC# 199900207  
OPRTC

**MANOR HEIGHTS PHASE 5**  
62.333 ACRES

BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS



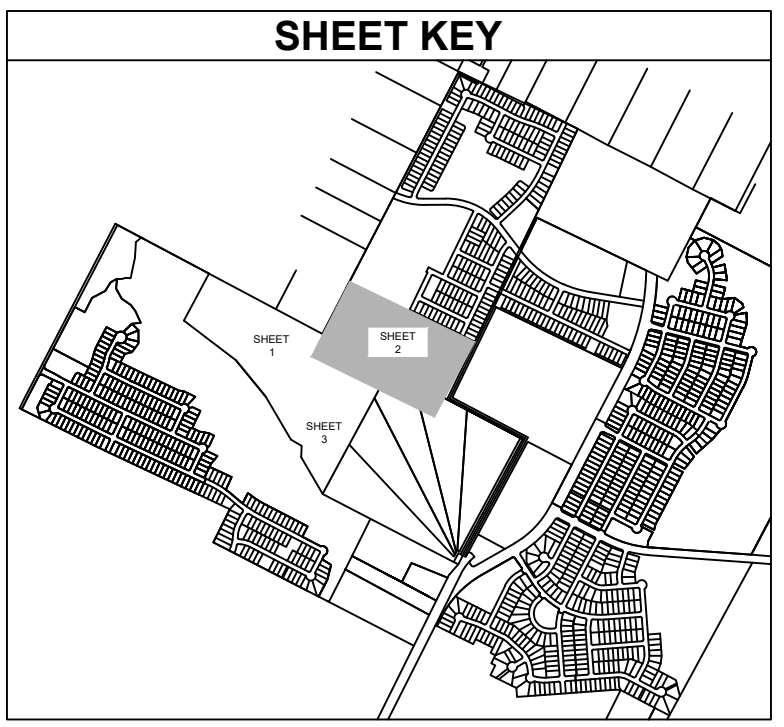
10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	6/13/2024	069313622	2 OF 5

**SURVEYOR:**  
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10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
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AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT



**LEGEND**

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○ IRF	1/2" IRON ROD FOUND
PUE	PUBLIC UTILITY EASEMENT
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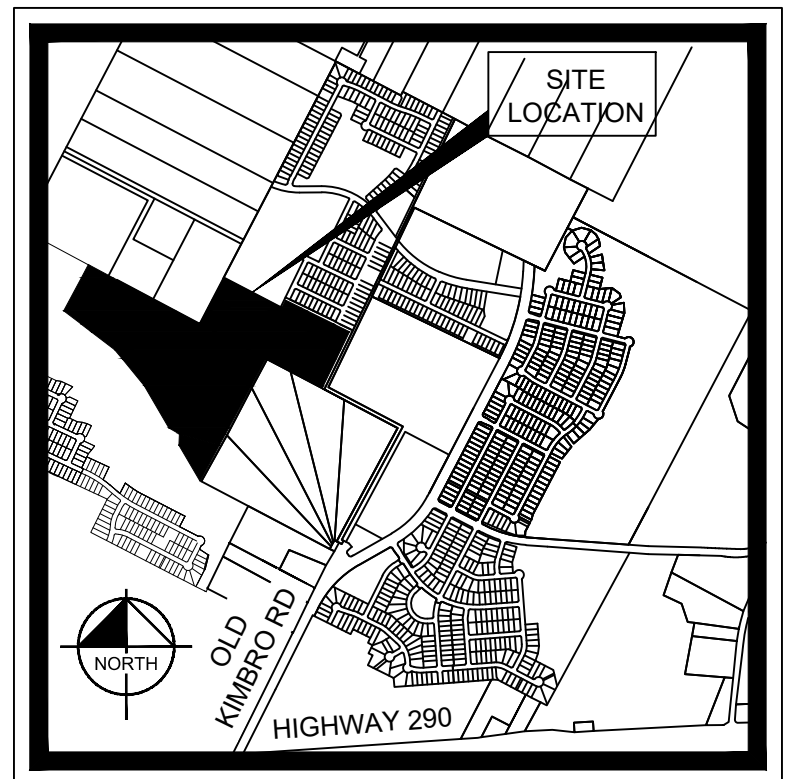
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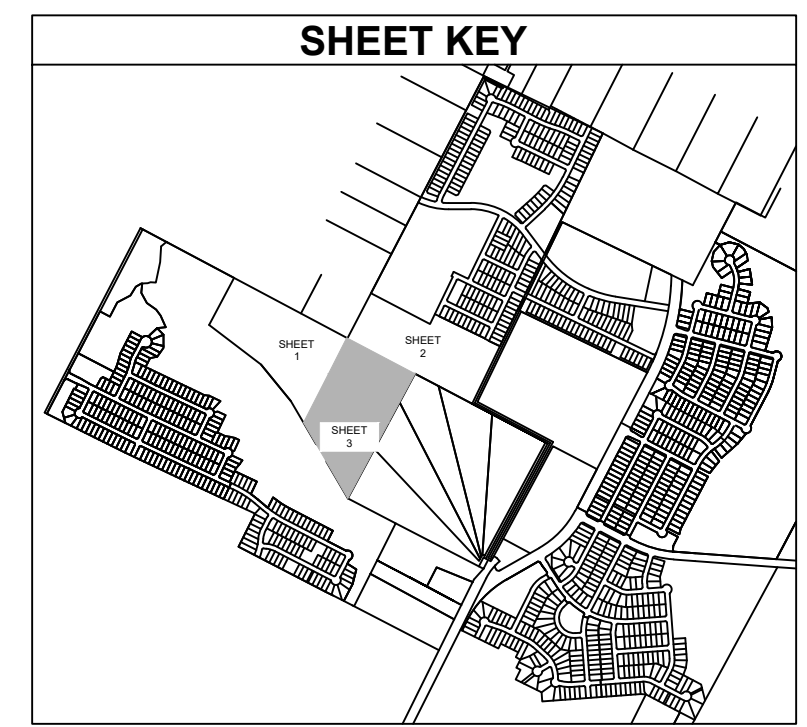
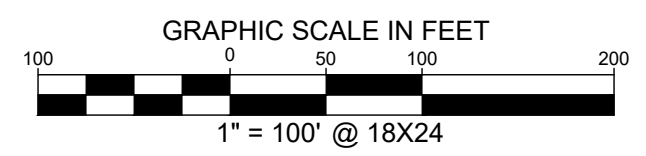
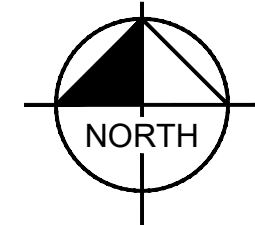
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**VICINITY MAP**

SCALE: 1" = 2,000'



**SHEET KEY**



15 PUBLIC CITY PARK  
12.984 AC

MATCHLINE  
(SEE SHEET 1)

MATCHLINE  
(SEE SHEET 2)

(10.643 ACRES)  
DANIEL PEREZ  
DOC# 211149114  
OPRTC

(9.98 ACRES)  
BRIAN S. SCHNEIDER  
DOC# 2009198632  
OPRTC

(10.16 ACRES)  
TONY PARENT  
ENTERPRISES INC.  
DOC# 2007163554  
OPRTC

(A)  
OPEN SPACE  
DRAINAGE LOT  
58.170 ACRES  
MANOR HEIGHTS  
SOUTH PHASE 1  
SECTION 1  
DOC# 202100001  
OPRTC

(A)  
MANOR HEIGHTS  
SOUTH PHASE 1  
SECTION 1  
DOC# 202100001  
OPRTC  
OPEN SPACE  
DRAINAGE LOT  
58.170 ACRES

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10101 REUNION PLACE, SUITE 400  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
501 S. AUSTIN AVENUE, SUITE 1310  
GEORGETOWN, TEXAS 78626  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771  
CONTACT: SARAH F. STARKEY, P.E.

**OWNER/DEVELOPER:**  
FORESTAR (USA) REAL ESTATE GROUP, INC.,  
A DELAWARE CORPORATION  
10700 PECAN PARK BLVD. STE. 150  
AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

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SEE PAGE 4 OF 5 FOR LINE AND CURVE TABLE  
SEE PAGE 4 OF 5 FOR LOT SUMMARY TABLE

**MANOR HEIGHTS PHASE 5**

62.333 ACRES

BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

**Kimley»Horn**

10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	6/13/2024	069313622	3 OF 5

DWG NAME: K:\SVA\_SURVEY\MANOR HEIGHTS DEVELOPMENT\069313622-MANOR HTS PHASE 5\DWG\PLATS\MANOR HEIGHTS PHASE 5.DWG PLOTTED BY: GONZALEZ, DAVID 6/17/2024 8:52 AM LAST SAVED 6/17/2024 3:10 PM



LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK B LOT 12 through BLOCK M LOT 6.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK M LOT 7 through BLOCK O LOT 16.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK O LOT 17 through BLOCK Q LOT 6.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK Q LOT 7 through BLOCK S LOT 17.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK S LOT 18 through BLOCK T LOT 26.

LOT TABLE with columns: LOT NO., ACRES, SQ. FT. Rows include BLOCK T LOT 27 through BOUNDARY and R.O.W.

LINE TABLE with columns: NO., BEARING, LENGTH. Rows include L1 through L14.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C1 through C20.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C21 through C40.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C41 through C60.

CURVE TABLE with columns: NO., DELTA, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows include C61 through C81.

SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. 10101 REUNION PLACE, SUITE 400 SAN ANTONIO, TEXAS 78216

CIVIL ENGINEER: KIMLEY-HORN AND ASSOCIATES, INC. 501 S. AUSTIN AVENUE, SUITE 1310 GEORGETOWN, TEXAS 78626

OWNER/DEVELOPER: FORESTAR (USA) REAL ESTATE GROUP, INC., A DELAWARE CORPORATION 10700 PECAN PARK BLVD. STE. 150 AUSTIN, TEXAS 78750

MANOR HEIGHTS PHASE 5 62.333 ACRES BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Kimley»Horn logo and contact information: 10101 Reunion Place, Suite 400 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

6/13/2024 3:10 PM GONZALEZ, DAVID 6/17/2024 8:32 AM LAST SAVED

THE STATE OF TEXAS §
KNOW ALL MEN BY THESE PRESENTS: §
COUNTY OF TRAVIS §

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., THE OWNER OF 62.333 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NO. 2019171724 AND CORRECTED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 5" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 62.333 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 5" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY \_\_\_\_\_, \_\_\_\_.

BY: FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION 10700 PECAN PARK BLVD. STE. 150 AUSTIN, TEXAS 78750

THE STATE OF \_\_\_\_\_ §
COUNTY OF \_\_\_\_\_ §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER \_\_\_\_\_
MY COMMISSION EXPIRES: \_\_\_\_\_
COUNTY OF \_\_\_\_\_
THE STATE OF \_\_\_\_\_

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

I, SARAH F. STARKEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, AND 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SARAH F. STARKEY, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 145662
KIMLEY-HORN AND ASSOCIATES, INC.
501 S. AUSTIN AVENUE, SUITE 1310
GEORGETOWN, TEXAS 78626

STATE OF TEXAS §
COUNTY OF BEXAR §

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES:

- 1. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED AFTER ROAD CONSTRUCTION AND PRIOR TO LOTS SALES WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.
2. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
3. ALL DISTANCES ARE ON THE SURFACE. TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS: (SEE TYPICAL SETBACK DETAIL) FRONT YARD - 20' REAR YARD - 10' SIDE YARD - 5' STREET SIDE YARD - 15'
13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
15. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 900, BLOCK P, IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT.
16. DEDICATION AND CONVEYANCE LOT 15, BLOCK T, PARKLAND SHALL BE MADE TO THE CITY OF MANOR, TEXAS IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED (THE "DEVELOPMENT AGREEMENT"), THE OWNER/DEVELOPER SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 15, BLOCK T, PARKLAND UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
17. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

APPROVED: ATTEST:
CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

APPROVED: ATTEST:
DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

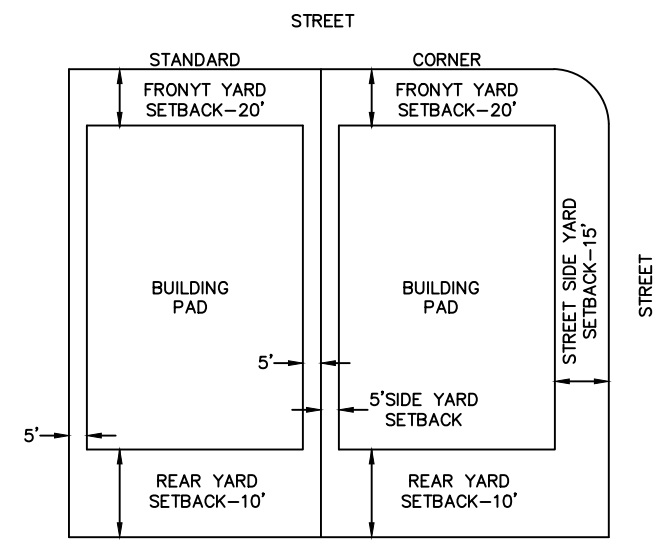
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, DYANA LIMON - MERCADO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_, DULY RECORDED ON THE DAY OF \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

DYANA LIMON - MERCADO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: \_\_\_\_\_
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
10101 REUNION PLACE, SUITE 400
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

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501 S. AUSTIN AVENUE, SUITE 1310
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TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1774
CONTACT: SARAH F. STARKEY, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP, INC.,
A DELAWARE CORPORATION
10700 PECAN PARK BLVD. STE. 150
AUSTIN, TEXAS 78750
CONTACT: JEFF SCOTT

MANOR HEIGHTS PHASE 5
62.333 ACRES
BEING A PORTION OF THAT CERTAIN 267.942 ACRE TRACT OF LAND SITUATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, AND A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, RECORDED IN DOCUMENT NO. 2019176020, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

Kimley Horn logo and contact information including address, phone numbers, and a table with columns for Scale, Drawn by, Checked by, Date, Project No., and Sheet No.









1500 County Road 269  
Leander, TX 78641

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

Date: Monday, May 20, 2024

Sarah Starkey  
Kimley-Horn & Associates  
501 South Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1627-FP  
Job Address: Old Kimbro Road, Manor, TX. 78653

Dear Sarah Starkey,

The first submittal of the Manor Heights Phase 5 final plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on June 20, 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 Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. The location map should be to a scale of 1"=2000'.
2. How does this Phase tie into the existing subdivision? This phase does not appear to tie into the exiting subdivision.
3. If the construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation, then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.
4. A copy of the license agreement and warranty deed will need to be submitted for review for the lot that will be dedicated to the City.

5/20/2024 6:23:41 PM  
Manor Heights Phase 5 final plat  
2024-P-1627-FP  
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,



Pauline Gray, P.E.  
Lead AES  
GBA



June 20, 2024

Pauline Gray  
Senior Engineer  
Jay Engineering, a Division of GBA  
1500 County Road 269  
Leander, TX 78646-2029

**RE: Permit Number: 2024-P-1627-CP  
Job Address: Old Kimbro Road, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated May 20, 2024, of the first submittal of the *Manor Heights Phase 5 Final Plat* submitted on May 17, 2024. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Engineer Review**

1. The location map should be to a scale of 1"=2000'.

**Response: The location map scale has been updated.**

2. How does this Phase tie into the existing subdivision? This phase does not appear to tie into the existing subdivision.

**Response: Existing subdivision linework added to plat.**

3. If the construction of all improvements needed to serve the subdivision is not completed prior to filing of the plat for recordation, then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with City Ordinances.

**Response: Acknowledged. Fiscal surety will be provided for all improvements that are not completed prior to the filing of plat for recordation.**

4. A copy of the license agreement and warranty deed will need to be submitted for review for the lot that will be dedicated to the City.

**Response: License agreement and warranty deed for parkland lot have been included with this submittal.**





Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Sarah Starkey". The signature is written in a cursive, flowing style.

Sarah Starkey, P.E.  
(512) 617-8504  
sarah.starkey@kimley-horn.com



1500 County Road 269  
Leander, TX 78641

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

Date: Thursday, July 11, 2024

Sarah Starkey  
Kimley-Horn & Associates  
501 South Austin Ave, Suite 1310  
Georgetown TX 78626  
sarah.starkey@kimley-horn.com

Permit Number 2024-P-1627-FP  
Job Address: Old Kimbro Road, Manor 78653

Dear Sarah Starkey,

We have conducted a review of the final plat for the above-referenced project, submitted by Sarah Starkey and received by our office on June 20, 2024, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX.

*Applicant: Quiddity*

*Owner: Gregg Lane Dev. LLC*

**BACKGROUND/SUMMARY:**

This variance has been reviewed by our City Engineer and Public Works and has been recommended for approval with modifications.

The minimum city code for street paving is 2” of HMAC (hot mix asphalt), 12” flexible base, and 6” sub-grade preparation. This variance was proposed with two options, but only Option 2 is recommended with modifications by engineering and public works.

Option 2 for Urban Local Streets (residential streets) is proposed to be: 2” HMAC, 14” flexible base, and 8” of lime treated subgrade. For Urban Collector High Traffic (Anderson Road extension primary collector) is proposed to be” 2.5” Type C or D HMAC surface, 3” Type B or C HMAC base, 14” flexible base, geogrid, and 8” lime treated subgrade.

**General Residential Streets (Urban Local)**

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 3 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type “C” or “D”	2.0 in.	2.0 in.
Flexible Base	12.0 in.	14.0 in.
Geogrid	Optional	--
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	35.0 in.	--
<b>Combined Total</b>	<b>48.0 in.</b>	<b>24.0 in.</b>



**Anderson Road (Urban Collector High Traffic)**

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 2 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type "C" or "D"	2.5 in.	2.5 in.
HMAC Base Course, Type "B" or "C"	3.0 in.	3.0 in.
Flexible Base	12.0 in.	14.0 in.
Geogrid	Optional	Yes*
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	4 ft 7 in.	--
<b>Combined Total</b>	<b>72.5 in.</b>	<b>27.5 in.</b>

\*Option 2 geogrid reinforcement shall have full-scale testing performance equal to or exceeding that of Tensar TX-5

City engineering recommends Option 2 be modified to:

1. Require Geogrid for both street types
2. Meet or exceed a treated subgrade thickness of at least 16"
3. **Consider cement stabilized treated subgrade (instead of lime)**

At the June 12<sup>th</sup> Planning and Zoning Commission meeting this variance was discussed and motioned to be postponed to the July 10<sup>th</sup> P&Z meeting. The P&Z Commission discussed wanting to see what other cities and developments had the same or similar type of street construction done in the past few years and how well those had performed. It was also proposed that a longer warranty and maintenance period be provided so that if any issues arise after the typical 1 and 2-year periods, the city would still be covered. The developer had proposed extending the 1-year 100% warranty bond to 2 years, but a longer timeframe was put forward that also included extending the 2<sup>nd</sup> year 10% maintenance period, and the developer needed time to discuss longer warranty and maintenance periods with their team.

This item was postponed per the developer’s request at the July 10<sup>th</sup> P&Z meeting.

**LEGAL REVIEW:** *Not Applicable*  
**FISCAL IMPACT:** *No*  
**PRESENTATION:** *No*  
**ATTACHMENTS:** *Yes*

- Street Layout
- Pavement Variance
- Conformance Letter
- Public Notice
- Mailing Labels

**ACTIONS:**

<i>Discretion</i>	Discretionary
-------------------	---------------

<i>Subdivision Review Type</i>	NA
--------------------------------	----

<i>Actions</i>	Approve, Approve with Conditions, Deny, Postpone
----------------	--

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve with city engineer recommendations a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX.

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

---



5100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741-7425  
Tel: 512.441.9493  
Fax: 512.445.2286  
www.quiddity.com

Item 7.

