



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

Planning & Zoning Commission Regular Meeting

Wednesday, July 10, 2024 at 6:30 PM

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

AGENDA

This meeting will be live streamed on Manor's YouTube Channel 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 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

- 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.

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 minutes for the June 12, 2024, Planning and Zoning Commission Regular Session.**

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

- 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.

- 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

- 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

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, July 5, 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 lalmaraz@manortx.gov



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

The Monarch Ranch PUD was first approved by Ordinance 636 on January 19, 2022. It was amended by Ordinance 681 on December 7, 2022. This amendment was to update the roadway and lot layout to accommodate the city’s new thoroughfare plan.

This second amendment to the PUD proposes reducing the minimum dwelling unit size from 1,700 square feet to 1,300 square feet. No other additional PUD changes are proposed.

Limits have been set on the range of home sizes so as to provide multiple options as well as having enough home elevations/designs to satisfy our zoning code’s requirement for elevation differentiation. The development is approved for 400 homes, so 20% would represent 80 homes. Each size range is limited to 20% of the overall development, except for units 1,701 or larger, which are not limited.

Minimum dwelling unit size:

Dwelling Unit Size (conditioned space)	Maximum Percentage
1,300 - 1,400 sq. ft.	20%
1,401 - 1,500 sq. ft.	20%
1,501 - 1,600 sq. ft.	20%
1,601 - 1,700 sq. ft.	20%
1,701 + sq. ft.	Unlimited

The second amendment to the PUD is being considered concurrently with the Third Amendment to the Development Agreement. The Development Agreement amendment is to update the masonry requirements based on the proposed dwelling unit sizes in this second PUD amendment.

Under our zoning code, the minimum dwelling unit size (conditioned space) for properties not in the Historic District is 2,000 square feet for SF-1 and 1,700 for SF-2. If the homes are 50% masonry (stone, brick, or cement stucco), these can be reduced to 1,500 sf and 1,200 sf, respectively, with the approval of a Development Agreement. For unconditioned space, a two-car enclosed garage and a minimum 100 sf covered or uncovered patio are also required. Enclosed garages typically are 350 sf – 400 sf, so with these, the overall structure could be 2,500 sf – 2,200 sf, if no masonry is included.

The original Monarch Ranch PUD followed the SF-2 standard and set the minimum dwelling unit size to 1,700 sf. Through the Development Agreement, they were approved to have 30% front façade masonry, with corner and double-frontage lots also having a minimum of 30% of masonry on the side or rear. Had they been zoned SF-2 rather than PUD, the dwelling units would have required 0% masonry, so the Development Agreement requiring 30% front façade masonry was higher than code standards.

Our zoning code allows for each 10% increment of masonry applied to the entire structure, the conditioned space can be reduced by 100 square feet. So a home in an SF-2 district is required to have 1,700 sf of conditioned space, but if 50% of the structure is masonry, the minimum dwelling size can be 1,200 sf.

A modified version of this code is being applied to the Monarch Ranch PUD with the Development Agreement amendment. Since the current Development Agreement only requires front façade masonry and not an overall structure percentage, the amendment maintains that exception but increases the amount of masonry on the front façade consistent with our zoning code. So for each 100 sf the dwelling unit is reduced the front façade masonry is increased by 10%. The table below is what is proposed in the Development Agreement amendment to be considered by the City Council when they consider this PUD amendment.

A. Masonry and Dwelling Unit Size Table

Dwelling Unit Size (conditioned space)	Minimum Front Façade* Masonry Percentage
1,300 – 1,400 sq. ft.	70%
1,401 – 1,500 sq. ft.	60%
1,501 – 1,600 sq. ft.	50%
1,600 – 1,700 sq. ft.	40%
1,701 + sq. ft.	30%

* Collector Road and Corner Lots shall have side and rear masonry percentages equal to the minimum front façade percentage.

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

- Rezoning Map
- Aerial Image
- Monarch Ranch PUD
- PUD Comparison
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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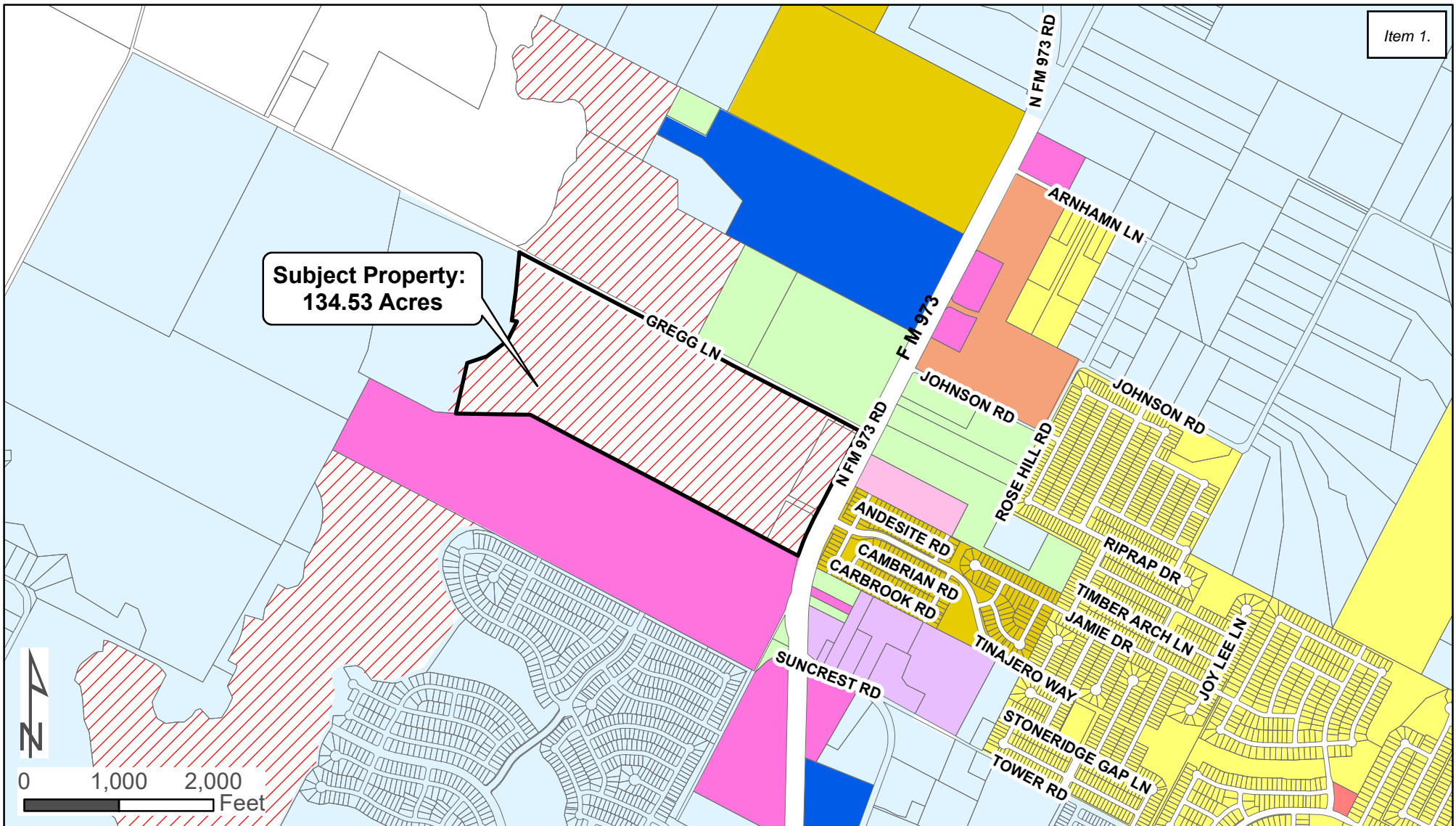
<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission 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).

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



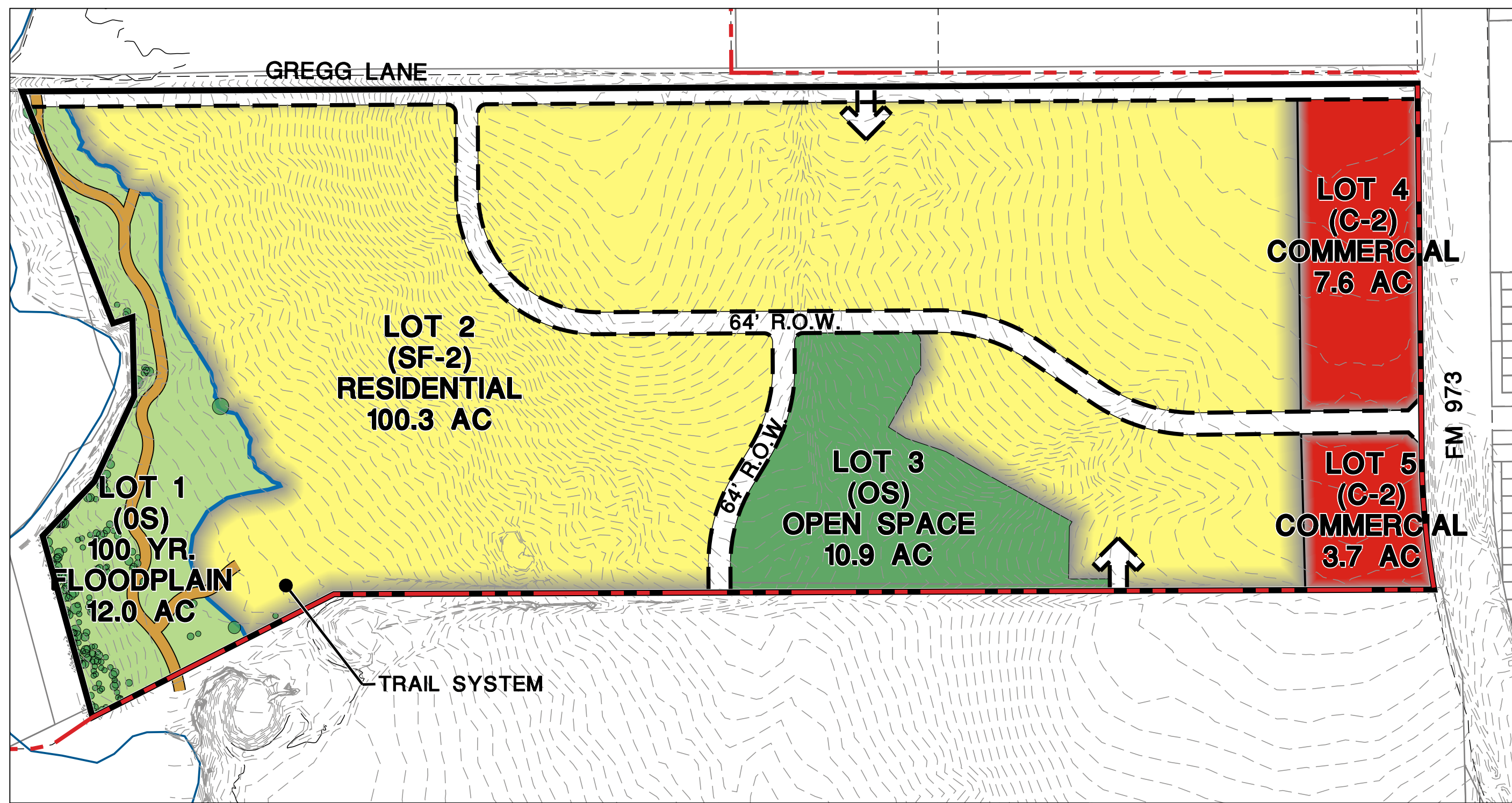
Current:
(PUD) Planned Unit Development

Proposed:
(PUD) Planned Unit Development

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

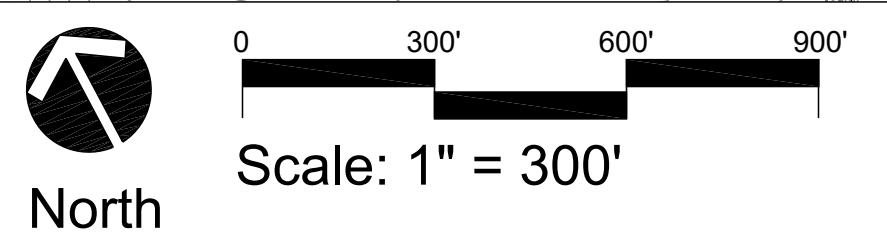
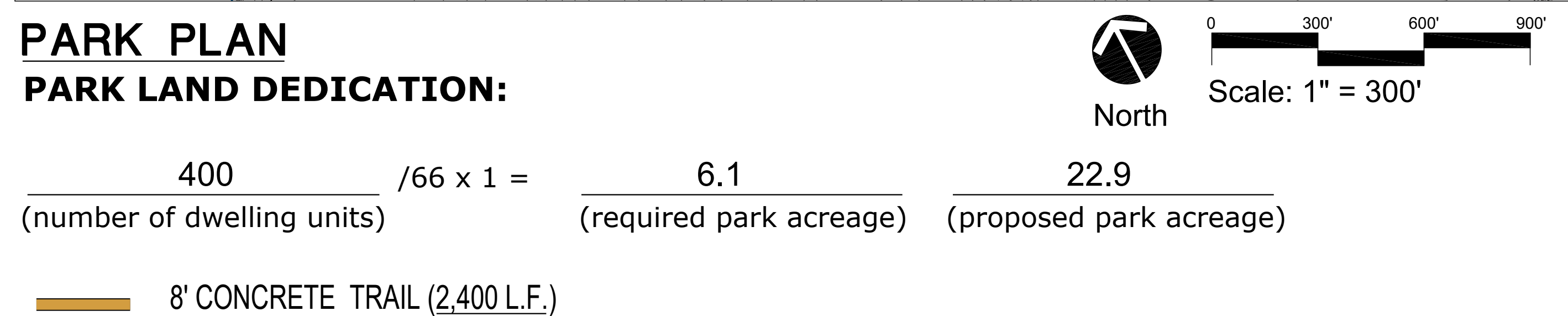
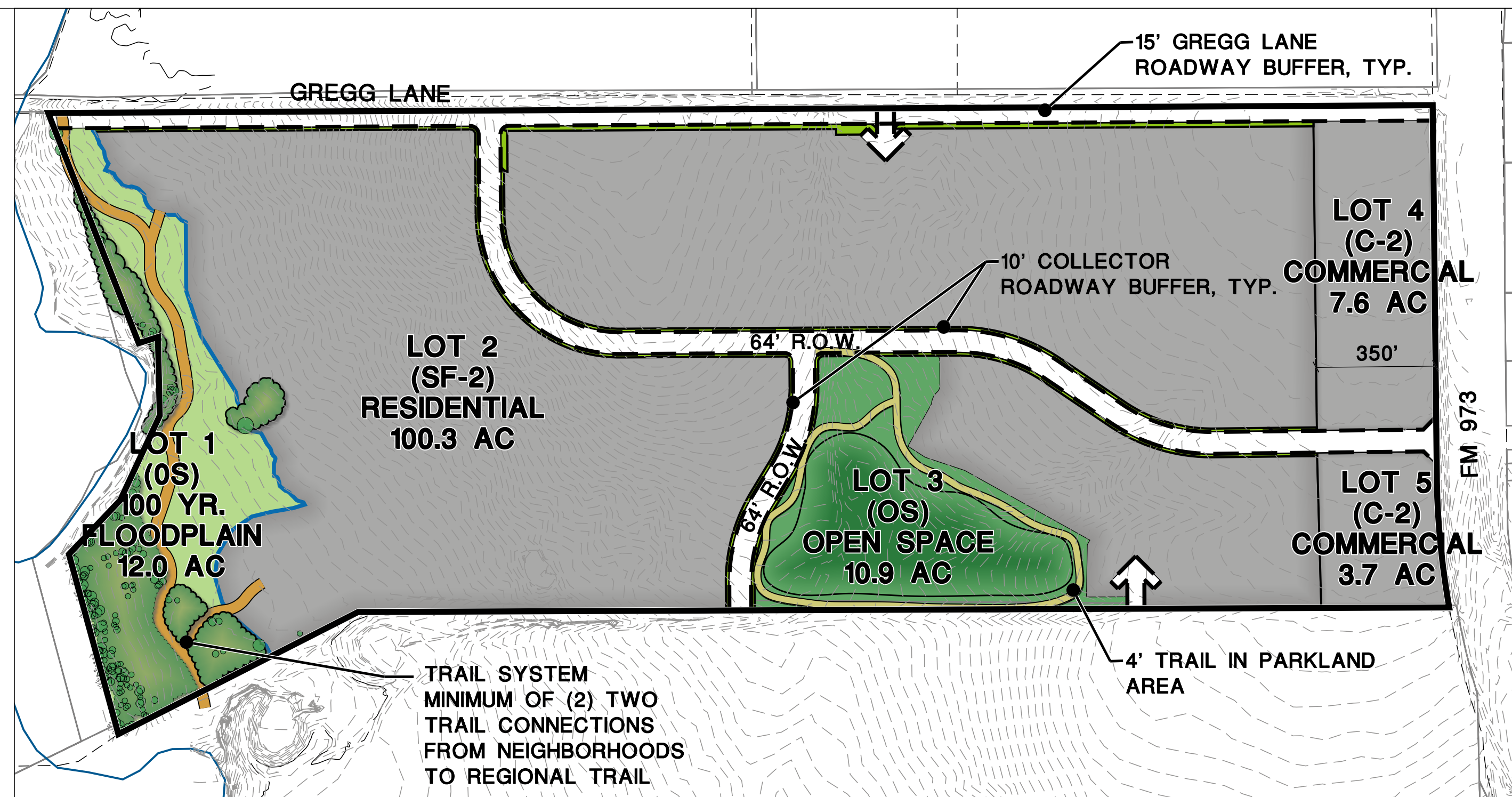
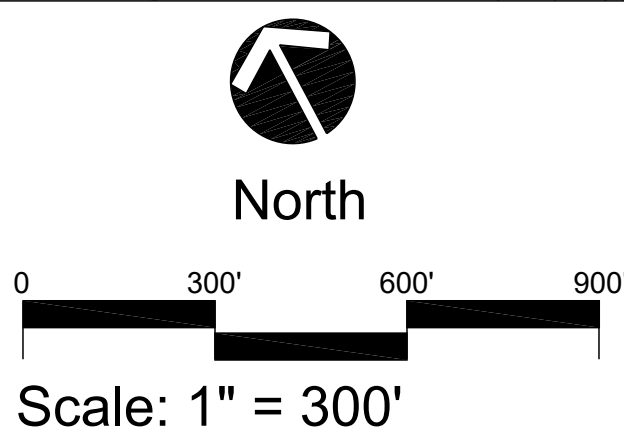






LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.9 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	12.0 ACRES	1 LOTS	
(OS) OPEN SPACE	9.3 ACRES	1 LOTS	
TOTAL	134.5 ACRES	3.0 DU/AC	

LEGEND
— PLAN BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- - - CITY LIMITS
— 4' WALKS
— 8' TRAILS



A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

SF-2 (Single-Family Standard)
C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

1. The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.

2. The following uses shall be prohibited within the C-2 area of the PUD:
- Amusement (outdoor)
 - Automobile Repair (minor)
 - Automobile Repair (major)
 - Commercial Off-Street Parking
 - Contractor's Shop
 - Financial Services (alternative)
 - Funeral Services
 - Kennel
 - Laundry Services
 - Mini-Storage Warehouse
 - Off-Site Accessory Parking
 - Pawnshop
 - Recreational Vehicle Sales and Rental
 - Truck and Trailer Sales and Rental
 - Veterinary Service, Large

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:

- A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
- A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft
Minimum dwelling unit size:

Dwelling Unit Size (conditioned space)	Maximum Percentage
1,300 - 1,400 sq. ft.	20%
1,401 - 1,500 sq. ft.	20%
1,501 - 1,600 sq. ft.	20%
1,601 - 1,700 sq. ft.	20%
1,701 + sq. ft.	Unlimited

Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

H. Parkland and Open Space

1. This Final PUD Site Plan provides approximately 22.9 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.

2. An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
3. Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
- Age 5-12 playground
 - Age 2-5 playground
 - Parking area with a minimum of 20 parking spaces
 - Minimum 10,000 square foot dog park (may be allowed within detention area)
 - Minimum 20 foot by 30 foot picnic pavilion

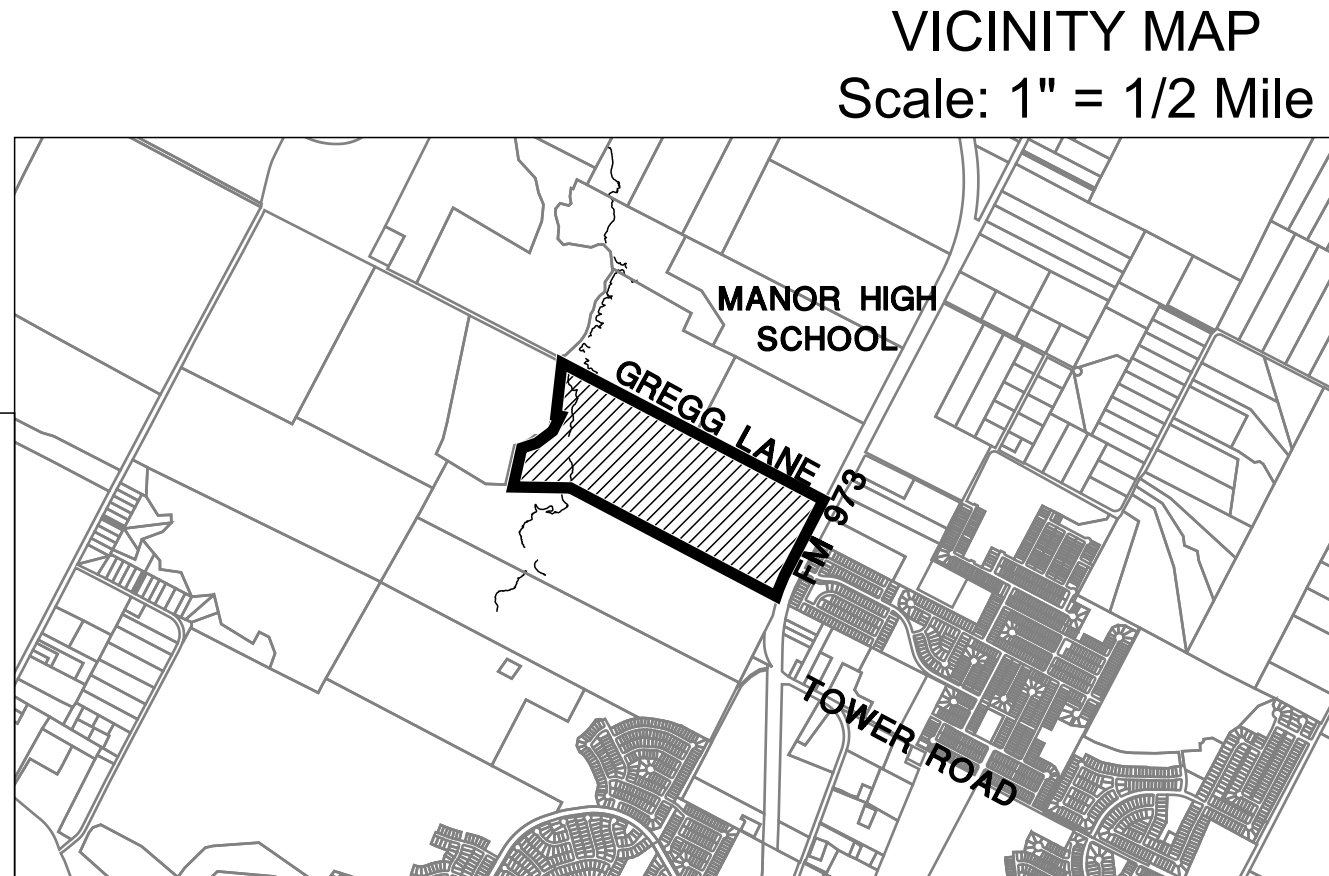
4. A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.

5. A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.

6. The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

- Gregg Lane Landscape Buffer
 - A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.
- Unloaded Collector Landscape Buffer.
 - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
- Storm Water Detention
 - Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.
- All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.



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

Dated this ____ Day of _____, 20__

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

This Final PUD Site 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.

Dated this ____ Day of _____, 20__

By: _____
Felix Paiz, Chairperson

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Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	

Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3. PUD Submittal	11/11/2021
4. PUD Amend Submittal	10/13/2022
5. PUD Amend 2	4/15/2024
Issue Date:	

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET 1 of 1

Proposed PUD Amendment:

Current PUD:

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft

Minimum dwelling unit size:

Dwelling Unit Size (conditioned space)	Maximum Percentage
1,300 - 1,400 sq. ft.	20%
1,401 - 1,500 sq. ft.	20%
1,501 - 1,600 sq. ft.	20%
1,601 - 1,700 sq. ft.	20%
1,701 + sq. ft.	Unlimited

Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
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RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft

Minimum dwelling unit size: 1,700 sq. ft.

Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended



6/26/2024

City of Manor Development Services

Notification for a Planned Use Development (PUD) Amendment

Project Name: Monarch Ranch PUD Amendment
 Case Number: 2024-P-1644-ZO
 Case Manager: Michael Burrell
 Contact: 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 Planned Use Development (PUD) Amendment for the Monarch Ranch Subdivision located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: 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

Purpose: The proposed amendment will decrease the minimum dwelling unit size from 1,700 square feet to 1,300 square feet.

The Planning and Zoning Commission will meet at 6:30PM on July 10, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TX 78691-0589

GREGG LANE DEV LLC
101 PARKLANE BLVD STE 102
SUGAR LAND, TX 77478-5521v

BOARD OF TRUSTEES OF THE Item 1.
ISD
DENNIS ANDERSON ETAL
533 HIWASEE ROAD
WAXAHACHIE, TX 75165-6448

UNITED STATES OF AMERICA
ANDERSON DENNIS ETAL
UNITED STATES ATTORNEYS OFFICE
533 HIWASEE RD
WAXAHACHIE, TX 75165-6448

BURATTI, ROBERT JOE 6903
GENEVA DR
AUSTIN, TX 78723-1506

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

FOXTROT HOLDING LLC
14605 FM 973 N
MANOR, TX 78653-3539

HOLLEY, EBONY L & TERRY G JR
14526 PERNELLA RD
MANOR, TX 78653-2062

BLAKELY, ARTURO S V & JENNIFER A
14522 PERNELLA RD
MANOR, TX 78653-2062

SHEPPERD, RICHARD & ROSE MARY
14518 PERNELLA RD
MANOR, TX 78653-2062

AGUILERA, JAVIER R & LAURA GUDINO
PENA & RAUL PENA & LUZ ROSAS DE
GUDINO
14514 PERNELLA RD
MANOR, TX 78653-2062

RODARTE, GAMALIEL & ALEXANDRIA
SERPAS
14510 PERNELLA RD
MANOR, TX 78653-2062

MORALES, GERARDO M 14506
PERNELLA RD
MANOR, TX 78653-2062

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

CHHETRI SHANKAR & ANJANA KARKI
14428 PERNELLA RD
MANOR, TX 78653-2061

JORDAN ANDY ZEWEDE & TSEHAY MUHE
14424 PERNELLA RD
MANOR, TX 78653-2061

CHAPARRO, JUAN P & SULEIVA
CHAPARRO-RODRIGUEZ
14408 PERNELLA RD
MANOR, TX 78653-2061

CLARK, MARY M
14404 PERNELLA RD
MANOR, TX 78653-2061

ESCOBEDO, KRISTINE A & MATTHEW J
14400 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA, GILBERTO A & MARIA D
14411 FM 973 N
MANOR, TX 78653