June 6, 2024

City of Manor – Planning and Zoning Committee  
Manor City Hall  
Council Chambers  
105 E. Eggleston St.  
Manor, TX 78653

Re: Pavement Variance – Letter of Intent  
Newhaven Subdivision Plans  
Manor, TX 78653

Dear Members of the Planning and Zoning Department

On behalf of our client, Gregg Lane Development, LLC Quiddity Engineering is submitting this pavement variance request in accordance with the City of Manor’s guidelines and municipal code, which defers to the City of Austin Transportation Criteria Manual. Quiddity Engineering understands the importance of maintaining a balance between adherence to regulations and the accommodation of unique property conditions.

We have coordinated closely with the Engineering Consultant for the City of Manor throughout this process. After thorough review and discussion, they have approved our proposed design, acknowledging the benefits and process of our approach.

In July 2022, the City of Austin updated their Transportation Criteria Manual, introducing Potential Vertical Rise (PVR) limits for the design of pavement sections in expansive clay soils. In consulting with a locally established geotechnical engineering firm, Raba Kistner, it was identified that the recently updated guidelines resulted in pavement sections that were significantly more robust than what the City of Austin and other local city/county jurisdictions have designed **successfully** for similar developments in expansive clay soils. This was strictly in part due to the newly adopted limiting PVR requirements.

Given the highly expansive subgrade conditions that exist in Manor and our understanding of their properties, Quiddity Engineering and Raba Kistner Consultants recognized the opportunity to value engineer the resulting pavement section. A holistic design approach addressing adequate drainage, curb and gutters, minimizing moisture migration, and treatment of the expansive clay soils was considered, all while adhering to the overarching goals of the City of Manor infrastructure development plans.

The current PVR requirements set by section 5.2.2 of the City of Austin Transportation Manual specify a PVR limit of 2 inches for collector roads and 3 inches for residential roads. Our proposed design will have a PVR of 3 3/4 inches for residential roads and 3 ½ for collector roads. While this exceeds the current PVR limits, our design incorporates additional measures to ensure the pavement's durability and functionality.



Page 2  
6/6/2024

As an additional measure to enhance the long-term durability of the road, this proposal incorporates geogrid reinforcement into the pavement structure. Although the use of geogrid is not mandated by the City of Manor's current code, it offers significant benefits in improving the structural integrity and longevity of the pavement. Geogrids help to distribute loads more evenly, reduce subgrade deformation, and improve overall pavement performance, especially in challenging soil conditions such as those found in Manor.

This variance seeks to present a proposed alternative to the City of Manor's required pavement design guidelines that the City will find acceptable. The proposal includes:

1. Adequate Drainage: Ensuring proper drainage to mitigate water accumulation and potential damage to the pavement structure.
2. Curb and Gutters: Implementing effective curb and gutter designs to facilitate water runoff and protect the pavement edges.
3. Minimizing Moisture Migration: Utilizing advanced techniques and materials to reduce the movement of moisture through the subgrade, thereby enhancing pavement durability.
4. Treatment of Expansive Clay Soils: Applying proven methods to stabilize the expansive clay soils, ensuring a stable foundation for the pavement.
5. Geogrid Reinforcement: Incorporating geogrid into the pavement structure to improve load distribution, reduce subgrade deformation, and enhance long-term durability.

We believe that this variance not only addresses the unique conditions in Manor but also provides a practical and economically feasible solution that aligns with the overarching goals of the City's infrastructure development plans. We are confident that our approach will meet the necessary performance criteria while providing long-term benefits to the community.

Sincerely,



Brad Carabajal, PE  
Project Engineer









**PAVEMENT VARIANCE**  
**FOR**  
**NEWHAVEN SUBDIVISION**  
**IN**  
**MANOR, TEXAS**



3100 Alvin Devane Boulevard, Suite 150  
Austin, Texas 78741  
Tel: 512.441.9493  
Fax: 512.445.2286

MAY 2024

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## INTRODUCTION

Quiddity engineering is submitting this pavement variance request in accordance with the City of Manor's guidelines and municipal code. Quiddity Engineering understands the importance of maintaining a balance between adherence to regulations and the accommodation of unique property conditions. This variance seeks to present proposed variance to the City of Manor's pavement design guidelines that the City will find acceptable.



Project No. AAA23-130-00  
Revision No. 3, April 15, 2024



Gregg Lane Land Dev, LLC

c/o: Mr. Travis Janik  
Project Manager – Land Development  
101 Parklane Boulevard, Suite 102  
Sugar Land, Texas 77478

P 512.339.1745  
F 512.339.6174  
F-3257

**RE: Supplemental Pavement Recommendations  
Newhaven Subdivision  
Gregg Lane  
Manor, Texas**

Dear Mr. Janik:

RABA KISTNER Consultants, Inc. (RKCI) is pleased to submit this supplemental letter providing supplemental pavement recommendations for the design of local residential streets and Anderson Road to be located in the Newhaven Subdivision in Manor, Texas. Per review comments by Ms. Pauline Gray, P.E., with GBA, and e-mail correspondence with Mr. Brad Carabajal, P.E., with Quiddity, we understand that the City of Manor is open to alternative designs that do not meet the City of Austin Transportation Criteria Manual PVR limits of 3 in. for local/residential and 2 in. for collector roadways. However, the city has emphasized that options that reduce the frequency/severity of maintenance should be prioritized. **Pros and cons are tabulated following a brief description of modifications in our traffic assumptions and a high-level discussion of state-of-the-practice flexible pavement philosophy.**

This letter supplements our geotechnical engineering report for *Newhaven Subdivision*, dated December 1, 2023 (RKCI Project No. AAA23-130-00), and should not be used separately from the original report.

**TRAFFIC INFORMATION**

The City of Austin Transportation Criteria Manual was utilized for estimating the 20-yr design 18-kip Single Axle Loads (ESALs). Although the Manor Thoroughfare Plan December 2022 indicates that Anderson Road is a future “minor arterial” (corresponding to “Urban Arterial Low Traffic”), per comments by GBA, we understand that Anderson Road has since been reclassified as an “Urban Collector”. The City of Austin sorts urban collectors into “High Traffic” and “Low Traffic”. Based on the Manor Thoroughfare Plan and GBA’s comments, and to increase pavement resiliency, we have selected the “High Traffic” option. A summary of the ESAL values used for design of the roadway pavement sections is presented in the table below.

Roadways	Street Classification	Initial Average Daily Traffic (ADT) Range/Value Used	20 Year Design ESALs
General Residential Streets	Urban Local	200 to 3,000 (1,500)	150,000
Anderson Road	Urban Collector High Traffic	2,000 to 8,000 (5,000)	2,100,000

**DESIGN METHOD AND PARAMETERS**

Pavement design was performed in general accordance with the recommendations presented in the City of Austin Transportation Criteria Manual, which generally defers to the CAPEC Pavement Design Manual.

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The computer program FPS 21 was utilized for evaluating the required flexible pavement thickness. FPS 21 is a mechanistic-empirical design procedure evaluating pavement performance based on serviceability index and traffic loading. Similar to AASHTO 93, FPS 21 uses reliability (confidence level) approach to account for variability. The FPS 21 design parameters utilized in our analyses are shown in the table below. Printouts of the FPS 21 results are attached.

FPS 21 Design Parameters	General Residential Streets	Anderson Road
Confidence Level	B (90%)	C (95 %)
Initial Serviceability Index	4.2	4.5
Final Serviceability Index	2.0	3.0
Analysis Period (yr)	20	20
Design Modulus (ksi)		
Dense-Graded Hit-Mix Asphalt	500	650
Flexible Base	40	40
Lime-Treated Subgrade	20	20
Subgrade	8	8
Imported Low PI Subgrade	20	20

**RECOMMENDED PAVEMENT SECTIONS**

The following pavement sections are recommended for general residential streets and Anderson Road. The resultant PVR values for the recommended pavement section options below are also presented. A discussion of the City of Austin Transportation Criteria Manual requirements, solutions historically posed in central Texas for improving poor subgrade conditions, and the merits and demerits of the recommended options is presented in a later section.

**All pavement sections presented below are adequate in supporting HS-20 loading including an 80,000-lb fire truck having 16,000-lb point loads.**

**General Residential Streets (Urban Local)**

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 3 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type “C” or “D”	2.0 in.	2.0 in.
Flexible Base	11.0 in.	14.0 in.
Geogrid	Optional	--
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	35.0 in.	--
<b>Combined Total</b>	<b>48.0 in.</b>	<b>24.0 in.</b>

Due to the updated street classification and ESALs, the options provided below cannot be directly compared with those provided in our original geotechnical report or prior revisions of this supplemental pavement study.

**Anderson Road (Urban Collector High Traffic)**

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 2 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type “C” or “D”	2.5 in.	2.5 in.
HMAC Base Course, Type “B” or “C”	3.0 in.	3.0 in.
Flexible Base	12.0 in.	14.0 in.
Geogrid	Optional	Yes*
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	4 ft 7 in.	--
<b>Combined Total</b>	<b>72.5 in.</b>	<b>27.5 in.</b>

\*Option 2 geogrid reinforcement shall have full-scale testing performance equal to or exceeding that of Tensar TX-5

**DISCUSSION OF OPTIONS**

In the latest City of Austin Transportation Criteria Manual (dated July 12, 2022), Appendix B Section 5.2.2, upper PVR limits of 2 inches for arterials and collectors and 3 inches for local and residential streets are provided as subgrade performance criteria. Option 1 for each classification of roadway above reduces the PVR to these stated performance criteria.

Historically (prior to 2022), the City of Austin recommended improvement of subgrade soils with plasticity indices (PI) greater than 25. In Section 3.1.3 of the Transportation Criteria Manual (dated August 7, 2020), “the design professional is advised to adopt at least one and preferably a combination of the following measures”:

- Replacement of the upper 18 inches of subgrade with low PI soils (PI less than 15 and more than 4);
- Use of lime, cement, or lime/cement treatment to a depth of 8 to 24 in.;
- Use of moisture barriers, such as sidewalks and driveways; and/or
- Reinforcement with geogrid.

Of these options, the first two reduce the inherent swell potential of the soils, the third reduces access for moisture to enter/exit the subgrade, and the last reduces the effects of swelling soils on the overall pavement structure. Lime treatment also provides an impermeable layer that can, when properly constructed, provide moisture separation of the asphalt and flexible base from the underlying subgrade, as well as providing a firm construction platform in soft/wet subgrade area. In our experience, geogrid reinforcement can provide lateral confinement of the base materials, increasing the effective modulus of the overlying flexible base materials while still leaving the roadway free to flex due to expansive clays. This flexibility makes the pavement system more able to resist cracking due to seasonal moisture fluctuations in the subgrade.



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4

Not all geogrid reinforcement provides the same increase in pavement resiliency. RKCI recommends that the owner select a geogrid reinforcement product that has been proven in an independent study to be effective in full-scale load testing. For this reason, we recommend consideration of products from Tensar or Solmax.

### **PVR and Maintenance**

In our local experience, geogrid reinforcement, particularly when combined with light subgrade improvement such as lime treatment, can result in a favorable substitute to overexcavation and low PI fill replacement, which has historically been uncommon, particularly in high swell regions (such as the Navarro and Taylor Group soils at this site). This is particularly true when good drainage (crowned roadways with curb and gutter) is promoted, and a regular maintenance program is implemented. Sealing cracks in the asphalt pavement as they occur reduces infiltration of surface moisture into the flexible base, which in turn may result in softening of the flexible base and subgrade, accelerating pavement fatigue.

Maintenance of roadways, including crack sealing of the pavement, is recommended regardless of what measures are taken to reduce fatigue of the pavement structure. Spending more on PVR reduction during initial construction may not result in an overall cost savings over the lifetime of the pavement, and should not be taken as a substitute for a regular pavement inspection and maintenance program. Particularly in areas with poor drainage, or where geogrid reinforcement is not used, expansive soils may cause reflective cracking through lime treated soils and/or flexible base even when site PVR is reduced, in turn resulting in longitudinal cracking in the asphalt.

### **Comparison of Options**

Although reduction of the soil swell potential by overexcavation and replacement with low PI soils is very effective in reducing swell related damage to pavement materials, the costs of hauling and importing soils with low expansive potential may result in excessive material hauling and material costs as well as construction duration. (The environmental impact of mass material hauling may also be a consideration.) We recommend that the City consider alternatives that reduce costs while providing similar pavement life and/or serviceability.

Option 2 has been provided as a section representing RK standard practice. Cost benefit or life cycle cost analysis is beyond the scope of this report.

As an additional performance enhancement option, we also recommend that curbs that fully penetrate the flexible base be used. Ribbon curbs are one option that provides a small horizontal moisture barrier.

### **Pros and Cons**

The following table presents a summary of the information above.

	Option 1	Option 2
<b>Pros</b>	<ul style="list-style-type: none"> <li>• Reduces PVR to City of Austin TCM App. B Section 5.2.2 criterion</li> <li>• Good candidate for mill and overlay pavement rehabilitation (may involve complete removal of asphalt for local roads)</li> <li>• Modifies subgrade to a relatively large depth (48 and 72 in. for local and collector roads), replacing poor subgrade</li> <li>• Improves high PI subgrade as described in the old Austin TCM (2020) Section 3.1.3</li> <li>• If included, curb and gutter will promote good drainage and provide a moisture barrier to protect the flexible base</li> </ul>	<ul style="list-style-type: none"> <li>• Good candidate for mill and overlay pavement rehabilitation (may involve complete removal of asphalt for local roads)</li> <li>• Provides lime treatment moisture separation barrier/ buffer</li> <li>• Provides subgrade modification by treatment of soil instead of material export</li> <li>• Modifies soil to a relatively low depth (24 and 27 in. for local and collector roads), reducing export/import and construction time</li> <li>• In general accordance with historically accepted pavements in the central Texas area</li> <li>• Improves high PI subgrade as described in the old Austin TCM (2020) Section 3.1.3</li> <li>• (Anderson Road) Incorporates geogrid reinforcement to improve base confinement/reinforcement</li> <li>• If included, curb and gutter will promote good drainage and provide a moisture barrier to protect the flexible base</li> </ul>
<b>Cons</b>	<ul style="list-style-type: none"> <li>• Requires a maintenance program to ensure good pavement performance over time</li> <li>• Requires relatively greater export and import of soils, which has both monetary and environmental costs and will increase construction time</li> <li>• Not a historically performed subgrade improvement in the central Texas area</li> <li>• In areas without good drainage, water can collect within the low PI fill (“bathtub effect”), softening fill and increasing risk of swell greater than estimated PVR</li> </ul>	<ul style="list-style-type: none"> <li>• Does not reduce PVR to City of Austin TCM App. B Section 5.2.2 criterion</li> <li>• Risk of sulfate-induced heaving if high sulfate subgrade is present</li> <li>• Requires a maintenance program to ensure good pavement performance over time</li> <li>• In the absence of geogrid, lime treated subgrade may grow brittle and reflectively crack through asphalt</li> </ul>

\* \* \* \* \*

Project No. AAA23-130-00  
Revision No. 3, April 15, 2024

We appreciate the opportunity to be of service to you on this project. Should you have any questions about the information presented in this report, please call.

Very truly yours,

**RABA KISTNER CONSULTANTS, INC.**



Richard T. Shimono, P.E.  
Project Manager



Yvonne Garcia Thomas, P.E.  
Vice President



**4/15/2024**

MPB/YGT/RTS: jm

Copies Submitted: Above (1-electronic)  
Attachments: FPS-21 Output Files



**TEXAS DEPARTMENT OF TRANSPORTATION**

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/4/2024	1

COMMENTS ABOUT THIS PROBLEM

Newhaven Residential - Option 1

**BASIC DESIGN CRITERIA**

LENGTH OF THE ANALYSIS PERIOD (YEARS)	20.0
MINIMUM TIME TO FIRST OVERLAY (YEARS)	20.0
MINIMUM TIME BETWEEN OVERLAYS (YEARS)	10.0
DESIGN CONFIDENCE LEVEL ( 90.0%)	B
SERVICEABILITY INDEX OF THE INITIAL STRUCTURE	4.2
FINAL SERVICEABILITY INDEX P2	2.0
SERVICEABILITY INDEX P1 AFTER AN OVERLAY	4.2
DISTRICT TEMPERATURE CONSTANT	31.0
SUBGRADE ELASTIC MODULUS by COUNTY (ksi)	8.00
INTEREST RATE OR TIME VALUE OF MONEY (PERCENT)	7.0

**PROGRAM CONTROLS AND CONSTRAINTS**

NUMBER OF SUMMARY OUTPUT PAGES DESIRED ( 8 DESIGNS/PAGE)	3
MAX FUNDS AVAILABLE PER SQ.YD. FOR INITIAL DESIGN (DOLLARS)	99.00
MAXIMUM ALLOWED THICKNESS OF INITIAL CONSTRUCTION (INCHES)	69.0
ACCUMULATED MAX DEPTH OF ALL OVERLAYS (INCHES) (EXCLUDING LEVEL-UP)	6.0

**TRAFFIC DATA**

ADT AT BEGINNING OF ANALYSIS PERIOD (VEHICLES/DAY)	1500.
ADT AT END OF TWENTY YEARS (VEHICLES/DAY)	2700.
ONE-DIRECTION 20YEAR 18 kip ESAL (millions)	0.150
AVERAGE APPROACH SPEED TO THE OVERLAY ZONE (MPH)	70.0
AVERAGE SPEED THROUGH OVERLAY ZONE (OVERLAY DIRECTION) (MPH)	45.0
AVERAGE SPEED THROUGH OVERLAY ZONE (NON-OVERLAY DIRECTION) (MPH)	50.0
PROPORTION OF ADT ARRIVING EACH HOUR OF CONSTRUCTION (PERCENT)	6.0
PERCENT TRUCKS IN ADT	4.0

**TEXAS DEPARTMENT OF TRANSPORTATION**

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/4/2024	2

INPUT DATA CONTINUED

**CONSTRUCTION AND MAINTENANCE DATA**

MINIMUM OVERLAY THICKNESS (INCHES)	2.0
OVERLAY CONSTRUCTION TIME (HOURS/DAY)	12.0
ASPHALTIC CONCRETE COMPACTED DENSITY (TONS/C.Y.)	1.90
ASPHALTIC CONCRETE PRODUCTION RATE (TONS/HOUR)	200.0
WIDTH OF EACH LANE (FEET)	12.0
FIRST YEAR COST OF ROUTINE MAINTENANCE (DOLLARS/LANE-MILE)	0.00
ANNUAL INCREMENTAL INCREASE IN MAINTENANCE COST (DOLLARS/LANE-MILE)	0.00

**DETOUR DESIGN FOR OVERLAYS**

TRAFFIC MODEL USED DURING OVERLAYING	1
TOTAL NUMBER OF LANES OF THE FACILITY	2
NUMBER OF OPEN LANES IN RESTRICTED ZONE (OVERLAY DIRECTION)	1
NUMBER OF OPEN LANES IN RESTRICTED ZONE (NON-OVERLAY DIRECTION)	1
DISTANCE TRAFFIC IS SLOWED (OVERLAY DIRECTION) (MILES)	0.60
DISTANCE TRAFFIC IS SLOWED (NON-OVERLAY DIRECTION) (MILES)	0.60
DETOUR DISTANCE AROUND THE OVERLAY ZONE (MILES)	0.00

**PAVING MATERIALS INFORMATION**

LAYER CODE	MATERIALS NAME	COST PER CY	E MODULUS	POISSON RATIO	MIN. DEPTH	MAX. DEPTH	SALVAGE PCT.
1	A ASPH CONC PVMT	150.00	500000.	0.35	2.00	2.00	30.00
2	B FLEXIBLE BASE	54.00	40000.	0.35	11.00	12.00	75.00
3	C LOW PI SOIL	15.00	20000.	0.30	35.00	36.00	90.00
4	D SUBGRADE (200)	2.00	8000.	0.40	200.00	200.00	90.00

**TEXAS DEPARTMENT OF TRANSPORTATION**

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/4/2024	3

C. LEVEL B SUMMARY OF THE BEST DESIGN STRATEGIES  
IN ORDER OF INCREASING TOTAL COST  
1

MATERIAL ARRANGEMENT	ABC
INIT. CONST. COST	39.42
OVERLAY CONST. COST	0.00
USER COST	0.00
ROUTINE MAINT. COST	0.00
SALVAGE VALUE	-7.24