LEKCAM COMMUNICATION LLC
16404 MARCELLO DR
PFLUGERVILLE, TX 78660-2570

14420 PERNELLA RD INTERVIVOS
REVOCABLE TRUST
14420 PERNELLA RD
MANOR, TX 78653-2061

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TX 78724-1114

TAYLOR ARTHUR RAY & ODETTE VANESSA
14416 PERNELLA RD
MANOR, TX 78653-2061

REZA MASRUR & MUSTAFA ALI REZA
CHOWDHURY & FAUZIA ZAMAN
14412 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA, MARIA D
14411 FM 973
MANOR, TX 78653-3933

OKRA LAND INCORPORATED
9505 JOHNNY MORRIS RD
AUSTIN , TX 78724-1527



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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.*

BACKGROUND/SUMMARY:

The C-1 Light Commercial area was approved by Ordinance 371 in August 2009 and Ordinance 477 in May 2017. 10.742 acres of that C-1 area was rezoned to Multi-Family 25 (MF-2) in June 2022 by Ordinance 655, which left a 2.482 acre C-1 tract. That tract was reduced to 1.67 acres, its current configuration, with the extension of West Eggleston Street.

In the First Amendment to the Entradaglen Development Agreement approved by the City Council on June 15, 2022, there was a shared parking agreement that allowed up to 40 parking spaces needed for the multi-family development to be constructed on the commercial tract. Upon submittal of the Site Development Plan for the multi-family, only 29 spaces needed to be located on the commercial lot.

A daycare business is planned to be located on the 1.67-acre commercial lot, but they do not need the full lot, and their site layout does not provide for shared parking. Due to this, the multi-family developer is acquiring the unused portion of the commercial lot, 0.31 acres, to incorporate into their development. Since it is being incorporated into the multi-family development, the 29 parking spaces that were planned to be shared on the commercial lot will now be solely on the multi-family lot, as required by our code. Adding the 0.31-acre tract to the multi-family lot requires it to be rezoned from C-1 Light Commercial to MF-2 Multi-Family 25. This additional acreage will not add more dwelling units to the project, which is planned to have 216 units.

An Amended Plat will be filed to move the lot lines between the commercial and multi-family properties to align the lots with the new zoning requested here. Amended Plats are approved administratively.

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- MF Site Layout

- DA Shared Parking Section
- Letter of Authorization
- Metes and Bounds
- Notice and Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Open, Close, Postpone
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STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission 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).

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



METCALFE WOLFF
STUART & WILLIAMS, LLP

TALLEY WILLIAMS
Partner

twilliams@mwswtexas.com
512-404-2234

June 14, 2024

Mr. Scott Dunlop
Development Services Director
105 E Eggleston St.,
Manor, Texas 78653

Via Online Submittal

Re: Application for Rezoning; Approximately 0.3067 acres within the Las Entradas South Project located along the future Gregg Manor Extension and North of Highway 290 in Manor, Texas (the "Property").

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached Zoning Application to request a change from Light Commercial (C-1) to Multi-family 25 (MF-2). The Property is located along the future Gregg Manor Extension and North of Highway 290 in Manor, Texas (see attached Location Map).

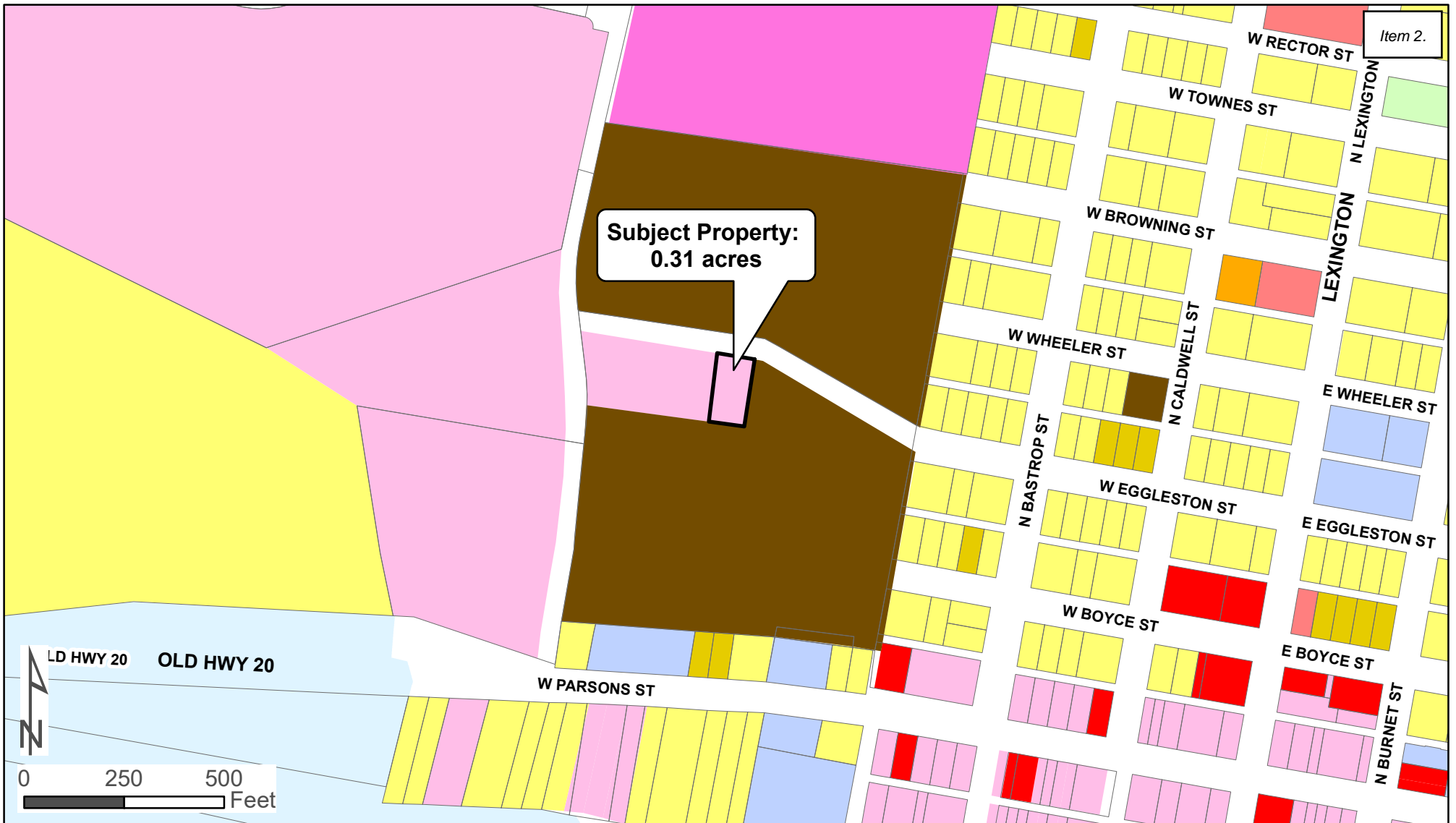
The Property is part of the Las Entradas South Project which is a mixed-use development that also includes commercial and residential uses as well as publicly accessible open space. With this rezoning the shared parking between the multifamily and commercial sites, will not be required. The Property will provide the parking requirements for the unique multifamily development in this high quality, pedestrian oriented development of horizontal mixed use, which is desired by the City of Manor.

Attached to this application is a Microsoft Word document with the names and addresses of property owners within 300 feet of the Property, tax certificates and metes and bounds for the Property.

If you have any questions about the proposed Zoning Application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Talley Williams



Current:
(C-1) Light Commercial

Proposed:
(MF-2) Multi-Family 25

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

1803 ft
13295.94 ft²
1803 ft

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1) Incorporation of Recitals. The recitals set forth above are incorporated herein and made a part of this First Amendment to the same extent as if set forth herein in full.

2) Capitalized Terms. All capitalized terms in this First Amendment shall have the same meanings as in the Agreement unless expressly provided otherwise herein.

3) Zoning/Land Use. (a) Pursuant to Section 4.3 of the Agreement, zoning of the LE Property shall be subject to the process, notices, hearings and procedures applicable to all other properties within the City and any re-zoning that is subsequently approved for the LE Property shall allow the LE Property to be developed in accordance with terms and conditions of the Agreement.

(b) To reflect the rezoning of the LESC-2 Parcel, the portion of the Land Use Summary Table attached to the Agreement as Exhibit E-1 solely applicable to the LESC-2 Parcel is hereby deleted and replaced with the following:

Entrada Glen Land Use Summary

Tract	Block	Area (AC)	Use	Units	SF Parking Required*
LESC 2	2A	1.754	Right of Way	n/a	n/a
	2B	1.67	Commercial	tbd at site plan	tbd at site plan
	2C	9.8	Multifamily	Tbd at stie plan	tbd at site plan

Subtotal 13.224

*Up to 40 parking spaces on Block 2B (Commercial) may be jointly used by Block 2C (Multifamily) in order to meet required parking numbers. The shared parking spaces on Block 2B (Commercial) will be constructed concurrently with the development of the multifamily project on Block 2C.

(c) The map/drawing contained on the Land Use Summary Table attached to the Agreement as Exhibit E-1 is hereby amended to add "Exhibit E-1.1" attached hereto and made a part hereof which is solely applicable to the LESC-2 Parcel.

4) Open Space/Parkland. Open Space and Parkland dedication for all of the Property covered by the Agreement has (or will be) satisfied pursuant to Section 4.11 of the Agreement, therefore, the Parties acknowledge and agree that DD&B shall not be required to dedicate any onsite parkland with respect to the LESC-2 Parcel, but will require a fee-in-lieu per section 15.01.001 (C)(8).

June 14, 2024

Scott Dunlop
CITY OF MANOR
105 E. Eggleston Street
Manor, Texas 78653

Re: Authorized Signatory for the Zoning Application – Approximately 0.3067 acres of land, more or less, being out of the James Manor Survey No. 40, Abstract No. 546 in Travis County, Texas, being a portion of a called 13.224 acre tract conveyed to Manor MF, LLC

Dear Mr. Dunlop:

The following letter serves to hereby authorize Talley Williams and Katherine Nicely, both with Metcalfe Wolff Stuart & Williams, LLP (The Agent) listed on this application to act on Owner's behalf during the processing of this zoning request. Mrs. Williams and Mrs. Nicely will be the principal contact with the City in processing this application.

DD&B Construction Inc.,

By: 

Sushil Mehta, President



GRAPHIC SCALE: 1" = 60'



LOT 1
 MANOR APARTMENTS FINAL PLAT
 DOC. NO. 202100145
 O.P.R.T.C.T.
 OWNER: MANOR APARTMENTS LLC
 DOC. NO. 2019137031 &
 DOC. NO. 2020193110
 O.P.R.T.C.T.

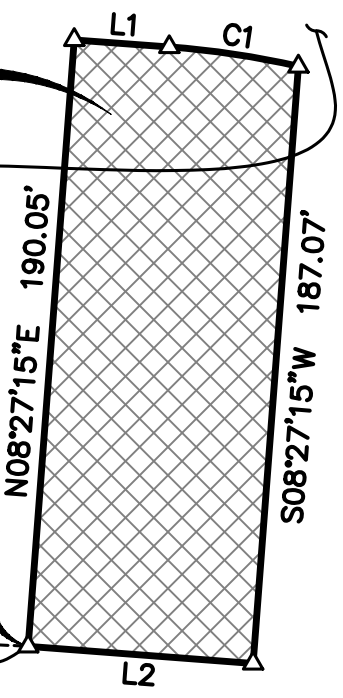
FROM WHICH 1/2" IRON ROD DISTURBED FOUND BEARS S43°49'51"W, 0.07'

"KHA"

N07°43'12"W 136.73'
 (<N07°40'11"W 136.76'>)

WATER LINE EASEMENT CALLED 1.613 ACRES DOC. NO. 2002188193

ZONING EXHIBIT
 0.3067 ACRE(S)
 13,360 SQUARE FEET



MANOR MF, LLC
 CALLED 13.224 ACRES
 DOC. NO. 2022156154
 O.P.R.T.C.T.

P.O.C.
 GRID N: 10,099,581.89
 GRID E: 3,170,429.35

P.O.B.
 GRID N: 10,099,543.31
 GRID E: 3,170,741.44

S82°57'15"E 314.49'

JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546

0.3067 ACRES ZONING EXHIBIT
City of Manor, Travis County, Texas



PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	6/11/2024
Project:	01517
Scale:	1" = 60'
Reviewer:	PRB
Tech:	CC
Field Crew:	JC/FH
Survey Date:	SEP 23
Sheet:	



6/26/2024

City of Manor Development Services

Notification for a Rezoning Application

Project Name: Reserves at Las Entradas Additional Area
 Case Number: 2024-P-1663-ZO
 Case Manager: Michael Burrell
 Contact: 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 Rezoning Application for the corner of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2). The request will be posted on the agenda as follows:

Public Hearing: 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.*

The Planning and Zoning Commission will meet at 6:30PM on July 10, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

Manor MF LLC (1956048)
17B Firstfield Rd. Ste. 203
Gaithersburg MD 20878-1779

MANOR HOUSING PUBLIC FACILITY
(2002094)
105 E EGGLESTON ST
MANOR TX 78653-3463



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *NO*
ATTACHMENTS: *YES*

- June 12, 2024, Planning and Zoning Commission Minutes

STAFF RECOMMENDATION:

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

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JUNE 12, 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
Prince Chavis, Vice Chair, Place 2
Julie Leonard, Place 1
Cresandra Hardeman, Place 3 (Absent)
Celestine Sermo, Place 5 (Absent)
Cecil Meyer, Place 6 (Absent)
Jim Terry, Place 7
Gabriel Nila, Alternate No. 1
Gabrielle Orion, Alternate No. 2 (Absent)

CITY STAFF:

Scott Dunlop, Development Services Director
Pauline Gray, City Engineer
Michael Burrell, Planning Coordinator
Mandy Miller, Development Services Supervisor

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum present, the Regular Session of the Manor Planning and Zoning (P&Z) Commission was called to order by Chair Paiz at 6:41 p.m. on Wednesday, June 12, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Chair Paiz requested Alternate Commissioner Nila join the Commissioners on the dais in position of Place 6.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comments regarding his concerns. Mr. Battaile criticized the Commission, the businesses hired by the city, the Master Park Plan, and the Comprehensive Plan. He recommended that the city quit using the dashboards that were created for the Comprehensive Plan.

Mr. Battaile submitted a speaker card to express his concerns, support and/or opposition to Agenda Items No. 1, 2, 3, 4, 5, 9, 10, 11, and 12; however, he was escorted out of the meeting due to misconduct and did not return.

Crista Swier, 15226 N. FM 973 Road, Manor, Texas, submitted a speaker card to speak during public comments regarding KB Homes in Mustang Valley Subdivision. Ms. Swier gave a summary of her experience of living near the KB Homes development including the pre-development phases. She expressed her issues with increased flooding that she feels is related to the Mustang Valley Subdivision Development. She encouraged the city to be more forceful in holding the developers responsible for what they are designing and how it is affecting the community as a whole.

PUBLIC HEARING

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

City Staff recommended that the P&Z Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Carlos Alfonso with Alliant Partners Development, 2000 E 11th Ave 1st Floor, Tampa, Florida, submitted a speaker card in support of this item.

Jeremy Rogers with Kimey- Horn, 10814 Jollyville Road, Suite 200, Austin, Texas, submitted a speaker card in support of this item. Mr. Rogers did not wish to speak; however, he was available for any questions.

Director Dunlop gave a summary of the location, zoning and the future land use for this area of Manor.

Jonathan Sosebee with Kimey- Horn, 10814 Jollyville Road, Suite 200, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Sosebee gave a presentation on this item. *See attached.*

Mr. Sosebee answered questions about the storage of potentially hazardous materials. He addressed the thought process behind choosing the C-3 Heavy Commercial zoning instead of a lesser zoning.

Discussion was held regarding the change of zoning requests. Director Dunlop explained the circumstances that would require starting over on the hearing notifications. Director Dunlop answered questions regarding the options of different zoning and the removal of uses within zoning designations.

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Terry to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

2. **Conduct a hearing on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.** *Applicant: Development Collaborative LLC. Owner: Endeavor Real Estate Group, Inc.*

City Staff recommended that the P&Z Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Director Dunlop gave background information for this item. He explained the location within the Manor Crossing project and how it is related to the overall development. He gave the percentage totals for the proposed designated medical use. He stated the percentages would be within the allowable range in this type of development, therefore would be consistent with the comprehensive plan.

Buck Cody with Endeavor Real Estate Group, 500 W. 5th Street, Suite 700, Austin, Texas, submitted a speaker card in support of this item. Mr. Cody answered questions regarding the medical uses intended for the lot. He explained that it would be a single building with 2 tenants, Chipotle and a dental office.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Terry to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

3. **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.*

City Staff recommended that the P&Z Commission conduct the public hearing.

Chair Paiz opened the public hearing.

John Alvarez with Quiddity Engineering, 3100 Alvin Devane Blvd., Suite 150, Austin, Texas, submitted a speaker card in support of this item. Mr. Alvarez did not wish to speak; however, he was available for any questions.

Brad Carebajal with Quiddity Engineering, 3100 Alvin Devane Blvd., Suite 150, Austin, Texas, submitted a speaker card in support of this item. Mr. Carebajal did not wish to speak; however, he was available for any questions.