TOTAL COST 32.18

NUMBER OF LAYERS 3

LAYER DEPTH (INCHES)

D (1)	2.00
D (2)	11.00
D (3)	35.00

NO.OF PERF.PERIODS 1

PERF. TIME (YEARS)

T (1)	40.
-------	-----

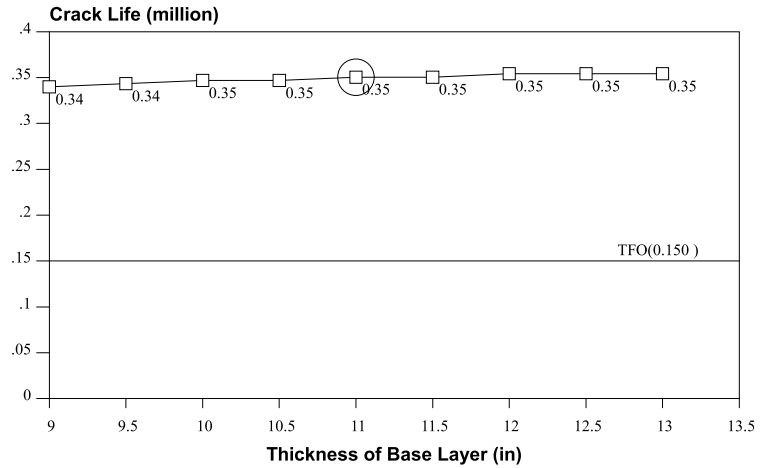
OVERLAY POLICY (INCH)

(INCLUDING LEVEL-UP)

THE TOTAL NUMBER OF FEASIBLE DESIGNS CONSIDERED WAS 12



	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	2.00	500.00	0.35	ASPH CONC PVMT
Base	11.00	40.00	0.35	FLEXIBLE BASE
Subbase	35.00	20.00	0.30	LOW PI SOIL
Subgrade	200.00	8.00	0.40	SUBGRADE(200)



**Fatigue Crack Model:**

$$N_f = f_1 (\epsilon_t)^{f_2} (E_t)^{f_3} \quad f_1 = 7.96E-02$$

$$f_2 = 3.291$$

**Rutting Model:**

$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_4 = 1.37E-09$$

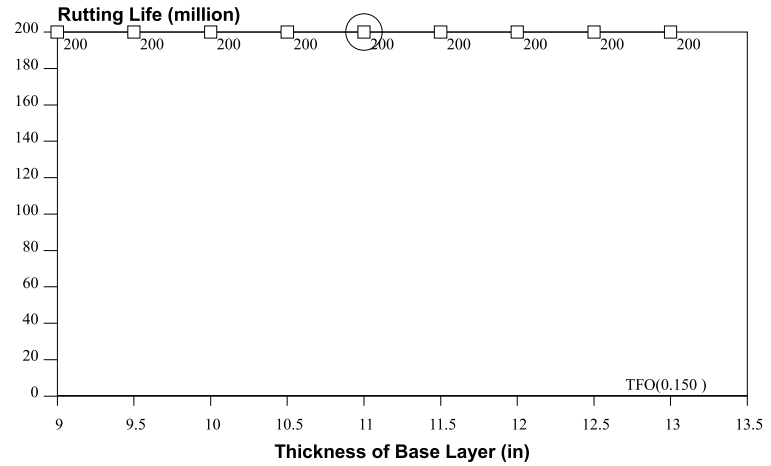
$$f_5 = 4.477$$

TFO(Traffic to 1st Overlay): 0.15 (million)

Crack Life: 0.35 (million)       $\epsilon_t = 318.00 (\mu\epsilon)$

Rut Life: 200.00 (million)       $\epsilon_v = -124.00 (\mu\epsilon)$

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:15millions.  
Also the start ADT:1500.0 and ending ADT:2700.0

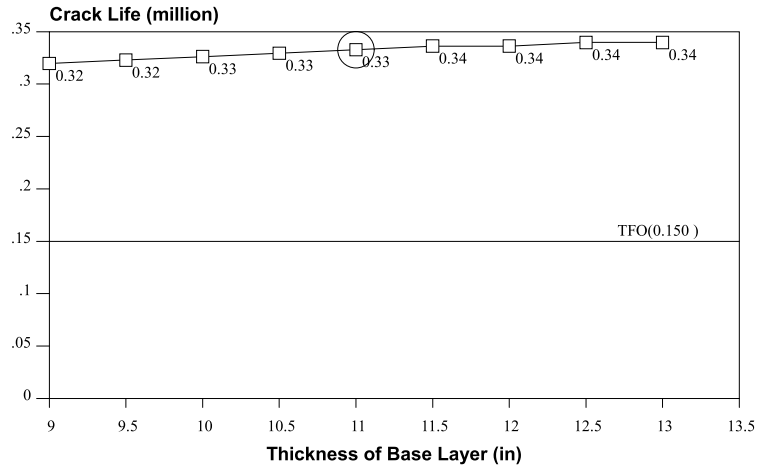


**Mechanistic Check Conclusion:**

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/4/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	2.00	500.00	0.35	ASPH CONC PVMT
Base	11.00	40.00	0.35	FLEXIBLE BASE
Subgrade	200.00	20.00	0.40	SUBGRADE(200)



**Fatigue Crack Model:**

$$N_f = f_1 (\epsilon_t)^{f_2} (E_t)^{f_3}$$

$f_1 = 7.96E-02$   
 $f_2 = 3.291$

**Rutting Model:**

$$N_d = f_4 (\epsilon_v)^{f_5}$$

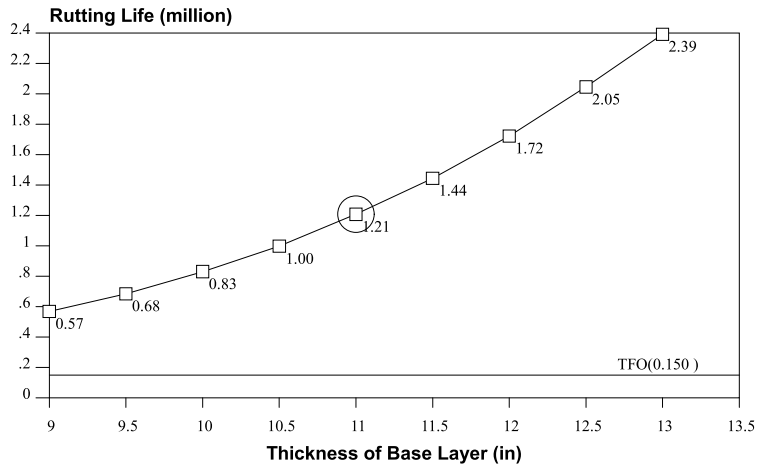
$f_3 = .854$   
 $f_4 = 1.37E-09$   
 $f_5 = 4.477$

TFO(Traffic to 1st Overlay): 0.15 (million)

Crack Life: 0.33 (million)      $\epsilon_\tau = 323.00 (\mu\epsilon)$

Rut Life: 1.21 (million)      $\epsilon_v = -459.00 (\mu\epsilon)$

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:15millions.  
 Also the start ADT:1500.0 and ending ADT:2700.0



**Mechanistic Check Conclusion:**

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/4/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base over Subgrade			

	<b>Thickness (inches)</b>	<b>Modulus (ksi)</b>	<b>Poisson's Ratio</b>	<b>Material Name</b>
ASPH CONC PVMT	2.00	500.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	11.00	40.00	0.35	FLEXIBLE BASE
LOW PI SOIL	35.00	20.00	0.30	LOW PI SOIL
SUBGRADE(200)	200.00	8.00	0.40	SUBGRADE(200)
Bed Rock		800.00	0.15	Bed Rock

**INPUT PARAMETERS:**

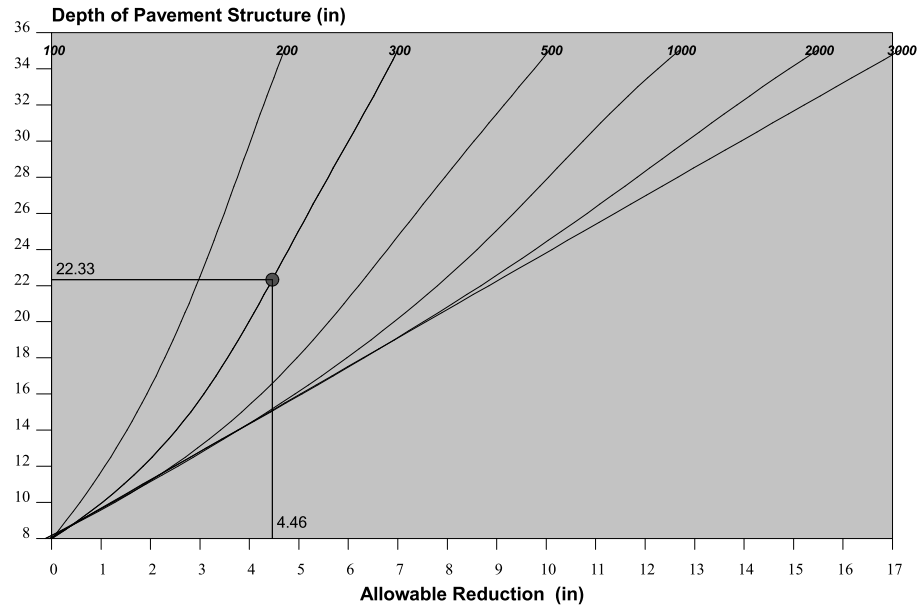
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, fat clay(CH)	

**RESULT:**

Triaxial Thickness Required	22.3 (in)
The FPS Design Thickness	48.0 (in)
Allowable Thickness Reduction	4.5 (in)
Modified Triaxial Thickness	17.9 (in)

**TRIAXIAL CHECK CONCLUSION:**

The Design OK !



Thickness Reduction Chart for Stabilized Layers

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/4/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			



	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
ASPH CONC PVMT	2.00	500.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	11.00	40.00	0.35	FLEXIBLE BASE
SUBGRADE(200)	200.00	20.00	0.40	SUBGRADE(200)
Bed Rock		2000.00	0.15	Bed Rock

**INPUT PARAMETERS:**

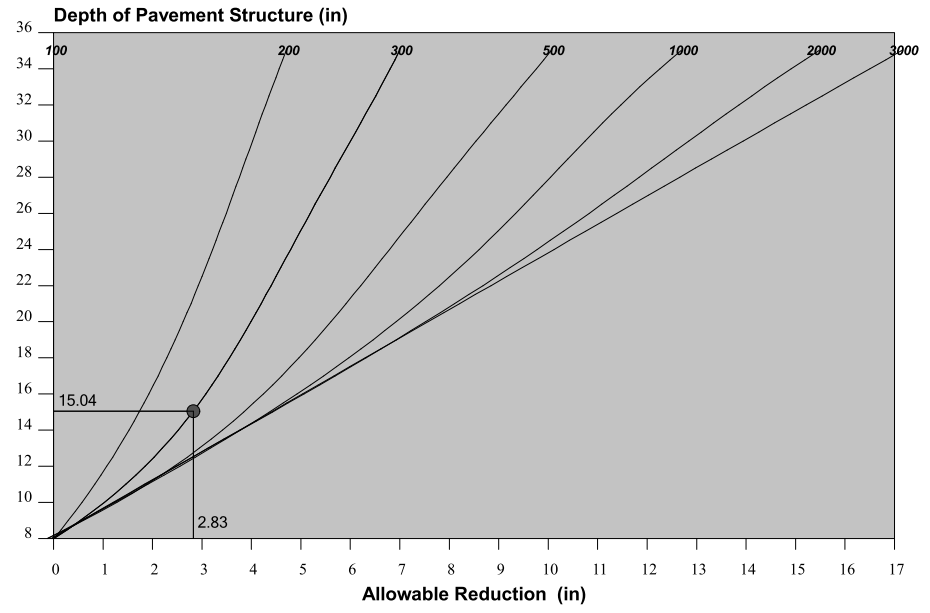
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

**RESULT:**

Triaxial Thickness Required	15.0 (in)
The FPS Design Thickness	13.0 (in)
Allowable Thickness Reduction	2.8 (in)
Modified Triaxial Thickness	12.2 (in)

**TRIAxIAL CHECK CONCLUSION:**

The Design OK !



Thickness Reduction Chart for Stabilized Layers

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/4/2024
District	Austin	County	TRAVIS
Design Type: Asphalt concrete + Flexible Base over Subgrade			

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	1

COMMENTS ABOUT THIS PROBLEM

Newhaven Residential - Option 2

**BASIC DESIGN CRITERIA**

LENGTH OF THE ANALYSIS PERIOD (YEARS)	20.0
MINIMUM TIME TO FIRST OVERLAY (YEARS)	20.0
MINIMUM TIME BETWEEN OVERLAYS (YEARS)	10.0
DESIGN CONFIDENCE LEVEL ( 90.0%)	B
SERVICEABILITY INDEX OF THE INITIAL STRUCTURE	4.2
FINAL SERVICEABILITY INDEX P2	2.0
SERVICEABILITY INDEX P1 AFTER AN OVERLAY	4.2
DISTRICT TEMPERATURE CONSTANT	31.0
SUBGRADE ELASTIC MODULUS by COUNTY (ksi)	8.00
INTEREST RATE OR TIME VALUE OF MONEY (PERCENT)	7.0

**PROGRAM CONTROLS AND CONSTRAINTS**

NUMBER OF SUMMARY OUTPUT PAGES DESIRED ( 8 DESIGNS/PAGE)	3
MAX FUNDS AVAILABLE PER SQ.YD. FOR INITIAL DESIGN (DOLLARS)	99.00
MAXIMUM ALLOWED THICKNESS OF INITIAL CONSTRUCTION (INCHES)	69.0
ACCUMULATED MAX DEPTH OF ALL OVERLAYS (INCHES) (EXCLUDING LEVEL-UP)	6.0

**TRAFFIC DATA**

ADT AT BEGINNING OF ANALYSIS PERIOD (VEHICLES/DAY)	1500.
ADT AT END OF TWENTY YEARS (VEHICLES/DAY)	2700.
ONE-DIRECTION 20YEAR 18 kip ESAL (millions)	0.150
AVERAGE APPROACH SPEED TO THE OVERLAY ZONE (MPH)	70.0
AVERAGE SPEED THROUGH OVERLAY ZONE (OVERLAY DIRECTION) (MPH)	45.0
AVERAGE SPEED THROUGH OVERLAY ZONE (NON-OVERLAY DIRECTION) (MPH)	50.0
PROPORTION OF ADT ARRIVING EACH HOUR OF CONSTRUCTION (PERCENT)	6.0
PERCENT TRUCKS IN ADT	4.0

**TEXAS DEPARTMENT OF TRANSPORTATION**

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	2

INPUT DATA CONTINUED

**CONSTRUCTION AND MAINTENANCE DATA**

MINIMUM OVERLAY THICKNESS (INCHES)	2.0
OVERLAY CONSTRUCTION TIME (HOURS/DAY)	12.0
ASPHALTIC CONCRETE COMPACTED DENSITY (TONS/C.Y.)	1.90
ASPHALTIC CONCRETE PRODUCTION RATE (TONS/HOUR)	200.0
WIDTH OF EACH LANE (FEET)	12.0
FIRST YEAR COST OF ROUTINE MAINTENANCE (DOLLARS/LANE-MILE)	0.00
ANNUAL INCREMENTAL INCREASE IN MAINTENANCE COST (DOLLARS/LANE-MILE)	0.00

**DETOUR DESIGN FOR OVERLAYS**

TRAFFIC MODEL USED DURING OVERLAYING	1
TOTAL NUMBER OF LANES OF THE FACILITY	2
NUMBER OF OPEN LANES IN RESTRICTED ZONE (OVERLAY DIRECTION)	1
NUMBER OF OPEN LANES IN RESTRICTED ZONE (NON-OVERLAY DIRECTION)	1
DISTANCE TRAFFIC IS SLOWED (OVERLAY DIRECTION) (MILES)	0.60
DISTANCE TRAFFIC IS SLOWED (NON-OVERLAY DIRECTION) (MILES)	0.60
DETOUR DISTANCE AROUND THE OVERLAY ZONE (MILES)	0.00

**PAVING MATERIALS INFORMATION**

LAYER CODE	MATERIALS NAME	COST PER CY	E MODULUS	POISSON RATIO	MIN. DEPTH	MAX. DEPTH	SALVAGE PCT.
1	A ASPH CONC PVMT	150.00	500000.	0.35	2.00	2.00	30.00
2	B FLEXIBLE BASE	54.00	40000.	0.35	14.00	14.00	75.00
3	C LIME TREATED SUBGR	15.00	20000.	0.30	8.00	8.00	90.00
4	D SUBGRADE (200)	2.00	8000.	0.40	200.00	200.00	90.00



**TEXAS DEPARTMENT OF TRANSPORTATION**  
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

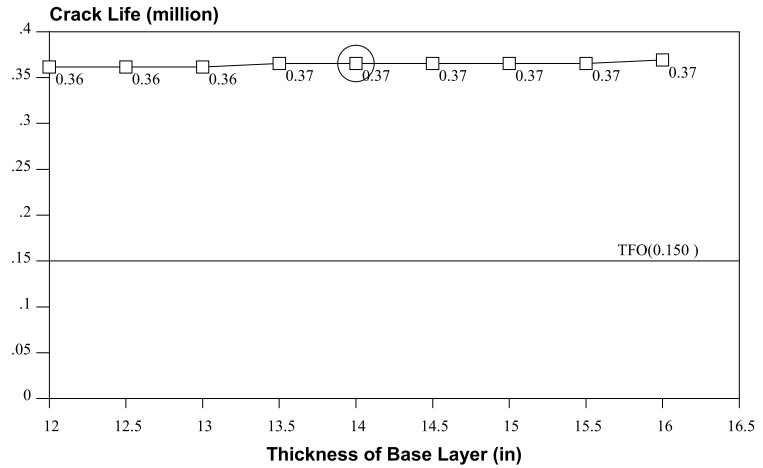
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

C. LEVEL B SUMMARY OF THE BEST DESIGN STRATEGIES  
 IN ORDER OF INCREASING TOTAL COST  
 1

MATERIAL ARRANGEMENT	ABC
INIT. CONST. COST	32.67
OVERLAY CONST. COST	0.00
USER COST	0.00
ROUTINE MAINT. COST	0.00
SALVAGE VALUE	-5.49
<b>TOTAL COST</b>	<b>27.18</b>
NUMBER OF LAYERS	3
LAYER DEPTH (INCHES)	
D (1)	2.00
D (2)	14.00
D (3)	8.00
NO.OF PERF.PERIODS	1
PERF. TIME (YEARS)	
T (1)	40.
OVERLAY POLICY (INCH)	
(INCLUDING LEVEL-UP)	

THE TOTAL NUMBER OF FEASIBLE DESIGNS CONSIDERED WAS 1

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	2.00	500.00	0.35	ASPH CONC PVMT
Base	14.00	40.00	0.35	FLEXIBLE BASE
Subbase	8.00	20.00	0.30	LIME TREATED SUBGRADE
Subgrade	200.00	8.00	0.40	SUBGRADE(200)



**Fatigue Crack Model:**

$$N_f = f_1 (\epsilon_t)^{f_2} (E_t)^{f_3} \quad f_1 = 7.96E-02$$

$$f_2 = 3.291$$

**Rutting Model:**

$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_3 = .854$$

$$f_4 = 1.37E-09$$

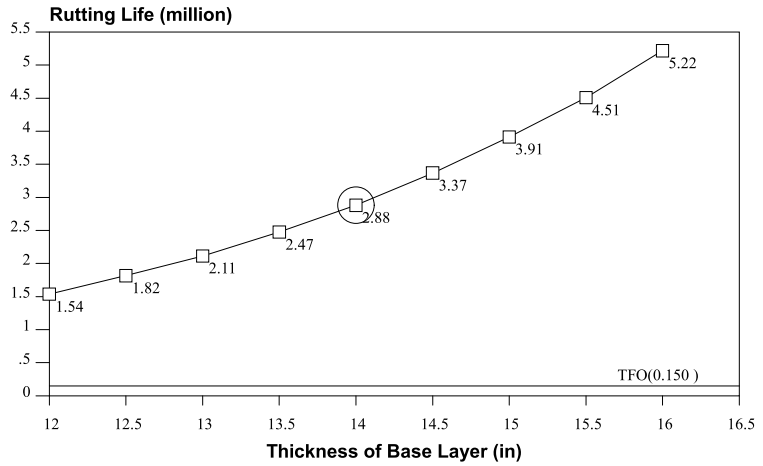
$$f_5 = 4.477$$

TFO(Traffic to 1st Overlay): 0.15 (million)