Director Dunlop explained the necessity for the variance for this item. He stated construction plan approvals are usually administrative however, the modifications being purposed would require city approval. He gave details regarding the modifications.

Engineer Gray stated that the City of Manor follows City of Austin standards. She stated that the developer was having issues meeting the requirements due to the unique soil conditions in this area of development. There were 2 options presented for review as alternatives. After reviewing the different proposals, GBA would recommend the city allow the second option. They felt the road that would be constructed would be sturdier and would last longer.

Travis Janik with Ashton Gray Development, 101 Parkland Blvd, Sugar Land, Texas submitted a speaker card in support of this item. Mr. Janik addressed the concerns regarding the variance. He stated the variance would allow for a more stable road while being more economically feasible for the developer.

Discussion was held regarding the construction of the roads that would be affected by the variance. Engineer Gray explained the development of roads inside the city, the acceptance process and the maintenance responsibilities of the parties involved.

Yvonne Garcia Thomas, 8100 Cameron Road, Suite B-150, Austin, Texas, submitted a speaker card in support of this item. Ms. Garcia Thomas stated she was a soil engineer. She gave a brief history of the requirements set by the City of Austin. She explained the parameters were set for the inner-city roadways but were not fully applicable to the soil conditions in the outskirt areas. She stated these types of roads have been built and were successful in areas outside of the City of Austin.

Concerns were raised about the necessity of the variance. Concerns were expressed about the maintenance of a road that is not designed like the other roads. Discussion was held regarding the risks of allowing the variance.

Director Dunlop answered questions regarding the roadway equipment owned by the city. He explained the city's maintenance program and how repairs and upkeep are determined.

Ms. Thomas explained the differences between the standard road structure required and the proposal.

Discussion was held regarding the potential cost difference on maintenance or repairs between the regular roads versus the one being purposed.

Director Dunlop gave details on the required bonds that have to be placed as part of the development. Consideration was given to changing or lengthening the time frame for the bonds.

Questions were raised regarding the success of this type of road. Commissioners wanted to know where they had been constructed and how long they have been in operation. Engineer Gray addressed concerns surrounding Geogrid's effectiveness in roads. Engineer Gray confirmed that a road had not been constructed like this in Manor.

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Leonard to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

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

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

City Staff recommended that the P&Z Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Anand Jayanti, 14032 Heartland Drive, Manor, Texas, sent an email comment. See attached.

Marianne Stewart, 14300 Heartland Drive, Manor, Texas submitted a speaker card to speak in opposition of this item. Ms. Stewart stated she had questions regarding who the builder of the 325 units would be, will there be an HOA or be incorporated into the Shadowglen HOA, and how would they receive water.

Larry Stewart, 14300 Heartland Drive, Manor, Texas submitted a speaker card to speak in opposition of this item. Mr. Stewart complained about the attentiveness of the Commissioners at the beginning of the meeting. He expressed his concerns with water quality and availability. He questioned why the city was allowing this type of development when they were having issues with supplying resources to the already established residents.

Rachel Shanks with Okra Land Incorporated, 9505 Johnny Morris Road, Austin, Texas, submitted a speaker card to speak in support of this item. Ms. Shanks addressed the concerns previously raised. She stated the water supplier would be the City of Manor. She clarified that Shadowglen Subdivision had their own supplier through their MUD district. Ms. Shanks stated Okra would have their own HOA and the home builder was Perry Homes. Ms. Shanks detailed the different types of lots which would include 309 Residential Lots, 1 Commercial Lot, and 15 Lots for Landscaping and Parks that would make up the 325-lot development.

Ms. Shanks gave a presentation. *See attached.* Ms. Shanks answered questions about the presentation and the development timelines.

Director Dunlop addressed water availability and quality. He stated that there were several suppliers for Manor which included Epcor, Manville, Aqua, and the City of Manor. He explained some of the reasons why water could be discolored. He detailed ways the city was working to increase water supply and improve water quality.

Ms. Shanks answered questions regarding the connector roads connecting and routing through Shadowglen. She detailed the roadway improvements being done as part of this development. She stated most improvements would be to FM 973 with hopes that it would encourage most of the traffic to use that route instead of traveling through Shadowglen.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Chavis to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

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

City Staff recommended that the P&Z Commission conduct the public hearing.

Chair Paiz opened the public hearing.

Larry Stewart, 14300 Heartland Drive, Manor, Texas submitted a speaker card in opposition of this item.

Marianne Stewart, 14300 Heartland Drive, Manor, Texas submitted a speaker card in opposition of this item.

Rachel Shanks with Okra Land Incorporated, 9505 Johnny Morris Road, Austin, Texas, submitted a speaker card in support of this item. Ms. Shanks did not wish to speak, however, was available for any questions.

Director Dunlop gave an overview of this item. He explained why Okra Subdivision had multiple items on the agenda for this meeting. He detailed the differences between the concept plan and preliminary plat.

MOTION: Upon a motion made by Commissioner Terry and seconded by Vice Chair Chavis to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0.

Commissioner Terry left the dais at 8:26 p.m.

CONSENT AGENDA

6. Consideration, discussion, and possible action to approve the minutes for the May 8, 2024, Planning and Zoning Commission Regular Session.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Chavis to approve the consent agenda.

There was no further discussion.

Motion to Approve carried 4-0.

Commissioner Terry returned to the dais at 8:26 p.m.

REGULAR AGENDA

7. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial. Applicant: Phantastic Endeavor LLC. Owner: Kimley-Horn.

Carlos Alfonso with Alliant Partners Development, 2000 E 11th Ave 1st Floor, Tampa, Florida, submitted a speaker card in support of this item. Mr. Alfonso did not wish to speak; however, he was available for any questions.

Jeremy Rogers with Kimey- Horn, 10814 Jollyville Road, Suite 200, Austin, Texas, submitted a speaker card in support of this item. Mr. Rogers did not wish to speak; however, he was available for any questions.

Jonathan Sosebee with Kimey- Horn, 10814 Jollyville Road, Suite 200, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Sosebee did not wish to speak; however, he was available for any questions.

City Staff recommended the P&Z Commission approve the Rezoning Application for one (1) for lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial with certain permitted uses removed.

Discussion was held regarding the removal of certain permitted uses in the C-3 Heavy Commercial zoning category.

Mr. Sosebee asked for clarification regarding the removal of the vehicle storage facility use. Director Dunlop explained the definition of vehicle storage facility and what that type of business would entail.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Terry to approve the Rezoning Application for one (1) lot on 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial with the removal of the following allowable uses: (1) Adult Oriented Business; (2) Alcoholic Beverage Establishment; (3) Brewery, micro; (4) Brewery, regional; (5) Brewpub; (6) Data Center; (7) Distillery, micro; (8) Distillery, regional; (9) Gasoline Station (Limited); (10) Gasoline Station Full Service; (11) Industrial Use, light; (12) Liquor Store; (13) Offices, Warehouse; (14) Product Development Services; (15) Research Services (General); (16) Truck Stop or Travel Center; and (17) Vehicle Storage Facility.

There was no further discussion.

Motion to Approve carried 5-0.

8. Consideration, discussion, and possible action on the submission of a Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX. Applicant: Development Collaborative LLC. Owner: Endeavor Real Estate Group, Inc.

Buck Cody with Endeavor Real Estate Group, 500 W. 5th Street, Suite 700, Austin, Texas, submitted a speaker card in support of this item.

City Staff recommended the P&Z Commission approve the Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Nila to approve the Specific Use Permit to permit up to 3,860 square feet of medical office and medical clinic in Manor Crossing Block A, Lot 7, being one (1) acre, more or less, and located at the northwest intersection of FM 973 and US HWY 290, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0.

8. 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.

City Staff recommended the P&Z Commission approve with city engineer recommendations the 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.

Director Dunlop gave a brief overview of this item.

Discussion was held regarding extending the 100% coverage for multiple years. The possibility to postpone was considered.

Mr. Janik stated they were willing to agree to extending the 100% coverage for a 2-year period of time today if needed for approval. He addressed questions regarding the build out of the foundation, driveway, and sidewalks within the subdivision. He stated that would be considered separately from this item

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Leonard to postpone the 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, until the July P&Z Commission Regular Session.

The Commissioners recommended postponement to allow time for both developer and city staff gather additional information on the feasibility and legality of the additional maintenance periods and present P&Z Commission with an updated recommendation.

Motion to Postpone carried 4-1. Opposed by Commissioner Nila

At the request of Vice Chair Chavis, Commissioner Nila voiced his reasons for the opposed vote. Commissioner Nila stated that he understood the science behind the recommended changes combined with the willingness of the applicant to extend the 100% maintenance period, he did not feel postponement was necessary.

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

City Staff recommended the P&Z Commission approve the Subdivision Concept Plan for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

Director Dunlop gave a recap of this item.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Vice Chair Chavis to approve the Subdivision Concept Plan for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0.

11. Consideration, discussion, and possible action on a Subdivision Preliminary Plat for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX. Applicant: Jamison Civil Engineering LLC. Owner: Okra Land Incorporated.

City Staff recommended the P&Z Commission approve the Subdivision Preliminary Plat for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Nila to approve the Subdivision Preliminary Plat for the Okra Subdivision for three hundred twenty-five (325) lots on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0.

12. Consideration, discussion, and possible action an Amended Coordinated Sign Plan for Manor Commons Phase 1 and 2. Applicant: Facility Solutions Group. Owner: Greenview Manor Commons SW LP.

City Staff recommended the P&Z Commission approve the Amended Coordinated Sign Plan for Manor Commons Phase 1 and 2.

Director Dunlop gave an overview of the Manor Commons Phase 1 and 2 Coordinated Sign Plan. He explained the reasons for the needed amendment. He clarified the amendment would only affect the ability of the 3 additional lots to have pylon signage which is the same as the other businesses within these phases.

MOTION: Upon a motion made by Commissioner Terry and seconded by Commissioner Leonard to approve the Amended Coordinated Sign Plan for Manor Commons Phase 1 and 2.

There was no further discussion.

Motion to Approve carried 5-0.

ADJOURNMENT

MOTION: Upon a motion made by Vice Chair Chavis and seconded by Commissioner Leonard to adjourn the Regular Session of the Manor P&Z Commission at 9:01 p.m. on Wednesday, June 12, 2024.

There was no further discussion.

Motion to Adjourn carried 5-0.

These minutes were approved by the Planning and Zoning Commission on the 10th day of July 2024.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor

DRAFT

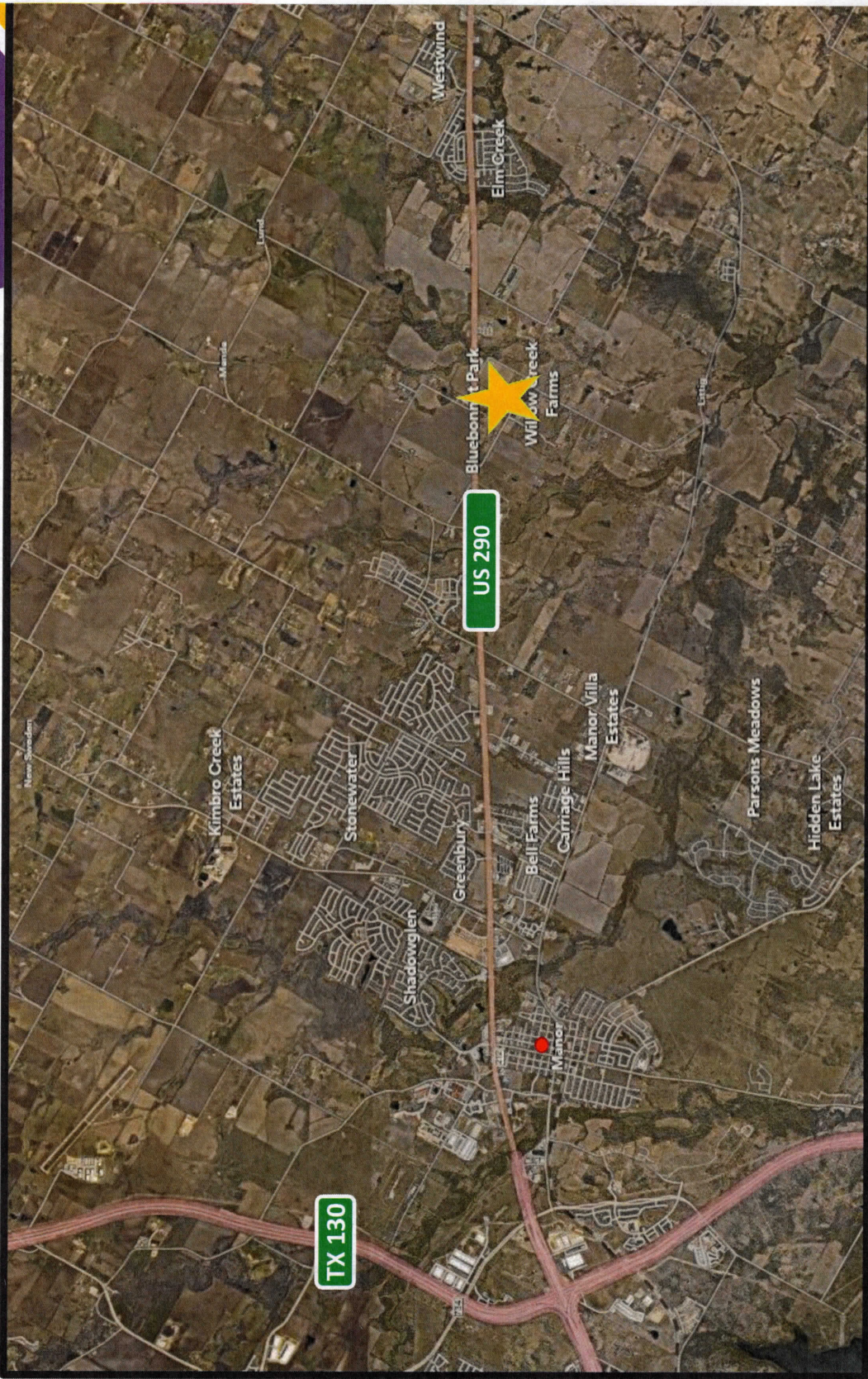
16011 E US HWY 290 Rezoning

2024-P-1643-ZO

June 12, 2024



Location



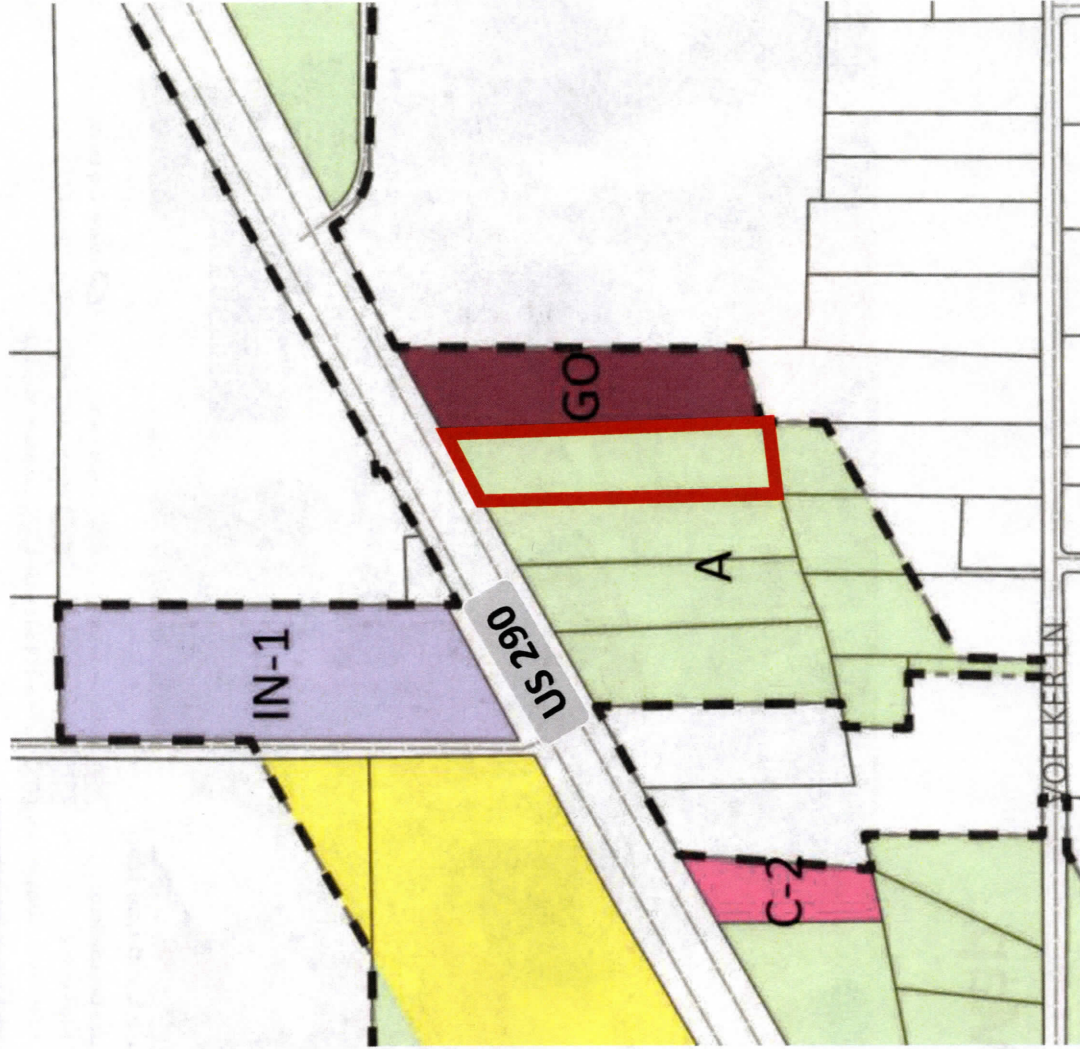
Zoning

Existing:
Agricultural (A)

Requesting:
Heavy Commercial
(C-3)

“Heavy commercial uses should have direct frontage along major highways.”