Crack Life: 0.37 (million)       $\epsilon_t = 314.00 (\mu\epsilon)$

Rut Life: 2.88 (million)       $\epsilon_v = -378.00 (\mu\epsilon)$

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:15millions.  
Also the start ADT:1500.0 and ending ADT:2700.0



**Mechanistic Check Conclusion:**

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	<b>Thickness (inches)</b>	<b>Modulus (ksi)</b>	<b>Poisson's Ratio</b>	<b>Material Name</b>
ASPH CONC PVMT	2.00	500.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	14.00	40.00	0.35	FLEXIBLE BASE
LIME TREATED SUBGRADE	8.00	20.00	0.30	LIME TREATED SUBGRADE
SUBGRADE(200)	200.00	8.00	0.40	SUBGRADE(200)
Bed Rock		800.00	0.15	Bed Rock

**INPUT PARAMETERS:**

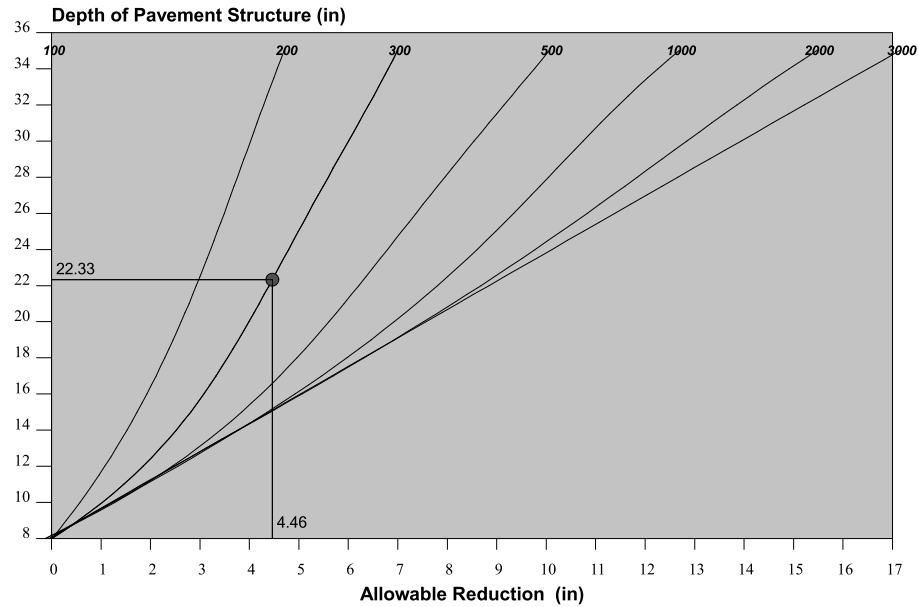
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, fat clay(CH)	

**RESULT:**

Triaxial Thickness Required	22.3 (in)
The FPS Design Thickness	24.0 (in)
Allowable Thickness Reduction	4.5 (in)
Modified Triaxial Thickness	17.9 (in)

**TRIAXIAL CHECK CONCLUSION:**

The Design OK !



Thickness Reduction Chart for Stabilized Layers

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			



**TEXAS DEPARTMENT OF TRANSPORTATION**  
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	1

COMMENTS ABOUT THIS PROBLEM

Newhaven Arterial (Anderson (Option 1))

**BASIC DESIGN CRITERIA**

LENGTH OF THE ANALYSIS PERIOD (YEARS)	20.0
MINIMUM TIME TO FIRST OVERLAY (YEARS)	20.0
MINIMUM TIME BETWEEN OVERLAYS (YEARS)	10.0
DESIGN CONFIDENCE LEVEL ( 95.0%)	C
SERVICEABILITY INDEX OF THE INITIAL STRUCTURE	4.5
FINAL SERVICEABILITY INDEX P2	3.0
SERVICEABILITY INDEX P1 AFTER AN OVERLAY	4.2
DISTRICT TEMPERATURE CONSTANT	31.0
SUBGRADE ELASTIC MODULUS by COUNTY (ksi)	8.00
INTEREST RATE OR TIME VALUE OF MONEY (PERCENT)	7.0

**PROGRAM CONTROLS AND CONSTRAINTS**

NUMBER OF SUMMARY OUTPUT PAGES DESIRED ( 8 DESIGNS/PAGE)	3
MAX FUNDS AVAILABLE PER SQ.YD. FOR INITIAL DESIGN (DOLLARS)	99.00
MAXIMUM ALLOWED THICKNESS OF INITIAL CONSTRUCTION (INCHES)	69.0
ACCUMULATED MAX DEPTH OF ALL OVERLAYS (INCHES) (EXCLUDING LEVEL-UP)	6.0

**TRAFFIC DATA**

ADT AT BEGINNING OF ANALYSIS PERIOD (VEHICLES/DAY)	5000.
ADT AT END OF TWENTY YEARS (VEHICLES/DAY)	10950.
ONE-DIRECTION 20YEAR 18 kip ESAL (millions)	2.100
AVERAGE APPROACH SPEED TO THE OVERLAY ZONE (MPH)	70.0
AVERAGE SPEED THROUGH OVERLAY ZONE (OVERLAY DIRECTION) (MPH)	45.0
AVERAGE SPEED THROUGH OVERLAY ZONE (NON-OVERLAY DIRECTION) (MPH)	50.0
PROPORTION OF ADT ARRIVING EACH HOUR OF CONSTRUCTION (PERCENT)	6.0
PERCENT TRUCKS IN ADT	8.0

**TEXAS DEPARTMENT OF TRANSPORTATION**

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	2

INPUT DATA CONTINUED

**CONSTRUCTION AND MAINTENANCE DATA**

MINIMUM OVERLAY THICKNESS (INCHES)	2.0
OVERLAY CONSTRUCTION TIME (HOURS/DAY)	12.0
ASPHALTIC CONCRETE COMPACTED DENSITY (TONS/C.Y.)	1.90
ASPHALTIC CONCRETE PRODUCTION RATE (TONS/HOUR)	200.0
WIDTH OF EACH LANE (FEET)	12.0
FIRST YEAR COST OF ROUTINE MAINTENANCE (DOLLARS/LANE-MILE)	0.00
ANNUAL INCREMENTAL INCREASE IN MAINTENANCE COST (DOLLARS/LANE-MILE)	0.00

**DETOUR DESIGN FOR OVERLAYS**

TRAFFIC MODEL USED DURING OVERLAYING	1
TOTAL NUMBER OF LANES OF THE FACILITY	2
NUMBER OF OPEN LANES IN RESTRICTED ZONE (OVERLAY DIRECTION)	1
NUMBER OF OPEN LANES IN RESTRICTED ZONE (NON-OVERLAY DIRECTION)	1
DISTANCE TRAFFIC IS SLOWED (OVERLAY DIRECTION) (MILES)	0.60
DISTANCE TRAFFIC IS SLOWED (NON-OVERLAY DIRECTION) (MILES)	0.60
DETOUR DISTANCE AROUND THE OVERLAY ZONE (MILES)	0.00

**PAVING MATERIALS INFORMATION**

LAYER CODE	MATERIALS NAME	COST PER CY	E MODULUS	POISSON RATIO	MIN. DEPTH	MAX. DEPTH	SALVAGE PCT.
1	A ASPH CONC PVMT	150.00	650000.	0.35	5.50	6.00	30.00
2	B FLEXIBLE BASE	54.00	40000.	0.35	12.00	16.00	75.00
3	C LOW PI FILL	15.00	20000.	0.30	48.00	48.00	90.00
4	D SUBGRADE (200)	2.00	8000.	0.40	200.00	200.00	90.00

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

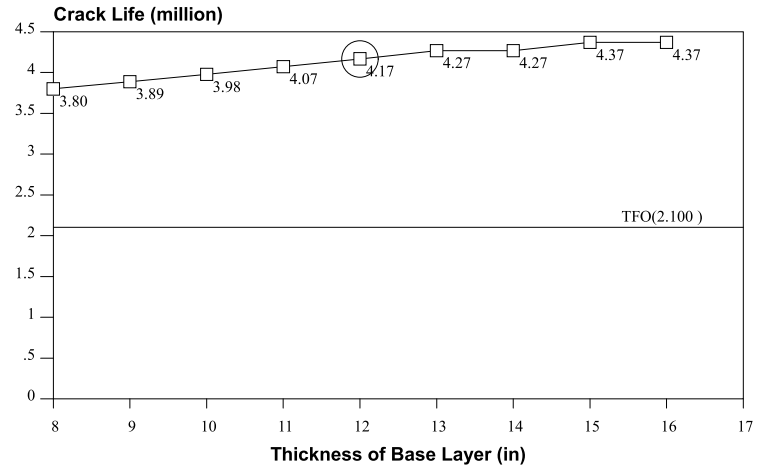
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

C. LEVEL C SUMMARY OF THE BEST DESIGN STRATEGIES  
 IN ORDER OF INCREASING TOTAL COST  
 1

MATERIAL ARRANGEMENT	ABC
INIT. CONST. COST	60.92
OVERLAY CONST. COST	0.00
USER COST	0.00
ROUTINE MAINT. COST	0.00
SALVAGE VALUE	-9.92
<b>TOTAL COST</b>	<b>51.00</b>
NUMBER OF LAYERS	3
LAYER DEPTH (INCHES)	
D (1)	5.50
D (2)	12.00
D (3)	48.00
NO.OF PERF.PERIODS	1
PERF. TIME (YEARS)	
T (1)	20.
OVERLAY POLICY (INCH)	
(INCLUDING LEVEL-UP)	

THE TOTAL NUMBER OF FEASIBLE DESIGNS CONSIDERED WAS 19

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	5.50	650.00	0.35	ASPH CONC PVMT
Base	12.00	40.00	0.35	FLEXIBLE BASE
Subbase	48.00	20.00	0.30	LOW PI FILL
Subgrade	200.00	8.00	0.40	SUBGRADE(200)



**Fatigue Crack Model:**

$$N_f = f_1 (\epsilon_t)^{f_2} (E_t)^{f_3} \quad f_1 = 7.96E-02$$

$$f_2 = 3.291$$

**Rutting Model:**

$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_4 = 1.37E-09$$

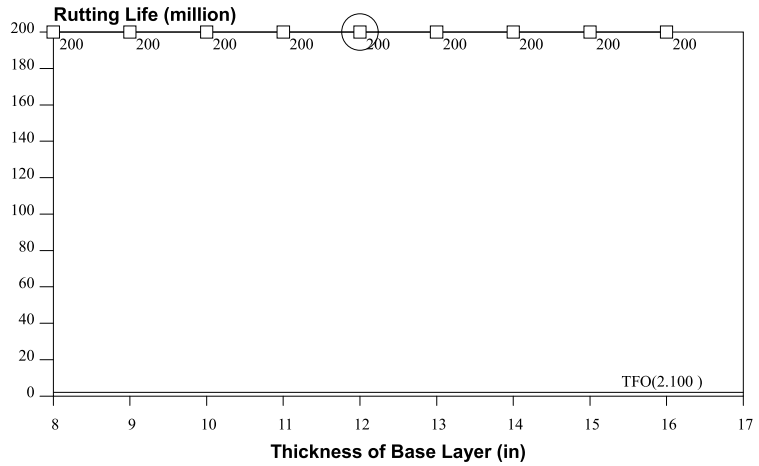
$$f_5 = 4.477$$

TFO(Traffic to 1st Overlay): 2.10 (million)

Crack Life: 4.17 (million)       $\epsilon_t = 140.00 (\mu\epsilon)$

Rut Life: 200.00 (million)       $\epsilon_v = -64.30 (\mu\epsilon)$

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:2.10millions.  
Also the start ADT:5000.0 and ending ADT:10950.0



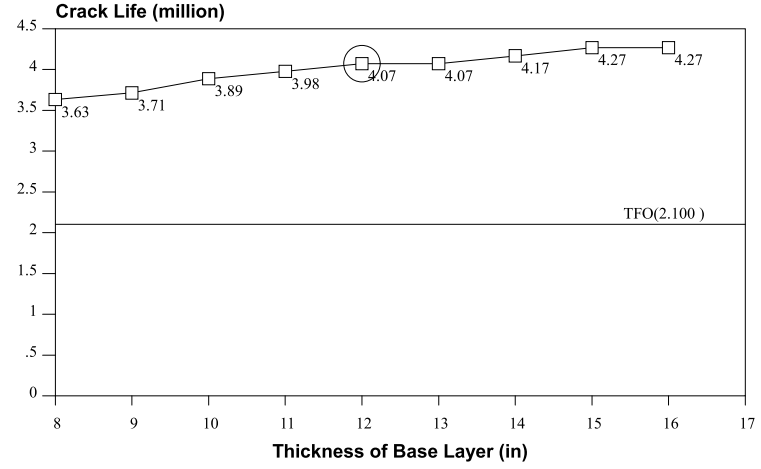
**Mechanistic Check Conclusion:**

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			



	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	5.50	650.00	0.35	ASPH CONC PVMT
Base	12.00	40.00	0.35	FLEXIBLE BASE
Subgrade	200.00	20.00	0.40	SUBGRADE(200)



**Fatigue Crack Model:**

$$N_f = f_1 (\epsilon_t)^{f_2} (E_t)^{f_3} \quad f_1 = 7.96E-02$$

$$f_2 = 3.291$$

**Rutting Model:**

$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_4 = 1.37E-09$$

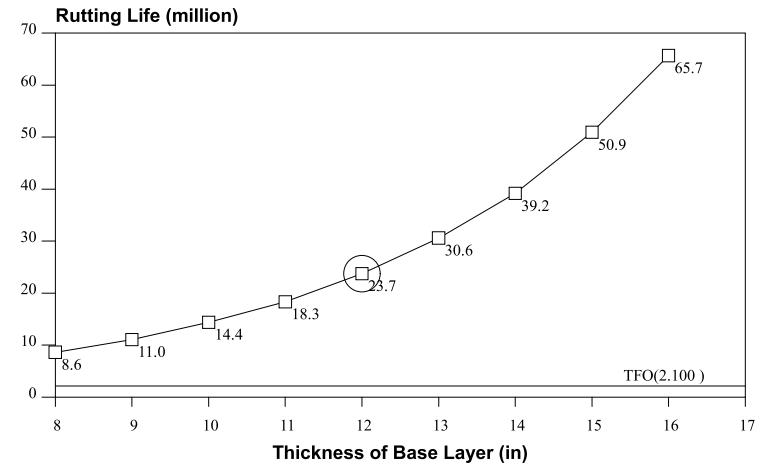
$$f_5 = 4.477$$

TFO(Traffic to 1st Overlay): 2.10 (million)

Crack Life: 4.07 (million)       $\epsilon_\tau = 141.00 (\mu\epsilon)$

Rut Life: 23.72 (million)       $\epsilon_v = -236.00 (\mu\epsilon)$

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:2.10millions.  
Also the start ADT:5000.0 and ending ADT:10950.0



**Mechanistic Check Conclusion:**

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base over Subgrade			

	<b>Thickness (inches)</b>	<b>Modulus (ksi)</b>	<b>Poisson's Ratio</b>	<b>Material Name</b>
ASPH CONC PVMT	5.50	650.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	12.00	40.00	0.35	FLEXIBLE BASE
LOW PI FILL	48.00	20.00	0.30	LOW PI FILL
SUBGRADE(200)	200.00	8.00	0.40	SUBGRADE(200)
Bed Rock		800.00	0.15	Bed Rock

**INPUT PARAMETERS:**

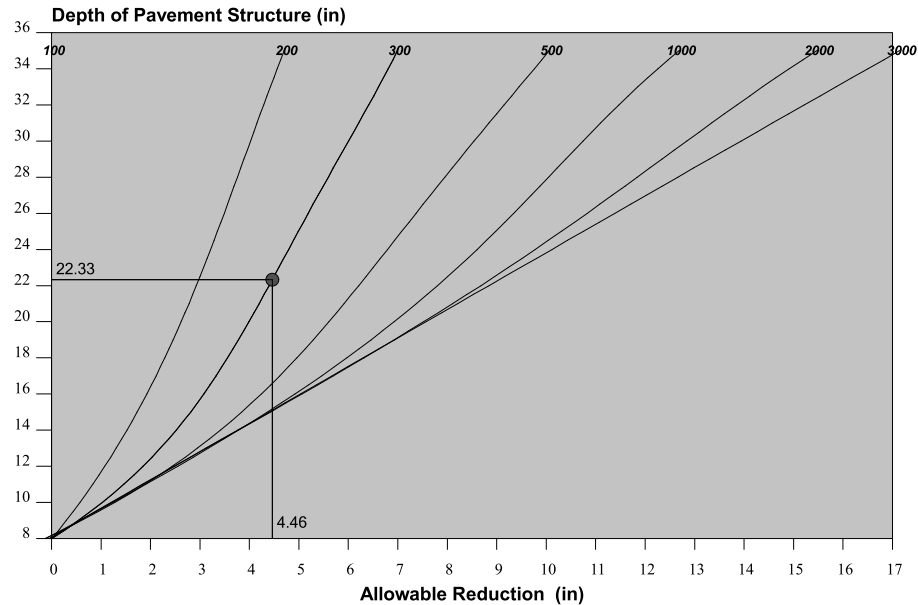
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, fat clay(CH)	

**RESULT:**

Triaxial Thickness Required	22.3 (in)
The FPS Design Thickness	65.5 (in)
Allowable Thickness Reduction	4.5 (in)
Modified Triaxial Thickness	17.9 (in)

**TRIAxIAL CHECK CONCLUSION:**

The Design OK !



Thickness Reduction Chart for Stabilized Layers

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
ASPH CONC PVMT	5.50	650.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	12.00	40.00	0.35	FLEXIBLE BASE
SUBGRADE(200)	200.00	20.00	0.40	SUBGRADE(200)
Bed Rock		2000.00	0.15	Bed Rock

**INPUT PARAMETERS:**

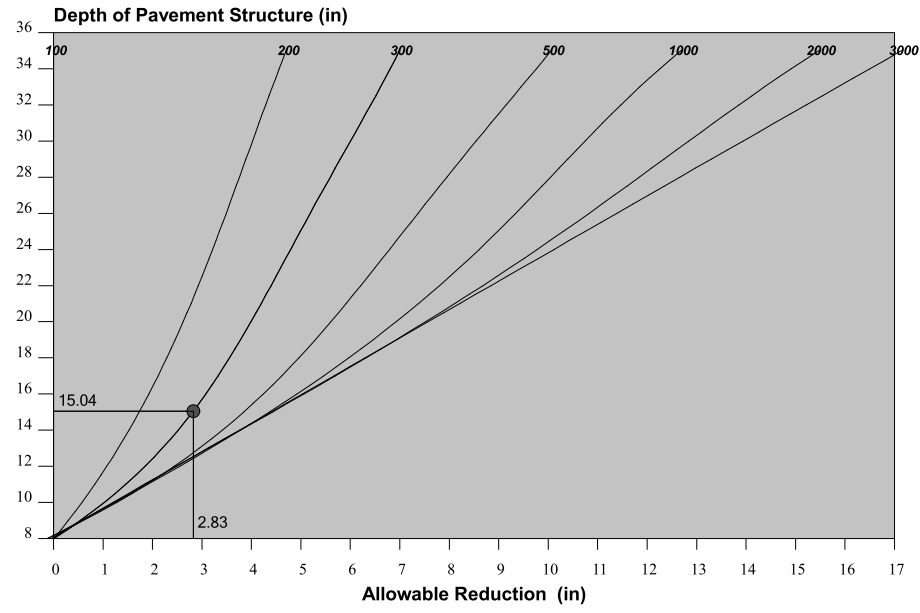
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

**RESULT:**

Triaxial Thickness Required	15.0 (in)
The FPS Design Thickness	17.5 (in)
Allowable Thickness Reduction	2.8 (in)
Modified Triaxial Thickness	12.2 (in)

**TRIAxIAL CHECK CONCLUSION:**

The Design OK !



Thickness Reduction Chart for Stabilized Layers

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type: Asphalt concrete + Flexible Base over Subgrade			

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	1

COMMENTS ABOUT THIS PROBLEM

Newhaven Arterial (Anderson (Option 2))

**BASIC DESIGN CRITERIA**

LENGTH OF THE ANALYSIS PERIOD (YEARS)	20.0
MINIMUM TIME TO FIRST OVERLAY (YEARS)	20.0
MINIMUM TIME BETWEEN OVERLAYS (YEARS)	10.0
DESIGN CONFIDENCE LEVEL ( 95.0%)	C
SERVICEABILITY INDEX OF THE INITIAL STRUCTURE	4.5
FINAL SERVICEABILITY INDEX P2	3.0
SERVICEABILITY INDEX P1 AFTER AN OVERLAY	4.2
DISTRICT TEMPERATURE CONSTANT	31.0
SUBGRADE ELASTIC MODULUS by COUNTY (ksi)	8.00
INTEREST RATE OR TIME VALUE OF MONEY (PERCENT)	7.0

**PROGRAM CONTROLS AND CONSTRAINTS**

NUMBER OF SUMMARY OUTPUT PAGES DESIRED ( 8 DESIGNS/PAGE)	3
MAX FUNDS AVAILABLE PER SQ.YD. FOR INITIAL DESIGN (DOLLARS)	99.00
MAXIMUM ALLOWED THICKNESS OF INITIAL CONSTRUCTION (INCHES)	69.0
ACCUMULATED MAX DEPTH OF ALL OVERLAYS (INCHES) (EXCLUDING LEVEL-UP)	6.0

**TRAFFIC DATA**

ADT AT BEGINNING OF ANALYSIS PERIOD (VEHICLES/DAY)	5000.
ADT AT END OF TWENTY YEARS (VEHICLES/DAY)	10950.
ONE-DIRECTION 20YEAR 18 kip ESAL (millions)	2.100
AVERAGE APPROACH SPEED TO THE OVERLAY ZONE (MPH)	70.0
AVERAGE SPEED THROUGH OVERLAY ZONE (OVERLAY DIRECTION) (MPH)	45.0
AVERAGE SPEED THROUGH OVERLAY ZONE (NON-OVERLAY DIRECTION) (MPH)	50.0
PROPORTION OF ADT ARRIVING EACH HOUR OF CONSTRUCTION (PERCENT)	6.0
PERCENT TRUCKS IN ADT	8.0



**TEXAS DEPARTMENT OF TRANSPORTATION**

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	2

INPUT DATA CONTINUED

**CONSTRUCTION AND MAINTENANCE DATA**

MINIMUM OVERLAY THICKNESS (INCHES)	2.0
OVERLAY CONSTRUCTION TIME (HOURS/DAY)	12.0
ASPHALTIC CONCRETE COMPACTED DENSITY (TONS/C.Y.)	1.90
ASPHALTIC CONCRETE PRODUCTION RATE (TONS/HOUR)	200.0
WIDTH OF EACH LANE (FEET)	12.0
FIRST YEAR COST OF ROUTINE MAINTENANCE (DOLLARS/LANE-MILE)	0.00
ANNUAL INCREMENTAL INCREASE IN MAINTENANCE COST (DOLLARS/LANE-MILE)	0.00

**DETOUR DESIGN FOR OVERLAYS**

TRAFFIC MODEL USED DURING OVERLAYING	1
TOTAL NUMBER OF LANES OF THE FACILITY	2
NUMBER OF OPEN LANES IN RESTRICTED ZONE (OVERLAY DIRECTION)	1
NUMBER OF OPEN LANES IN RESTRICTED ZONE (NON-OVERLAY DIRECTION)	1
DISTANCE TRAFFIC IS SLOWED (OVERLAY DIRECTION) (MILES)	0.60
DISTANCE TRAFFIC IS SLOWED (NON-OVERLAY DIRECTION) (MILES)	0.60
DETOUR DISTANCE AROUND THE OVERLAY ZONE (MILES)	0.00

**PAVING MATERIALS INFORMATION**

LAYER CODE	MATERIALS NAME	COST PER CY	E MODULUS	POISSON RATIO	MIN. DEPTH	MAX. DEPTH	SALVAGE PCT.
1	A ASPH CONC PVMT	150.00	650000.	0.35	5.50	5.50	30.00
2	B FLEXIBLE BASE	54.00	40000.	0.35	14.00	18.00	75.00
3	C STABILIZED SUBGR	15.00	20000.	0.30	8.00	8.00	90.00
4	D SUBGRADE (200)	2.00	8000.	0.40	200.00	200.00	90.00

**TEXAS DEPARTMENT OF TRANSPORTATION**  
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

PAVEMENT DESIGN TYPE # 5 -- ACP + FLEX BASE + STAB SBGR OVER SUBGRADE

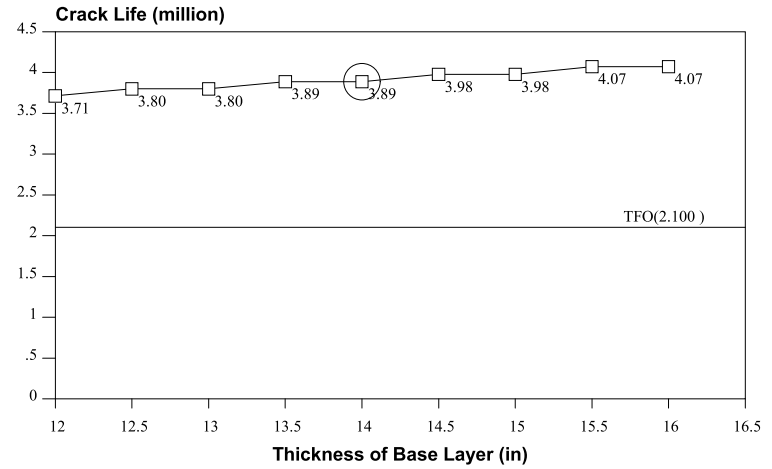
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

C. LEVEL C SUMMARY OF THE BEST DESIGN STRATEGIES  
 IN ORDER OF INCREASING TOTAL COST  
 1

MATERIAL ARRANGEMENT	ABC
INIT. CONST. COST	47.25
OVERLAY CONST. COST	0.00
USER COST	0.00
ROUTINE MAINT. COST	0.00
SALVAGE VALUE	-6.62
<b>TOTAL COST</b>	<b>40.63</b>
NUMBER OF LAYERS	3
LAYER DEPTH (INCHES)	
D (1)	5.50
D (2)	14.00
D (3)	8.00
NO.OF PERF.PERIODS	1
PERF. TIME (YEARS)	
T (1)	21.
OVERLAY POLICY (INCH)	
(INCLUDING LEVEL-UP)	

THE TOTAL NUMBER OF FEASIBLE DESIGNS CONSIDERED WAS 9

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
AC	5.50	650.00	0.35	ASPH CONC PVMT
Base	14.00	40.00	0.35	FLEXIBLE BASE
Subbase	8.00	20.00	0.30	STABILIZED SUBGR
Subgrade	200.00	8.00	0.40	SUBGRADE(200)



**Fatigue Crack Model:**

$$N_f = f_1 (\epsilon_t)^{f_2} (E_t)^{f_3} \quad f_1 = 7.96E-02$$

**Rutting Model:**

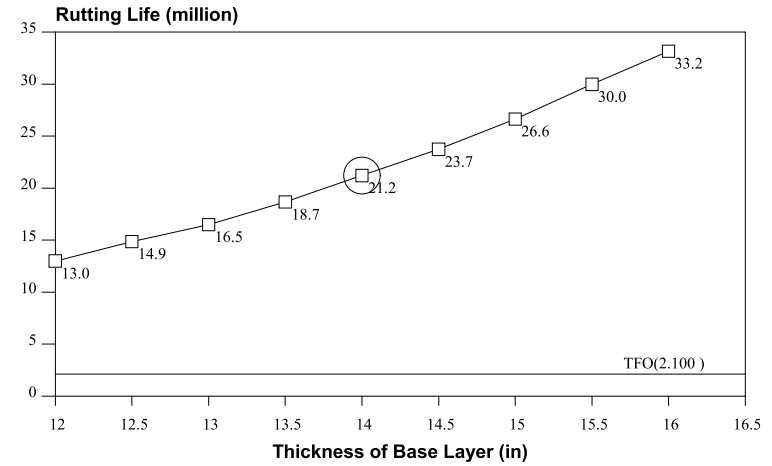
$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_2 = 3.291$$

TFO(Traffic to 1st Overlay): 2.10 (million)

Crack Life: 3.89 (million)       $\epsilon_\tau = 143.00 \text{ (}\mu\epsilon\text{)}$

Rut Life: 21.20 (million)       $\epsilon_v = -242.00 \text{ (}\mu\epsilon\text{)}$

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:2.10millions.  
Also the start ADT:5000.0 and ending ADT:10950.0



**Mechanistic Check Conclusion:**

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	<b>Thickness (inches)</b>	<b>Modulus (ksi)</b>	<b>Poisson's Ratio</b>	<b>Material Name</b>
ASPH CONC PVMT	5.50	650.00	0.35	ASPH CONC PVMT
FLEXIBLE BASE	14.00	40.00	0.35	FLEXIBLE BASE
STABILIZED SUBGR	8.00	20.00	0.30	STABILIZED SUBGR
SUBGRADE(200)	200.00	8.00	0.40	SUBGRADE(200)
Bed Rock		800.00	0.15	Bed Rock

**INPUT PARAMETERS:**

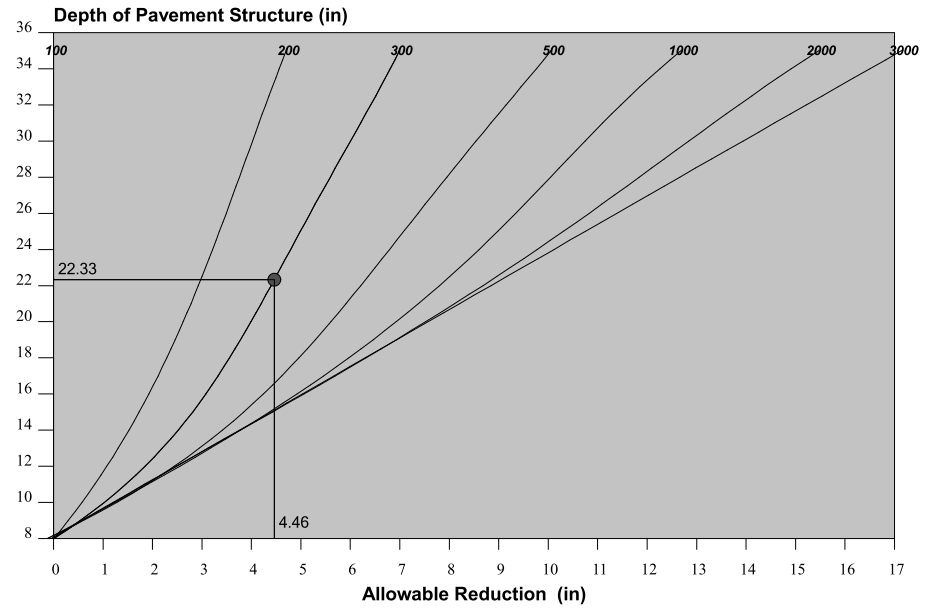
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, fat clay(CH)	

**RESULT:**

Triaxial Thickness Required	22.3 (in)
The FPS Design Thickness	27.5 (in)
Allowable Thickness Reduction	4.5 (in)
Modified Triaxial Thickness	17.9 (in)

**TRIAxIAL CHECK CONCLUSION:**

The Design OK !



Thickness Reduction Chart for Stabilized Layers

FPS 21 Triaxial Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			



**Brad J. Carabajal PE**

---

**From:** Nikki Conley <nconley@gbateam.com>  
**Sent:** Thursday, May 2, 2024 3:28 PM  
**To:** Brad J. Carabajal PE  
**Cc:** John A. Alvarez II; 'Scott Dunlop'; Pauline Gray; Lance Zeplin; Matthew Woodard  
**Subject:** RE: Newhaven - Pavement Section Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,  
 After reviewing the Supplemental Pavement recommendations report for Newhaven Subdivision, the City is receptive to these updates to your proposed option 2 for each street type based on Manor's historical pavement performance:

- Use Geogrid for both street types
- Meet or exceed a treated subgrade thickness of at least 16"
- Consider cement stabilized treated subgrade

For this requested exception to the City criteria, the HMAC surface, HMAC base, and flex base thickness shown are acceptable in option 2 for each street type; however, the City has experienced better performance with deeper depths of treated subgrade, therefore, 16" is noted above.



**Nikki Conley PE (MO,KS,TX, IL)** Senior Engineer

16305 Swingley Ridge Road, Ste 300 | Chesterfield, Missouri

9601 Amberglen Boulevard, Ste 109 | Austin, Texas

d 737.247.7536



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---

**From:** Brad J. Carabajal PE <bcarabajal@quiddity.com>  
**Sent:** Tuesday, April 23, 2024 8:37 AM  
**To:** Nikki Conley <nconley@gbateam.com>; Pauline Gray <pgray@gbateam.com>  
**Cc:** John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>  
**Subject:** RE: Newhaven - Pavement Section Comments

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Good morning Nikki,

I wanted to follow up on this review.

Thanks,



**Brad Carabajal, P.E.**

*Project Engineer*

**Email:** bcarabajal@quiddity.com

**T:** 512-685-5117

---

**From:** Nikki Conley <nconley@gbateam.com>  
**Sent:** Wednesday, April 17, 2024 5:33 PM  
**To:** Brad J. Carabajal PE <bcarabajal@quiddity.com>; Pauline Gray <pgray@gbateam.com>  
**Cc:** John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>  
**Subject:** RE: Newhaven - Pavement Section Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,  
Thank you this is under review.

**Nikki Conley PE (MO, KS, TX, IL)** Senior Engineer

d 737.247.7536

---

**From:** Brad J. Carabajal PE <bcarabajal@quiddity.com>  
**Sent:** Wednesday, April 17, 2024 3:01 PM  
**To:** Nikki Conley <nconley@gbateam.com>; Pauline Gray <pgray@gbateam.com>  
**Cc:** John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>  
**Subject:** RE: Newhaven - Pavement Section Comments

**CAUTION:** This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Nikki and Pauline,

I wanted to follow up on this. Have you been able to review the updated proposal from Raba Kistner?

Thanks,



**Brad Carabajal, P.E.**

*Project Engineer*

**Email:** bcarabajal@quiddity.com

**T:** 512-685-5117

**From:** Brad J. Carabajal PE  
**Sent:** Tuesday, April 16, 2024 8:02 AM  
**To:** Nikki Conley <[nconley@gbateam.com](mailto:nconley@gbateam.com)>; Pauline Gray <[pgray@gbateam.com](mailto:pgray@gbateam.com)>  
**Cc:** John A. Alvarez II <[jalvarez@quiddity.com](mailto:jalvarez@quiddity.com)>; Scott Dunlop <[sdunlop@manortx.gov](mailto:sdunlop@manortx.gov)>  
**Subject:** Newhaven - Pavement Section Comments

Good morning Nikki and Pauline,

See attached for the updated letter from Raba Kistner. They added a pro and con section. Option 2 has been provided as a section representing RK standard practice. We would like to get this variance on next month's PNZ agenda if possible.

Thanks,

**Brad Carabajal, P.E.**  
*Project Engineer*



✉ [bcarabajal@quiddity.com](mailto:bcarabajal@quiddity.com)  
 ☎ 512-685-5117  
 📍 3100 Alvin Devane Blvd #150, Austin, Texas, 78741, United States

[www.quiddity.com](http://www.quiddity.com)



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## Disclaimer

Item 7.

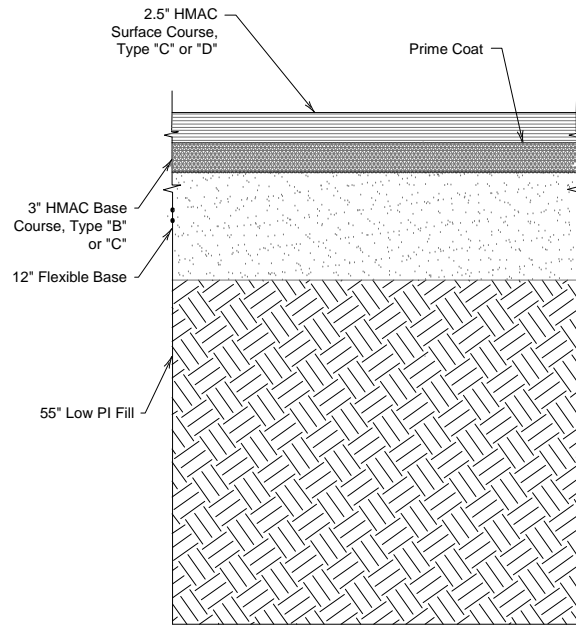
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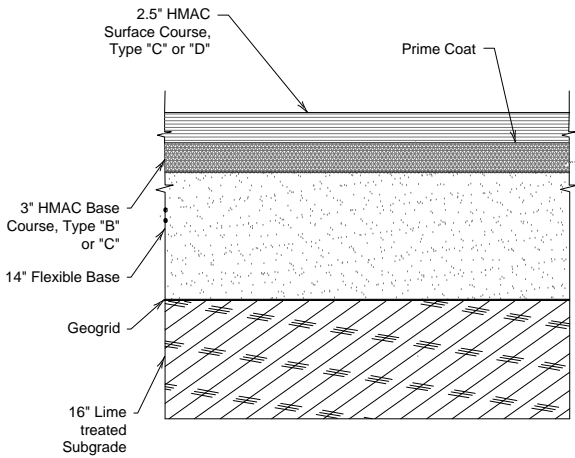


### COLLECTOR

#### POTENTIAL CODE REQUIRED SECTION



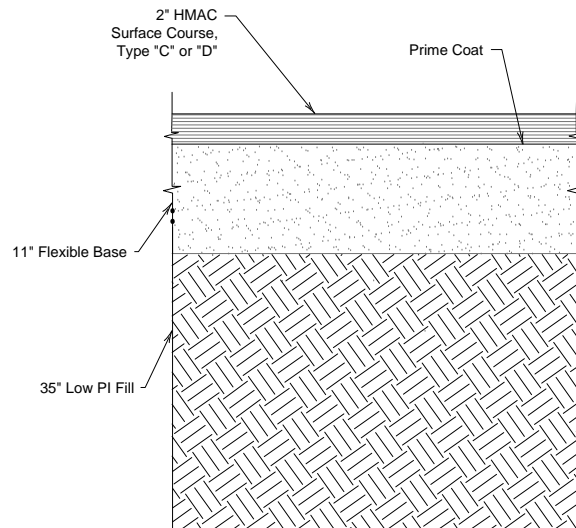
#### APPROVED ALTERNATIVE



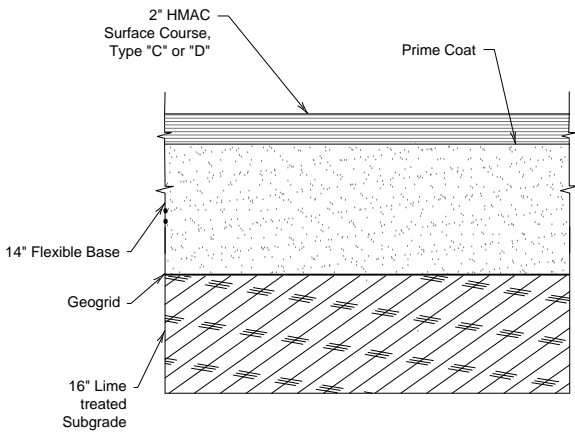
REFER TO GEOTECHNICAL REPORT BY RABA KISTNER, "Supplemental Pavement Revision No. 3 - Emailed 04-15-2024" PROJECT NUMBER AAA23-130-00, DATED April 15, 2024 FOR MORE DETAILS.

### RESIDENTIAL

#### POTENTIAL CODE REQUIRED SECTION



#### APPROVED ALTERNATIVE



NEWHAVEN  
PAVEMENT VARIANCE  
EXHIBIT



**QUIDDITY**

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100  
3100 Alvin Devane Boulevard, Suite 150 Austin, Texas 78741 512.441.9493

SCALE: \_\_\_\_\_ NTS  
DATE: \_\_\_\_\_ 05/15/2024  
JOB NO: \_\_\_\_\_ 16759-0007-02



1500 County Road 269  
Leander, TX 78641

Item 7.

Mailing Address:  
9601 Amberglen Blvd. #109  
Austin, TX 78729

May 20, 2024

Mr. Scott Dunlop  
Development Services Director  
Manor TX 78653

Re: Street Pavement Variance Request  
New Haven Subdivision  
City of Manor, Texas

Dear Mr. Dunlop:

The submittal of the New Haven Pavement Variance Request, submitted by Quiddity and received by our office on April 16, 2024, has been reviewed by our office.

The contemplated recommendations made below meet or exceed City of Austin minimum sections and have performed adequately for the City of Manor in the past. Our office recommend approving the pavement variance Option 2 with the following conditions:

- Use Geogrid for both street types
- Meet or exceed a treated subgrade thickness of at least 16"
- Consider cement stabilized treated subgrade
- The HMAC and flex base thickness shown are acceptable for each street type

**General Residential Streets (Urban Local)**

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 3 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type "C" or "D"	2.0 in.	2.0 in.
Flexible Base	11.0 in.	14.0 in.
Geogrid	Optional	--
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	<u>35.0 in.</u>	<u>--</u>
<b>Combined Total</b>	<b>48.0 in.</b>	<b>24.0 in.</b>



**Anderson Road (Urban Collector High Traffic)**

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 2 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type “C” or “D”	2.5 in.	2.5 in.
HMAC Base Course, Type “B” or “C”	3.0 in.	3.0 in.
Flexible Base	12.0 in.	14.0 in.
Geogrid	Optional	Yes*
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	4 ft 7 in.	--
<b>Combined Total</b>	<b>72.5 in.</b>	<b>27.5 in.</b>

\*Option 2 geogrid reinforcement shall have full-scale testing performance equal to or exceeding that of Tensar TX-5

Review of this submittal does not constitute a verification of 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.

Yours truly,

Pauline M. Gray, P.E.

PMG/s

Enclosures

Copy: Brad J. Carabajal, P.E. - Quiddity

PN:: 14667.11-0142



5/20/2024

## City of Manor Development Services

# Notification for a Variance Request

Project Name: New Haven Construction Plans  
 Case Number: 2023-P-1569-CO  
 Case Manager: Michael Burrell  
 Contact: [mburrell@manortx.gov](mailto:mburrell@manortx.gov) – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon a Subdivision Construction Variance for the New Haven Subdivision being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing:** Conduct a public hearing on a Subdivision Construction Variance for the New Haven Subdivision from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 42(b)(1) to permit a modified street pavement detail, and being located at the northwest intersection of FM 973 and Gregg Ln, Manor, TX.

**Applicant:** *Quiddity*  
**Owner:** *Gregg Lane Dev. LLC*

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.

You are being notified because you own property within 300 feet of the property for which this Subdivision Construction Variance 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 during the discussion of this item.



RUST CREEK LLC  
9606 OLD MANOR RD #1  
AUSTIN, TEXAS 78724-1114

15701 ANDERSON ROAD MANOR LLC  
109 GROSEBECK LN  
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD  
PO BOX 589  
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP  
PO BOX P  
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC  
223 DAKOTA DR  
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO  
14812 N F M RD 973  
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR  
533 HIWASEE ROAD  
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC  
109 GROSEBECK LN  
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC  
310 ENTERPRISE DR  
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC  
4517 THREE ARROWS CT  
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL  
DISTRICT  
PO BOX 359  
MANOR, TEXAS 78653-0359



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

---

**AGENDA ITEM DESCRIPTION:**

**Consideration, discussion, and possible action on the Asco Equipment Coordinated Sign Plan.**

**BACKGROUND/SUMMARY:**

A Coordinated Sign Plan (CSP) is required for properties with one business in multiple buildings or a building with four or more tenants. This property has one business across two buildings. Currently their pole sign exceeds the allowed size by 106 square feet based on our ordinance. The applicant aims to increase their allowed sign face area through this CSP.

The CSP includes the pole sign and all attached wall signs for the property. It specifies the sizes and locations of both new and existing signs, noting that the pole sign is a face replacement.

Details in the CSP include:

- One 170.72-square-foot internally illuminated pole sign
- Two Asco channel letter signs, each 27.28 square feet
- Two existing Case channel letter signs, each 30.26 square feet
- Two "construction" backlit sign cabinets, each 16.89 square feet

It is Staff’s recommendation that the pole sign be limited to 90 square feet to be at a more appropriate scale and to still afford sufficient signage for their business operations.

**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Coordinated Sign Plan

**STAFF RECOMMENDATION:**

The city staff recommends that the Planning and Zoning Commission approve the Asco Equipment Coordinated Sign Plan as revised.

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

---



LED internally lighted sign cabinet with pole cover SCALE: 3/16" = 1'



Manor, Texas



wellborn sign co.

700 E. 10TH  
AMARILLO, TX. 79101

OFFICE: (806) 331-3563  
FAX: (806) 331-3569

WWW.WSIGNCO.COM



# Manor, Texas



wellborn sign co.

700 E. 10TH  
AMARILLO, TX. 79101

OFFICE:(806)331-3563  
FAX:(806)331-3569

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# Manor, Texas



wellborn sign co.

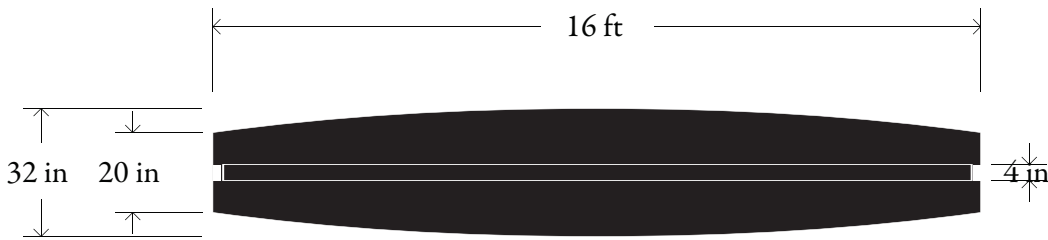
700 E. 10TH  
AMARILLO, TX. 79101

OFFICE:(806)331-3563  
FAX:(806)331-3569

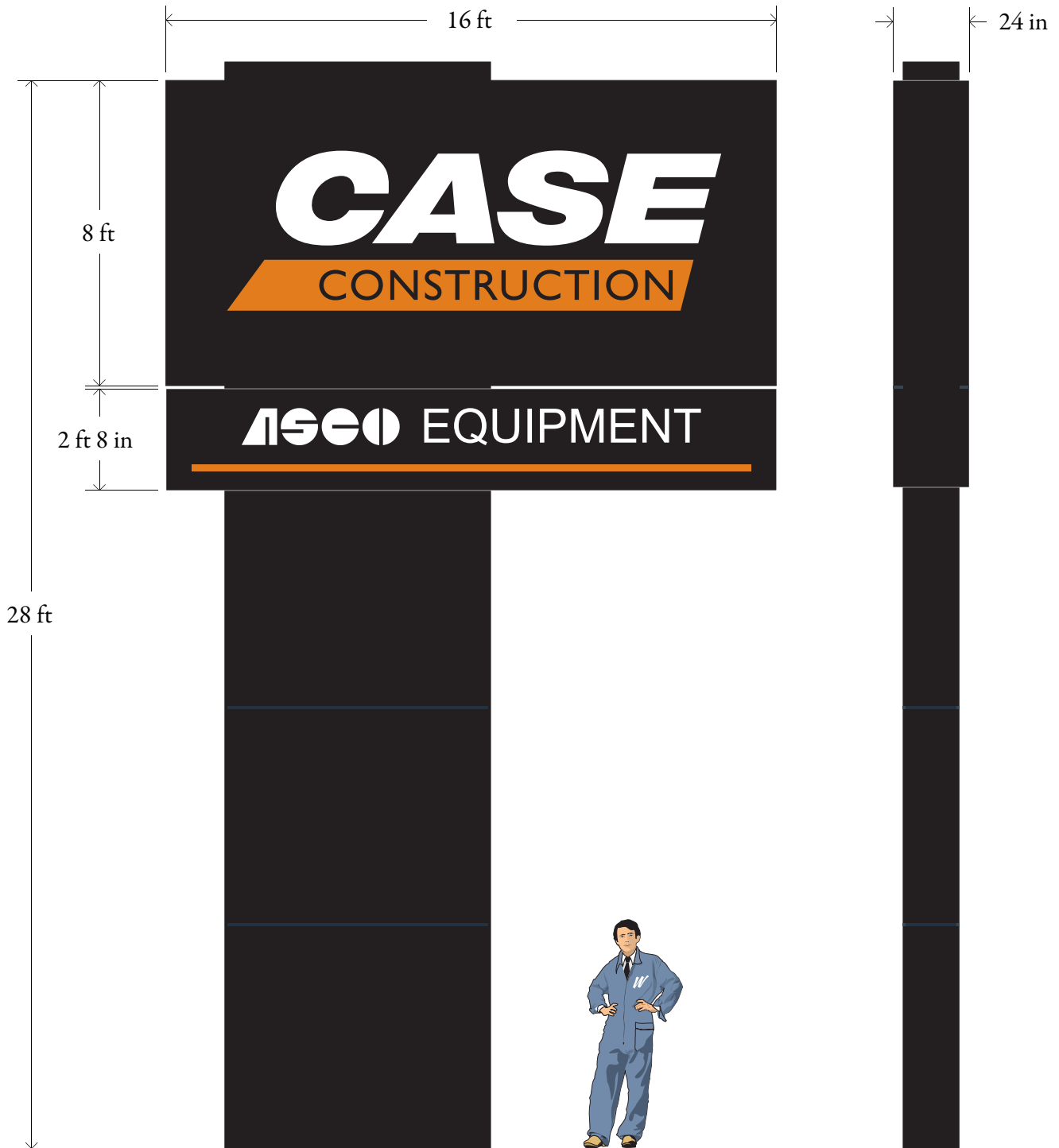
[WWW.WSIGNCO.COM](http://WWW.WSIGNCO.COM)





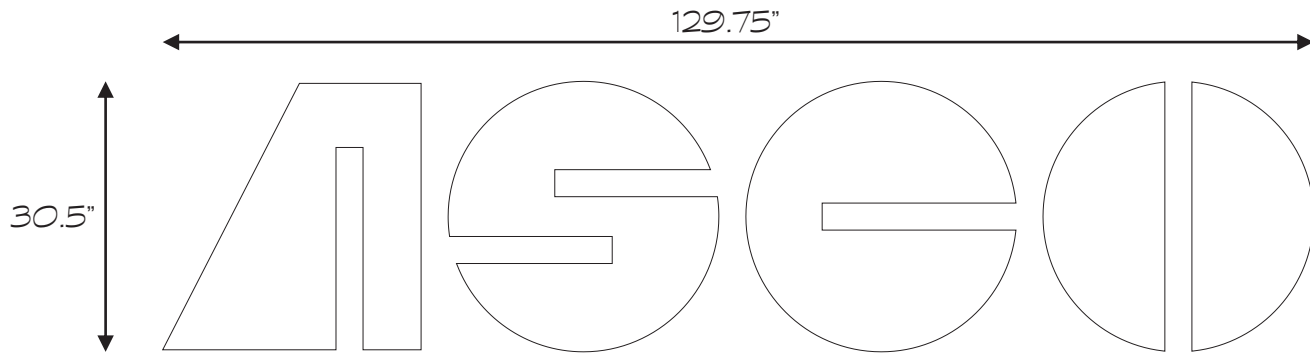


internally lighted sign cabinet with pole cover

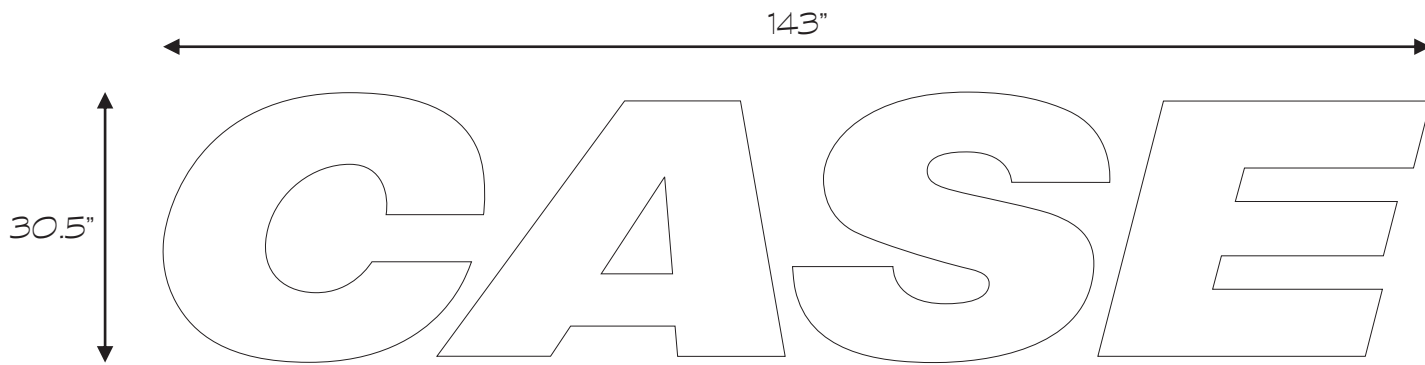


SCALE: 1/4" =





channel letters LED lighted with white acrylic faces, black jewel trim & returns. 27.48 sq.ft total area  
 (2) - B1, B2



existing channel letters with LEDs.  
 (2) - A1, A2  
 30.26 sq.ft total area



LED lighted panel cabinet and face  
 (2) - A1, A2  
 16.89 sq.ft. total area







B1

A1

A2

P1

B2

ASCO  
Equipment Inc.

George Bush St

George Bush St

Armstrong Ave

Armstrong Ave

Armstrong Ave

12801 1/2

12805

12811

13004





## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** August 14, 2024  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

**Consideration, discussion, and possible action on the Manor Crossing Coordinated Sign Plan.**

### BACKGROUND/SUMMARY:

This Coordinated Sign Plan covers the multi-tenant lot, home depot lot, and pad site lots. HEB has a separate CSP that has already been approved. Within this Sign Plan is the main high-profile sign along US 290 at Manor Commons Blvd (Butler Cove), a 12' high-profile sign at Manor Commerce Blvd, and 8' monument signs for the pad sites. It additionally includes the size of attached signs, standards for awning and canopy signs, murals, directional signs, projecting signs, temporary signs, window signs, and other various on-site signage like identity element signs, development signs, and directional signage.

The main site signage are the 2 high-profile signs, pad site monuments, and attached wall signs.

The largest sign is the high-profile sign along US 290. Per the Development Agreement, that sign may be up to 75' with its final design approved by the Planning and Zoning Commission. Within the city's current code, high-profile multi-tenant signs shall not be higher than 35'. The Manor Commons multi-tenant sign across US 290 is 35'. 75' was considered in the Development Agreement in case US 290 ever becomes an elevated expressway. However, at a meeting with TxDOT earlier this year, they said their plans are for an at-grade cross-section. It is staff's recommendation to reduce the Manor Commons Blvd (Butler Cove) high-profile sign to 55' to be at a more appropriate scale and to still afford sufficient signage for the various tenants within the shopping center.

The high-profile sign at Manor Commerce Blvd and FM 973 is 12' and the pad site signs are 8' monuments and those are recommended as shown.

The attached signage is calculated at 20% of the façade area of that tenant space or building, and the maximum size of any one sign is 450 sq ft. Under city code, we calculate the maximum amount of tenant or building signage by multiplying the primary frontage or tenant space length by 1.5, with the maximum size of any one sign at 225 sq ft. Higher amounts of attached wall signs for the pad site users is appropriate as they are not requesting to each have high-profile (pole) signs on their lots, but will have 8' monument signs. Additionally, the attached signs on the multi-tenant buildings will be set back from US 290 and FM 973 and behind the pad site users.

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

- Coordinated Sign Plan
- Exhibits

**STAFF RECOMMENDATION:**

The city staff recommends that the Planning and Zoning Commission approve the Manor Crossing Coordinated Sign Plan as revised.

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

---

**MANOR CROSSING**  
**Coordinated Sign Plan**

*Division 1: General Provisions*

1. Purpose. The purpose of this Coordinated Sign Plan (“CSP”) is to establish the standard for signage within the Sign District including Home Improvement (Lot 2A), the Manor Crossing retail development (Lot 2B) and the adjacent outparcel pad lots (Lots 3,4,5,6,7,8,9,10,11,12, and 13, collectively the “Pads”). All together shall be considered the “Sign District” as outlined in Exhibit
  - A. Unique and creative signage and graphic design is encouraged to enhance visual image and define identity of the development and individual tenants. The street in the Project referred to as “Butler Cove” has been renamed “Manor Crossing Boulevard”; therefore, all references in this Plan to “Butler Cove” shall be deemed to mean “Manor Crossing” in order to reference the correct street name.
2. Applicability. The CSP shall apply to all properties in the Sign District. The CSP shall take precedence over any other current or future City of Manor (“City”) ordinance governing signage. Any requirement or regulation not specifically addressed in these Regulations shall revert to the City ordinances in effect at the time of permitting.
3. Signage shall be as per Article 15.04, Code of Ordinances, except as may be modified by this Coordinated Sign Plan
4. Definitions
  - a. *Awning Sign.* Any sign with its copy on a shelter made of any material, such as fabric, flexible plastic or metal, that is supported by or stretched over a frame and attached to an exterior wall of a building or other structure. See Exhibit C for an example.
  - b. *Construction Sign.* Any temporary sign erected on the premises of an existing construction project and designating the architect, contractor, designer or builder, or developer, or the name and nature of the project.
  - c. *Directional Sign* Any sign placed within the project site for the purpose of directing both vehicular and/or pedestrian traffic. See Exhibit C for an example.
  - d. *Directories.* Directories are signs, cabinets, maps or other informational presentations of project site layout indicating the location of buildings, amenities, tenants and other site features intended to be read by pedestrians located in sidewalks, plazas, and other pedestrian areas. See Exhibit C for an example.
  - e. *Identity Element.* means a freestanding sign that may or may not display a commercial message, but is typically used to identify the development, a specific area within the development, or a building. See Exhibit C for an example.
  - f. *Mural.* Graphic or artistic expression which is painted or applied to exterior or interior wall surfaces that is not commercial advertising in context. See Exhibit C for an example.
  - g. *Non-Commercial Message* means any message that is not a commercial message such as community or school related events.
  - h. *Premise Sign* means any sign the message of which relates to the premises on which it is located.
  - i. *Project Announcement Sign.* A temporary sign that is used to announce upcoming events such as (but not limited to) “Grand Opening” or “Coming Soon” or upcoming tenant. See Exhibit C for an example.
  - j. *Secondary Sign.* Any sign or signage that does not identify the specific tenant name, but references general goods sold or services performed in the facility. See Exhibit C for an example.
  - k. *Short term or specific use parking sign.* Any sign or signage that does not identify the specific tenant name, but references a specified maximum amount of time allowed for parking in a specified space. Short Term Parking Signs shall be considered *Private traffic/parking control signs* but shall not be required to comply with 15.04.017 (9) A-D unless “Towing Enforced” is indicated.
  - l. *Sign District* means the entire Property subject to these sign regulations.



- m. *Sign, Development.* Temporary signage used to promote leasing interest in the Center.
- n. *Sign, face area / "Allowable Area".* As defined in the Ordinance except: For attached signs this shall be exclusive of any material or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. Allowable Area does not include such features as decorative or ornamental elements or features, borders, trims, backer cabinet or any supporting structure which is used solely for the support of the sign.
- o. *Window Sign.* A sign or graphic affixed to the glass storefront using vinyl or other Landlord approved product. These signs may include a variety of text such as the tenant name, store hours, website, products, trade names, etc.

*Division 2: Sign Regulations*

**5. GENERAL**

- a. Any sign that may display a commercial message may also display a noncommercial message, either in place of or in addition to the commercial message, so long as the sign complies with other requirements of these Regulations.
- b. Illumination
  - i. Except as otherwise provided herein, all Premise Signs may be internally illuminated or illuminated by external sources, in accordance with the City's Outdoor Lighting code.
- c. The maximum areas of any sign shall be calculated based on the Allowable Area definition.

**6. ATTACHED SIGNS**

- a. Attached Signs shall be limited to twenty (20) percent of the total wall area of the façade. Total width of Tenant wall signs shall not exceed seventy-five (75) percent of the width of associated tenant space.
- b. Attached signs may be placed on front, rear and sides of the building.
- c. Secondary Signs are allowed on any building façade in any quantity provided the total tenant signage area complies with the area limitations defined above.
- d. The maximum size of any one attached sign shall not exceed 450 square feet.
- e. Attached Signs may be attached to architectural feature elements that are part of the building façade and are not required to be adjacent to associate tenant space.
- f. Illuminated signage must utilize 2"D x12"H raceways/wireways that are fully concealed and not visible to the public by using a 1/8" aluminum backer plate "cloud". Individual channel letters or any sort of cabinet sign may only be utilized if expressly permitted by the owner of the Lot.
- g. If an attached sign is internally illuminated and has a background that is white/yellow/light colored, such background shall be opaque with translucent letters and symbols.

**7. AWNING SIGNS / CANOPY SIGNS**

- a. When used in addition to Wall Signs, signs printed on, painted on, or attached onto a canopy or awning shall not exceed two-thirds of the width of the canopy or awning. In addition to lettering, the awning or canopy may contain graphic depictions that do not exceed four (4) square feet in area. Awning signs shall not be internally illuminated.
- b. Canopy and canopy band face may utilize Tenant branded colors in addition to structure's exterior building materials

**8. MURALS**

- a. Murals shall be allowed on any building façade subject to the following restrictions.
  - i. Murals shall not be calculated as part of the Allowable Area, unless they contain commercial messaging or branding.
  - ii. Area is defined by drawing a rectangle around the outer limits of the mural. The total area of murals on any building façade shall be limited to 40% of that façade.
  - iii. Murals shall be works of art or photographs and shall not advertise a particular tenant,

business, or product.

#### 9. DIRECTIONAL SIGNS & DIRECTORIES

- a. Traffic control and vehicular or pedestrian directional signs and directories may be placed along internal drives, parking lot areas, and pedestrian walks.

#### 10. PROJECTING SIGNS

- a. Projecting signs should be attached at a ninety-degree (90°) angle to the building facade. Projecting signs may be installed at forty-five (45) degrees when mounted at building corner conditions. Signs shall not project beyond the property line or over a vehicular surface.
- b. Signs shall have a maximum projection of five (5') feet from the face of the building or feature element that the sign is attached to.
- c. Signs shall not project into public rights-of-way.
- d. Projections into private vehicular areas such as parking spaces, drive aisles, and fire lanes shall have a minimum clearance of fourteen (14') feet.
- e. A minimum clearance of eight (8') shall be provided for projections above pedestrian areas such as sidewalks.
- f. Projecting signs may be located above the roofline or parapet wall line if mounted on a wall or feature element that rises above the roofline or parapet wall line.
- g. See Exhibit C for examples of permitted projecting signs.

#### 11. SITE SIGNAGE

- a. A comprehensive site signage program for the Freestanding high profile and low profile/monument signage is attached as Exhibit A and design elevations attached as Exhibit B
- b. Minor deviations from the design elevations shown shall be permitted at the discretion of the Planning Department as designs are intended to be conceptual and not exact. All signs shown in these exhibits are permitted at the locations generally shown, although none of these signs are required to be constructed.
- c. Freestanding signs shall comply with the following.
  - i. One high profile sign, the "Butler Cove Freestanding Sign", shall be allowed per the ~~First Amendment to~~ Development Agreement with up to a maximum of ~~seventyfive~~-five feet (75') in height in a location within the public right-of-way as shown on Exhibit A.
    1. Butler Cove Freestanding Sign shall be substantially as shown in the design drawings in Exhibit B, with Face Area allowed as shown.
    2. For a clean and cohesive look of the Butler Cove Freestanding Sign and to meet the requirement of 15.04.018 (17)(D), all panels for the Butler Cove Freestanding Sign, Manor Commerce Monument Sign, and Pads shall be tenant or user selected color copy on white backgrounds only. White, yellow, and light colored backgrounds shall be opaque with translucent letters and symbols. Opaque means only that the material must not transmit light from the internal illumination source.
    3. A sign permit for this sign may be released prior to any building permit.
    4. Butler Cove Freestanding Sign is not considered an "off-premises" sign. Such sign will be covered by a License Agreement with the City.
  - ii. One high profile sign, the "Manor Commerce Monument Sign", with design elevation as shown on Exhibit B-1, shall be located at the intersection of Manor Commerce Blvd and FM 973 within the platted 15' x 15' easement where shown on Exhibit A
    1. A sign permit for this sign may be released prior to any building permit
  - iii. All Pads shall be limited to one low profile (monument) sign (no high profile signs) per platted lot.

1. All Pad monument signs shall adhere to the design elevation as shown on Exhibit D
2. All Pad monument signs shall be allowed up to 48 square feet of signage panel on each side of the monument (as shown on Exhibit D) but may reduce tenant cabinet for proportion to tenant branding
3. Pad Monuments shall be a minimum of 15' from property lines shared with an adjacent Lot, and minimum setback from property line adjacent to right-of way shall be per City Ordinance.

d. A maximum of five identity elements are permitted within Lot 2B. No identity element may project above the building on which they are attached or the nearest adjacent building. Identity elements shall not display more than five words.

e. In addition to the sign design elevations in Exhibits B, B-1, and D, freestanding high and low-profile signs with white, yellow, and light colored backgrounds shall be opaque with translucent letters and symbols. Opaque means only that the material must not transmit light from the internal illumination source.

~~d.~~

## 12. TEMPORARY SIGNS

- a. New business Temporary Signs may be erected up to 60 days prior to the planned opening and shall be removed within 60 days after tenant opening.
- b. Temporary signs attached and unattached may be up to 48 square feet
- c. Temporary signs may not be illuminated.
- d. Project Announcement signs may be erected after receipt of building permit and shall be removed within 30 days after tenant opening.
- e. Project Announcement signs shall be limited to 32 square feet in area and 8 feet in height. A maximum of one Project Announcement Sign shall be allowed per Tenant within the Sign District.
- f. Development Signs shall conform to 15.04.018 (9) (F) except as follows:
  - i. A maximum of up to three Development Signs shall be allowed for Lot 2B.
  - ii. Sign to be removed within 10 days of the later of a) Lot 2B reaching 100% leased or the b) Shopping Center Grand Opening.
  - iii. Development Signs shall not exceed ninety-six (96) square feet per sign. An example of a Development Sign is attached hereto as Exhibit C.
- g. Construction Signs are allowed but shall not exceed sixty-four (64) square feet per sign and quantity shall be no more than one sign per frontage. Such signs shall not be erected prior to the issuance of the related building permit and shall be removed not later than 30 days after the issuance of the related certificate of occupancy and/or SWPPP NOT, whichever is later.

## 13. WINDOW SIGNS

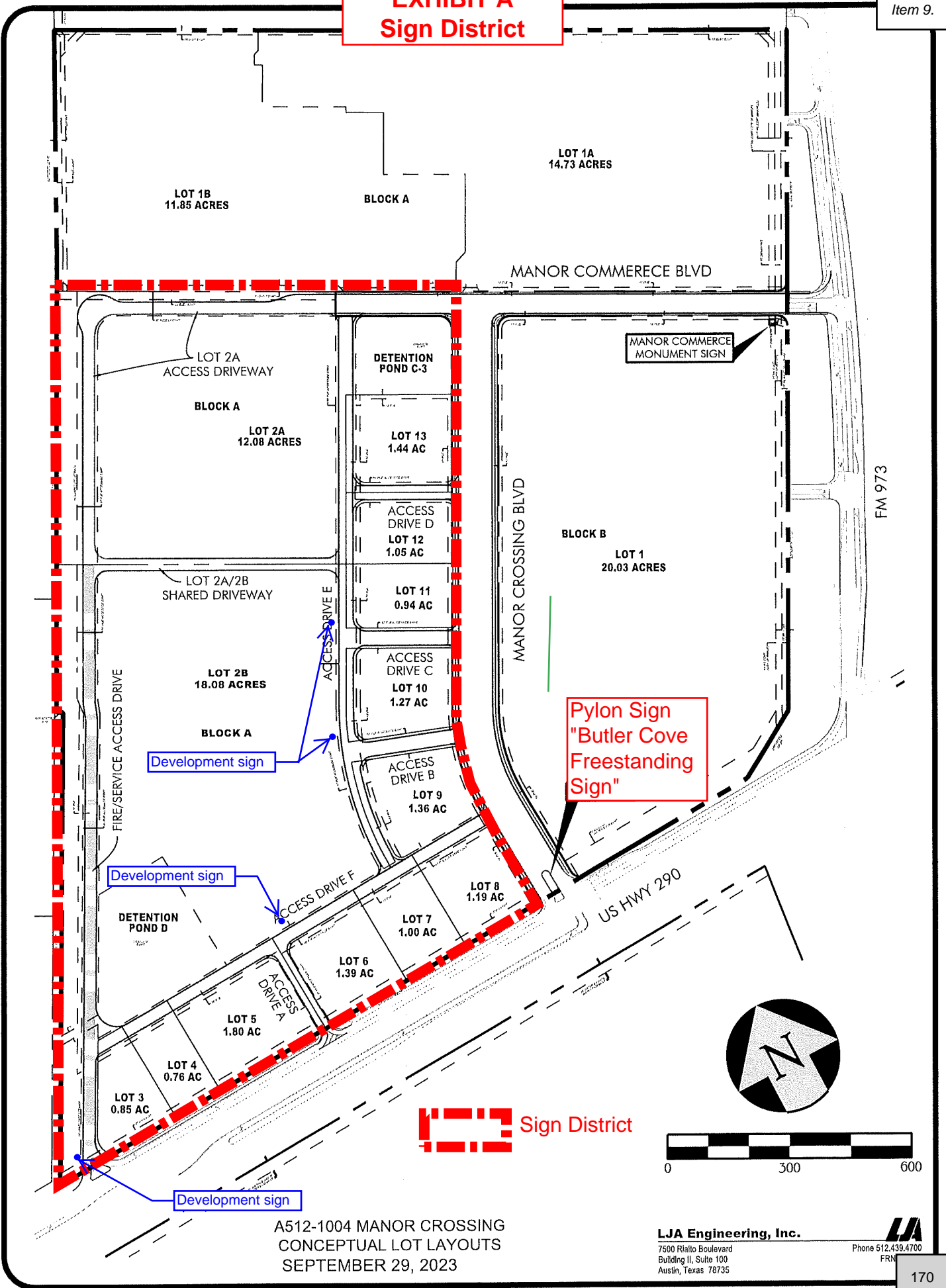
- a. Window signs area shall be allowed to cover up to 30% of the storefront plate glass area, and shall not count against the Allowable Sign Area

END

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# EXHIBIT A Sign District

Item 9.



A512-1004 MANOR CROSSING  
CONCEPTUAL LOT LAYOUTS  
SEPTEMBER 29, 2023

**LJA Engineering, Inc.**  
7500 Rialto Boulevard  
Building II, Suite 100  
Austin, Texas 78735

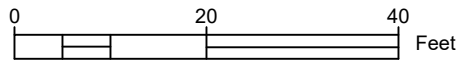
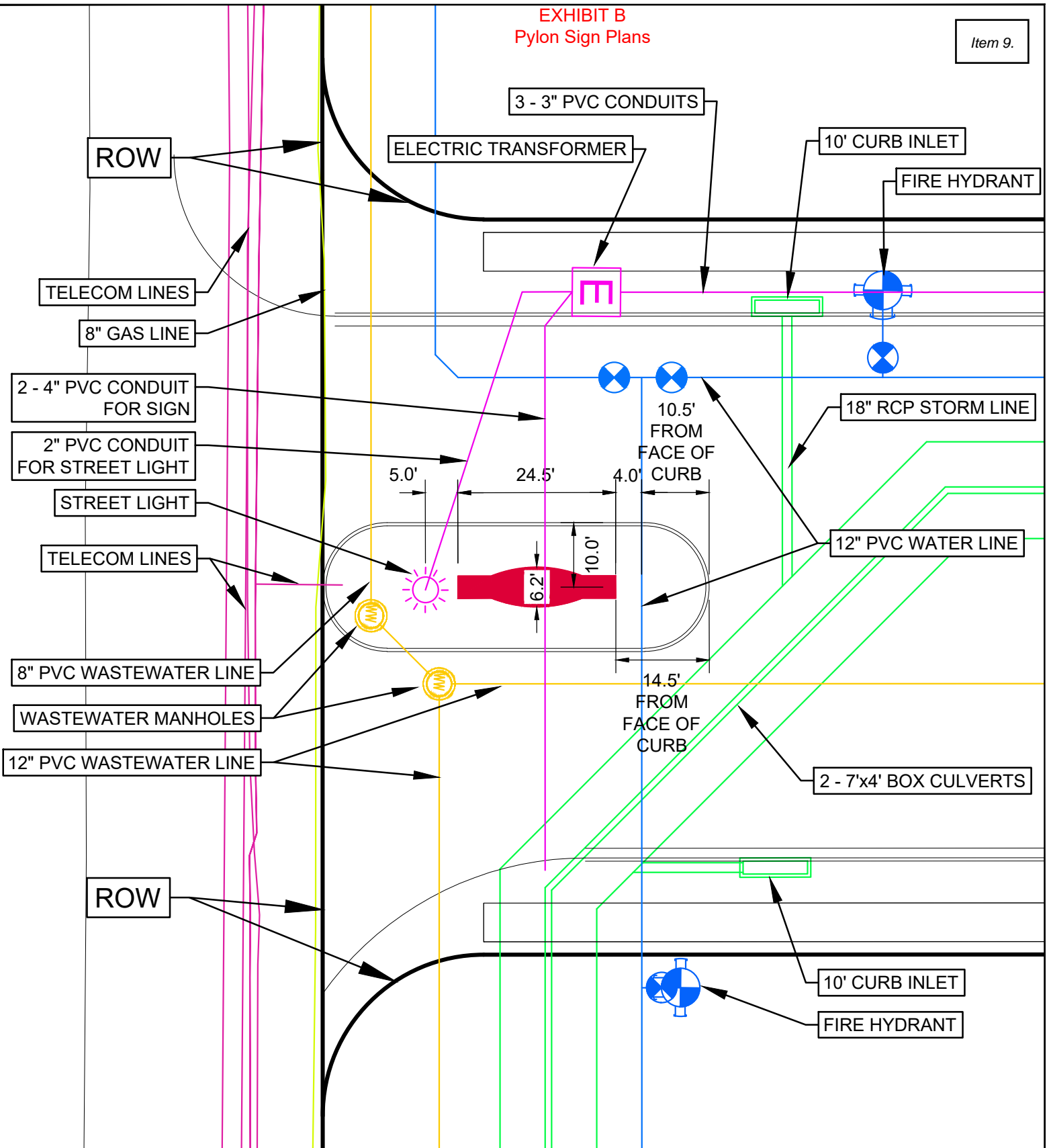
Phone 512.439.4700  
FRN





EXHIBIT B  
Pylon Sign Plans

Item 9.



MANOR CROSSING  
PYLON SIGN PLAN  
JUNE 13, 2024

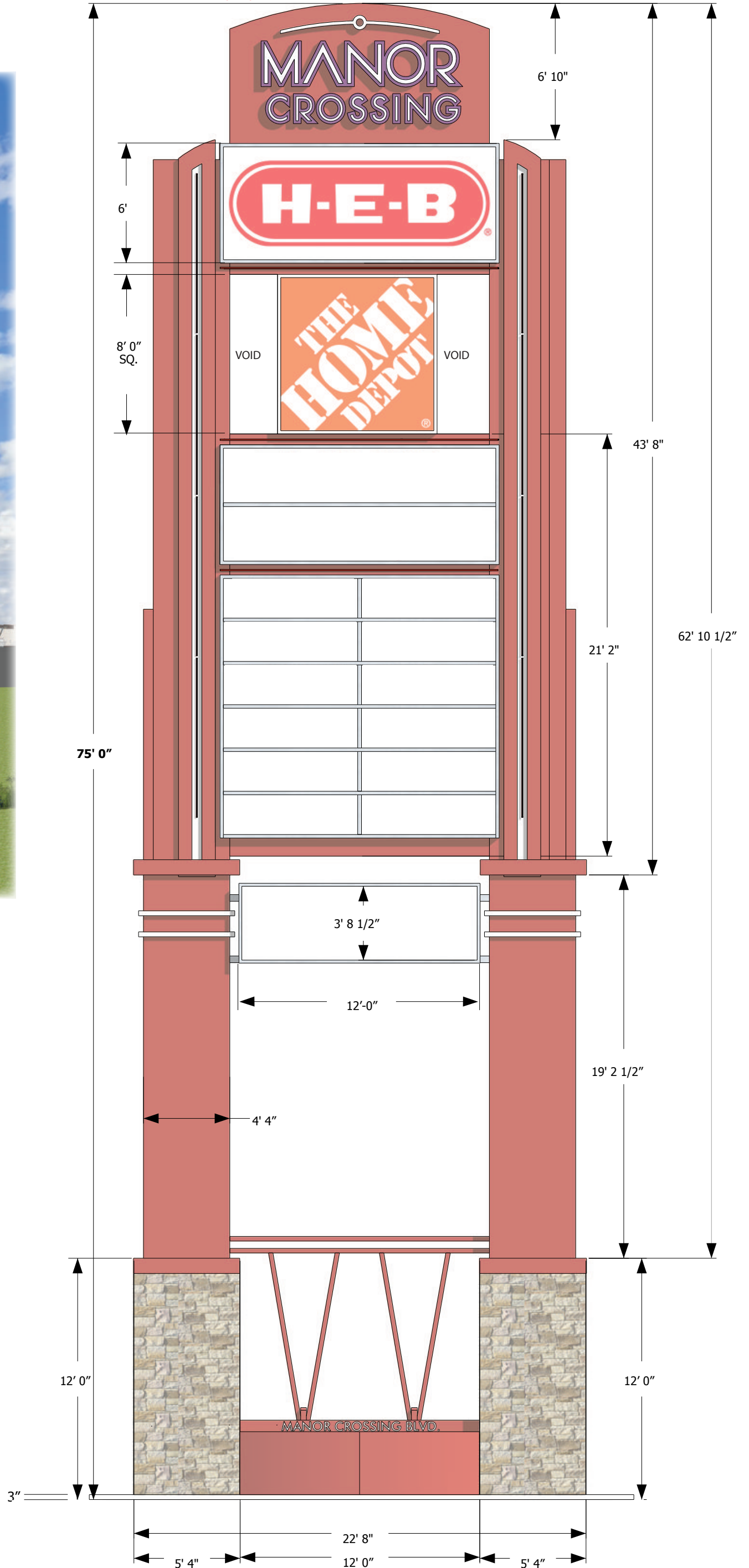


3839 BEE CAY  
SUITE 200  
AUSTIN, TX 78704  
F-26366

172

EXHIBIT B  
Design Elevations  
Butler Cove Freestanding Sign

A PRIMARY PYLON  
1 Scale: 3/16" = 1'-0"





**MANOR CROSSING / PYLON REVISIONS / MANOR, TEXAS**

**B SECONDARY PYLON / OPTION 1**

**1 Scale: NTS**

Fabricate and install one (1) double-sided Secondary pylon built to MET specifications;

- Single steel support set in concrete to grade;
- Welded tubMETar framework with .090" aluminum plate finished in Matthews polyurethane Texas Scarlet 15430;
- Cabinet top to be routed-out .090" aluminum with .75" Clear Push-thru plex branding; First-surface 3M™ white translucent vinyl and second-surface white diffuser film; Brand illuminated with White LED;
- .090" aluminum pole covers finished in Matthews Texas Scarlet 15340;
- Coves between pole-covers and main cabinet to have single-stroke GE™ TetraMax Contour LED Border lighting; Color options or red LED and red-orange LED; Finished MP Brushed Aluminum;
- Tenant cabinets to have digitally-printed White modified-acrylic faces / White LED illumination / 3"-deep sidewalls and 2" aluminum retainers finished in Matthews Brushed Aluminum polyurethane;
- [Home Depot] face to have opaque vinyl (block-out areas) digitally printed to match MP Brushed Aluminum;
- Stone veneer base to match building spec or client choice; 3" deep concrete pad;
- Electrical requirement: 120v to be supplied at sign location by others;



**EXHIBIT B-1  
Design Elevations  
Manor Commerce Monument Sign  
Page 1 of 2**



10212 METRIC BLVD.  
AUSTIN, TEXAS 78758  
800-327-1104 / 512-494-0002  
[fsgsigns.com](http://fsgsigns.com)

MANOR CROSSING  
Hwy 290E at FM 973  
Manor Tx

Start Date: 07/12/2022  
Last Revision: 09/14/2022  
Job #92J13303  
Dwg. #92J13303BV551

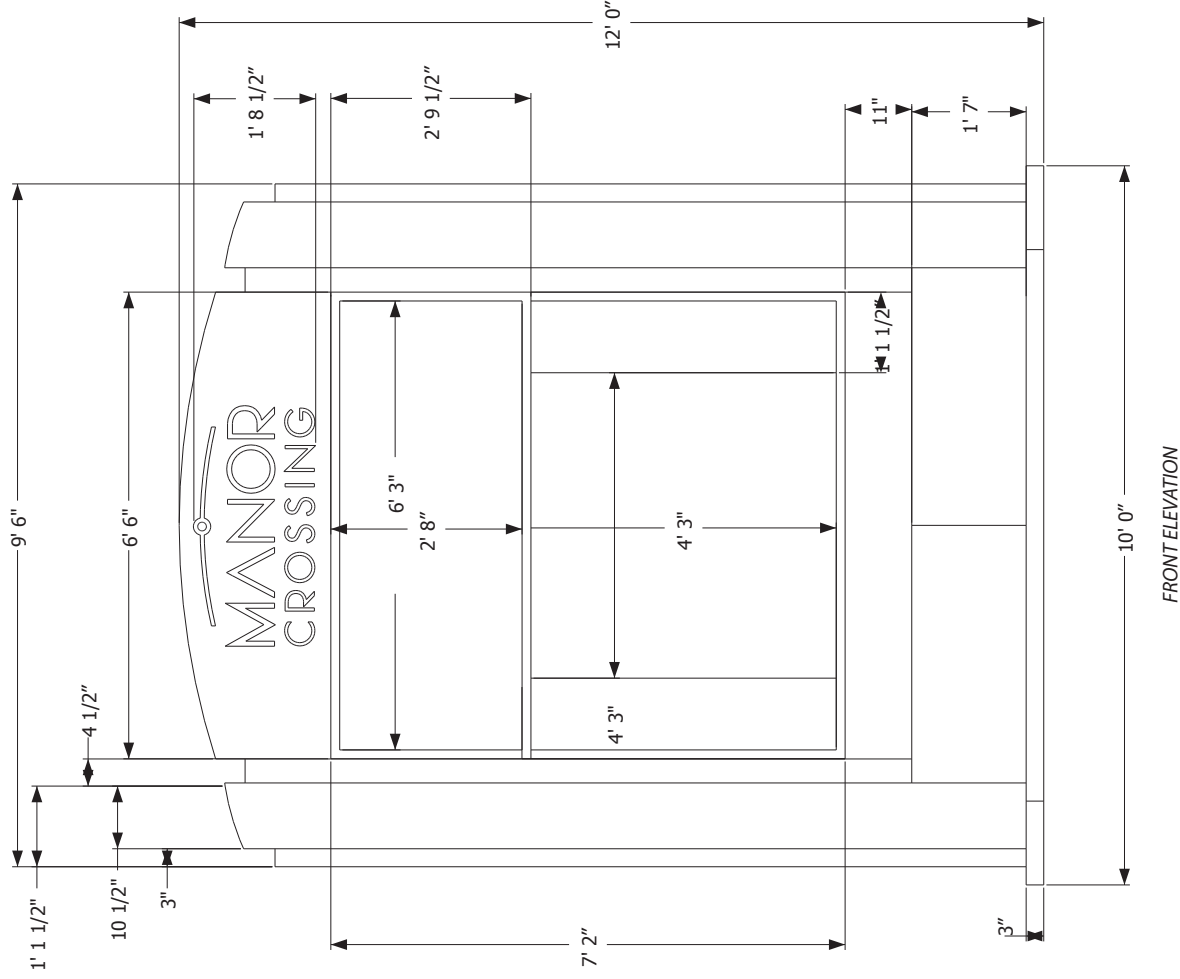
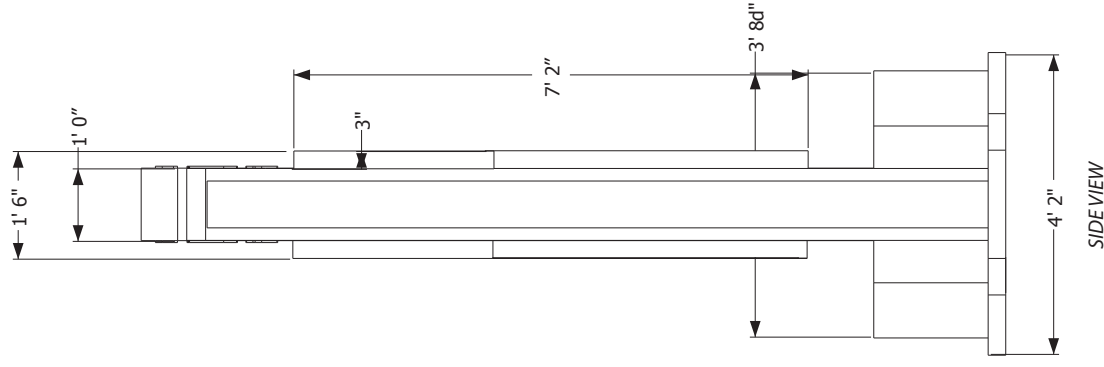
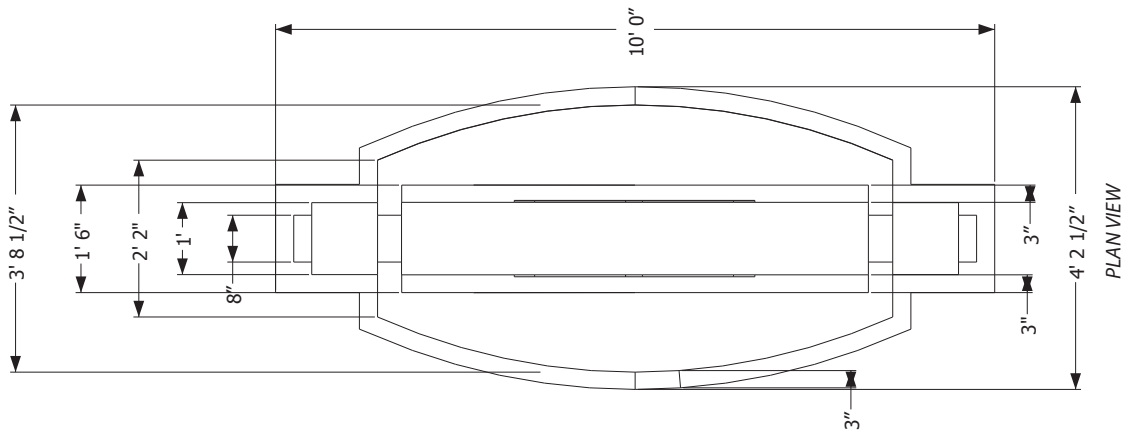
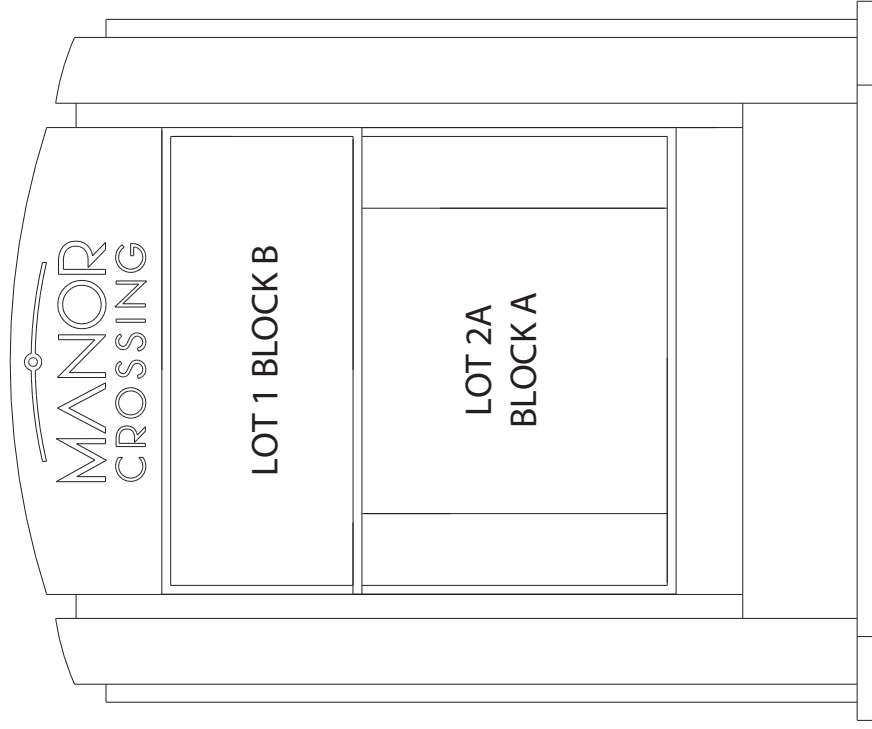
Design:  
Ben Anglin  
Sales:  
Bob Strobeck



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 FOR PRODUCTION

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**EXHIBIT B-1**  
**Design Elevations**  
**Manor Commerce Monument Sign**  
**Page 2 of 2**



AWNING SIGNS



DEVELOPMENT SIGN



DIRECTIONAL SIGNS



DIRECTORIES



IDENTITY ELEMENTS





MURALS

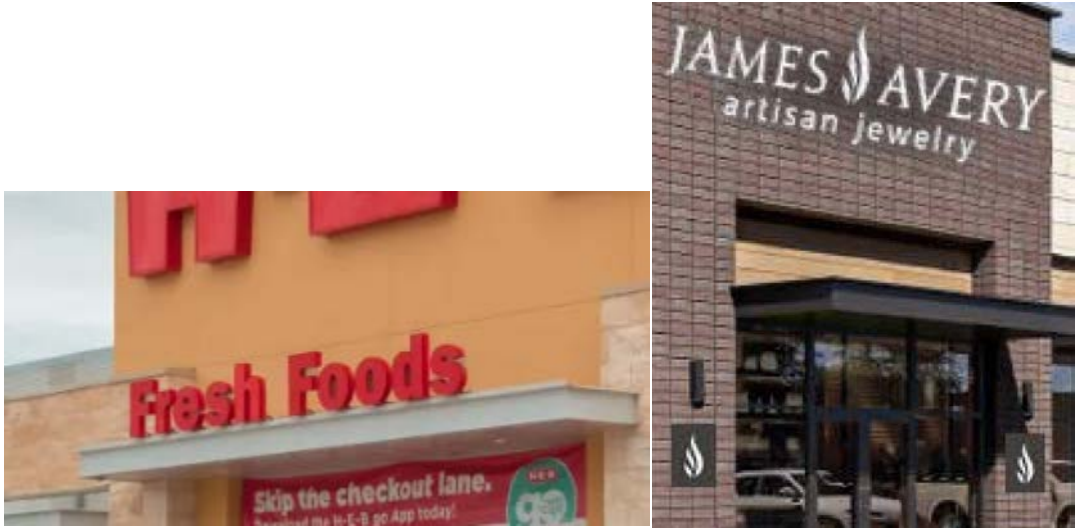


PROJECT ANNOUNCEMENT SIGNS



PROJECTING SIGNS





SECONDARY SIGNS



**MANOR CROSSING / SIGN PROGRAM / MANOR, TEXAS**

**C PAD MONUMENT**

Internally Illuminated

SCOPE OF PROJECT:

- Double-sided Single-tenant pylon built to UL specifications;
- Single steel support set in concrete to grade;
- Welded tubular framework with .090" aluminum plate finished in polyurethanes to follow PMS color assignments;
- Tenant cabinet to have digitally-printed White Flex-faces / White LED illumination / .090" aluminum sidewalls and 2" aluminum retainers;
- .090" aluminum side-accents;
- Stone veneer base to match Primary pylon;
- 3" Concrete mow-strip;
- Electrical requirement: 120v;

FOR TECHNICAL INFORMATION ON THE FABRICATION, INSTALLATION, AND PERMITTING OF THIS SIGN TYPE, PLEASE CONTACT:

**BOB STROBECK**  
**FSG SIGNS**  
**BOB.STROBECK@FSGI.COM**  
**CELL - (512) 940-5725**



FACILITY SOLUTIONS GROUP



**EXHIBIT D**  
**Pad Monument**  
**Page 1 of 2**



FACILITY SOLUTIONS GROUP

MANOR CROSSING  
 Hwy 290E at FM 973  
 Manor Tx

10212 METRIC BLVD.  
 AUSTIN, TEXAS 78758  
 800-327-1104 / 512-494-0002  
**fsgsigns.com**

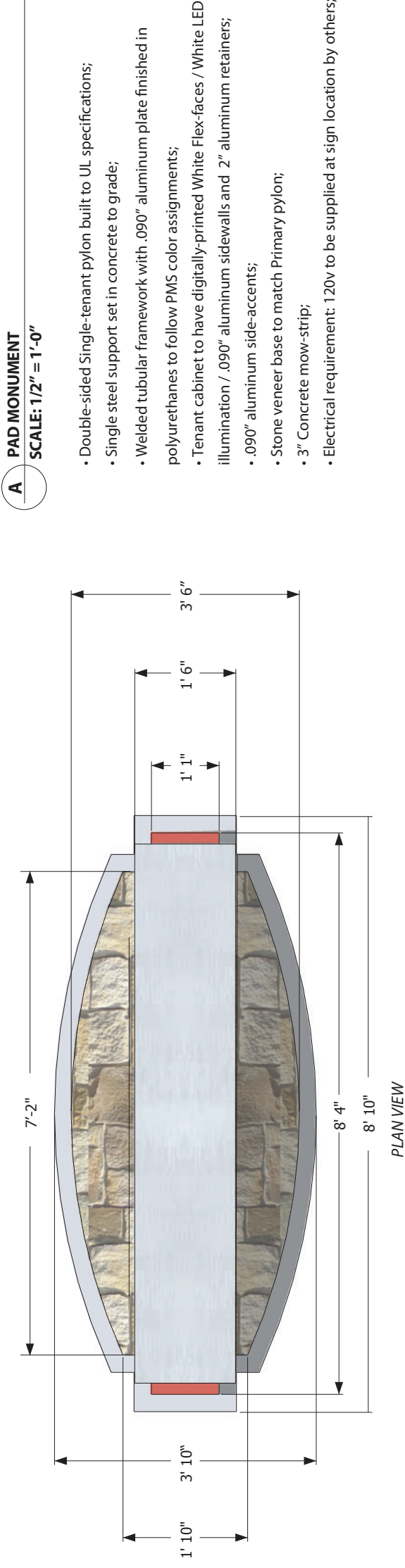
Start Date: 07/12/2022  
 Last Revision: 09/27/2023  
 Job #92J13303  
 Dwg. #92J13303CV551

Design:  
 Ben Anglin  
 Sales:  
 Bob Strobeck

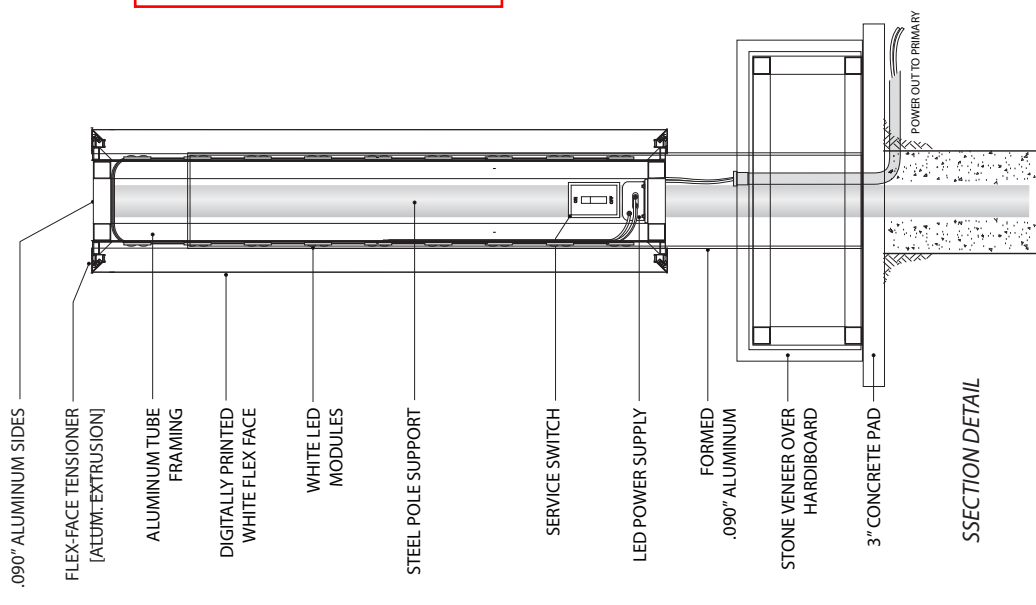
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**EXHIBIT D**  
**Pad Monument**  
 Page 2 of 2



**A PAD MONUMENT**  
 SCALE: 1/2" = 1'-0"

- Double-sided Single-tenant pylon built to UL specifications;
- Single steel support set in concrete to grade;
- Welded tubular framework with .090" aluminum plate finished in polyurethanes to follow PMS color assignments;
- Tenant cabinet to have digitally-printed White Flex-faces / White LED illumination / .090" aluminum sidewalls and 2" aluminum retainers;
- .090" aluminum side-accents;
- Stone veneer base to match Primary pylon;
- 3" Concrete mow-strip;
- Electrical requirement: 120v to be supplied at sign location by others;

FOR TECHNICAL INFORMATION ON THE FABRICATION, INSTALLATION, AND PERMITTING OF THIS SIGN TYPE, PLEASE CONTACT:

**BOB STROBECK**  
**FSG SIGNS**  
**BOB.STROBECK@FSGI.COM**  
**CELL - (512) 940-5725**



10212 METRIC BLVD.  
 AUSTIN, TEXAS 78758  
 800-327-1104 / 512-494-0002  
**fsgsigns.com**

MANOR CROSSING  
 Hwy 290E at FM 973  
 Manor Tx

Start Date: 06/27/2023  
 Last Revision:  
 Job#92J13303  
 Dwg.#92J13303CV552

Design:  
 Ben Anglin  
 Sales:  
 Bob Strobeck



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 FOR PRODUCTION

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