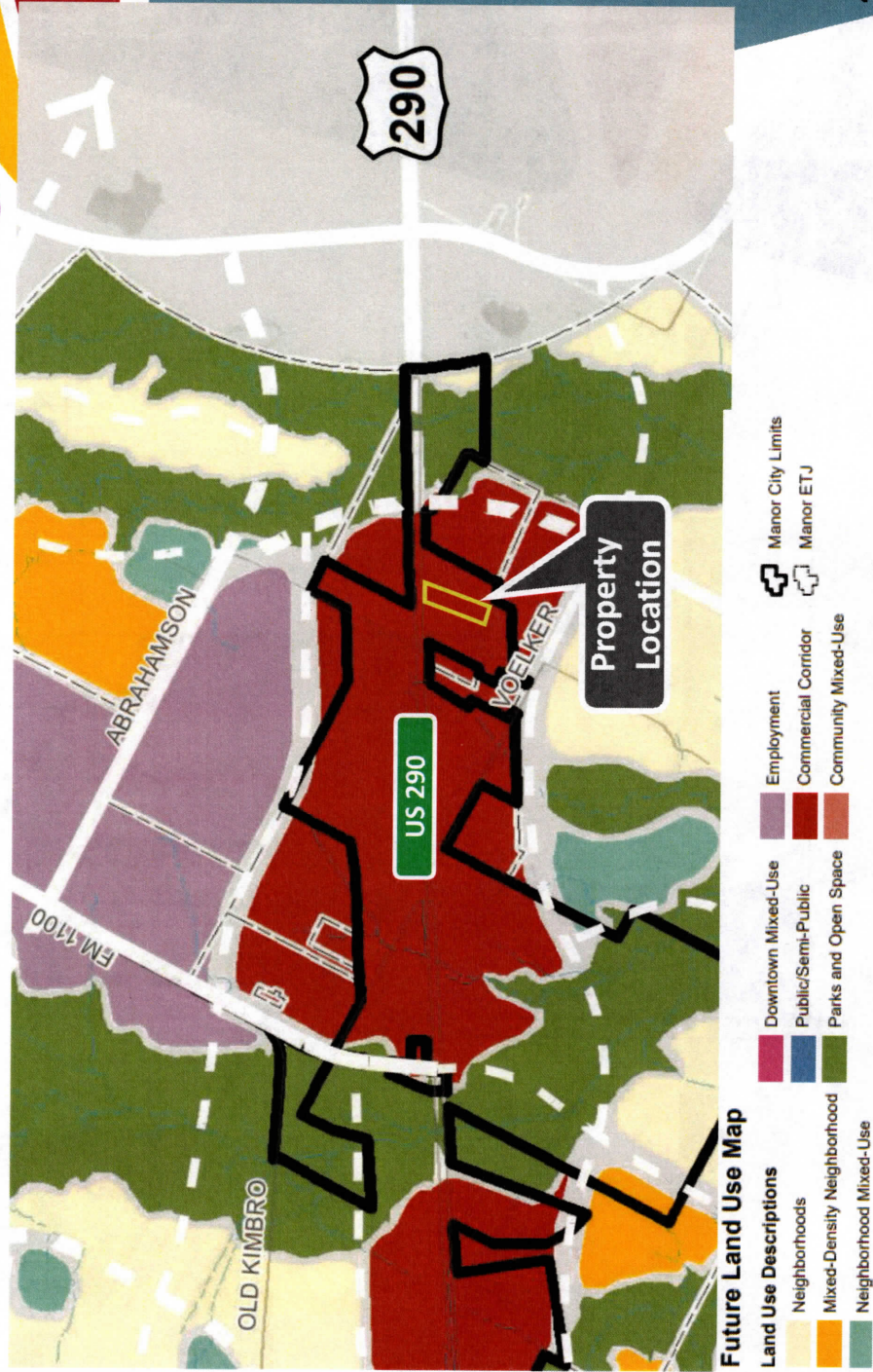
§ 14.02.015(a) Manor Code of Ordinances



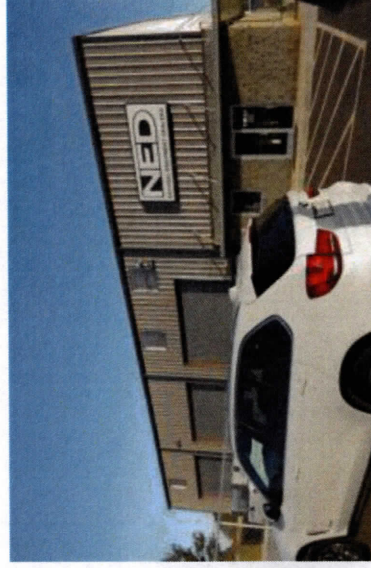
Future Land Use Map

Commercial Corridor

“This category consists of nonresidential land uses that meet the needs of both local and regional residents”



- National Equipment Dealers (NED) has over 30 years of industry experience in equipment sales, rentals, and customer support
- Approximately 20-30 employees at this site
- Offers a variety of services including equipment rental, sales, sales of equipment parts, and customer support.



NED Business Operations

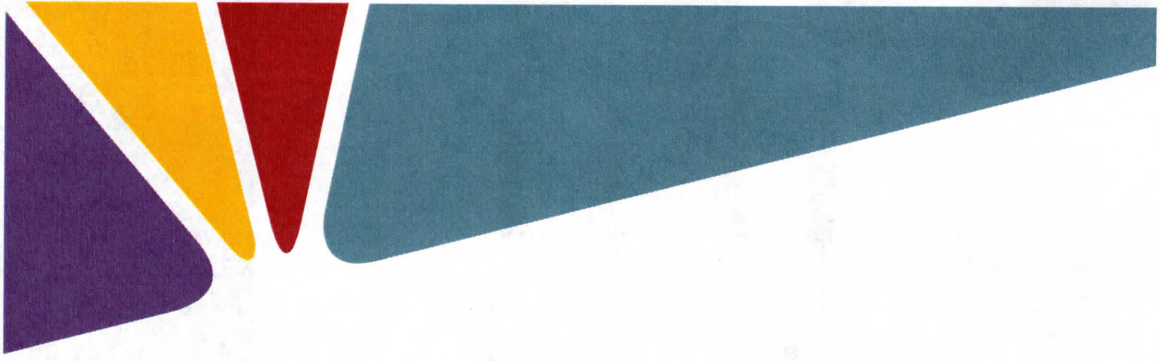




Example Building Rendering



Example Building Rendering



Thank you

Jonathan Sosebee, AICP
Jonathan.Sosebee@kimley-horn.com
512-375-2028

Kimley»Horn

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

Hello Mr. Burrell,

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

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

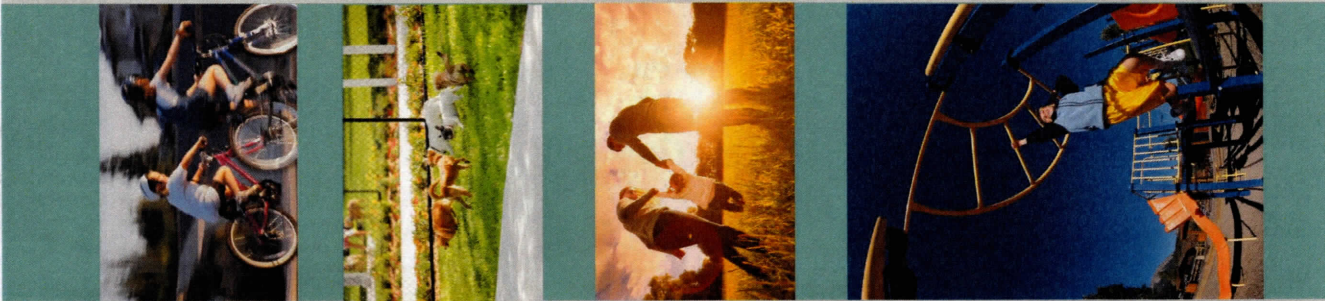
My wife and I are proud residents of our burgeoning community, and hope to raise children here one day soon. There are many others here in Shadowglen who are slowly building up lives, families, and careers, and turning their new houses into homes. Please consider our request to hold off on construction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

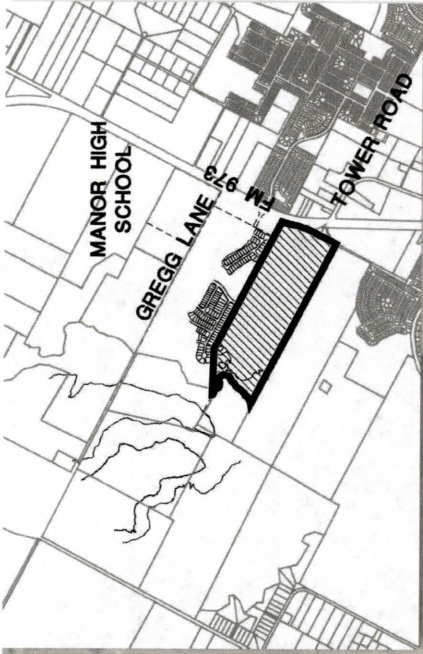
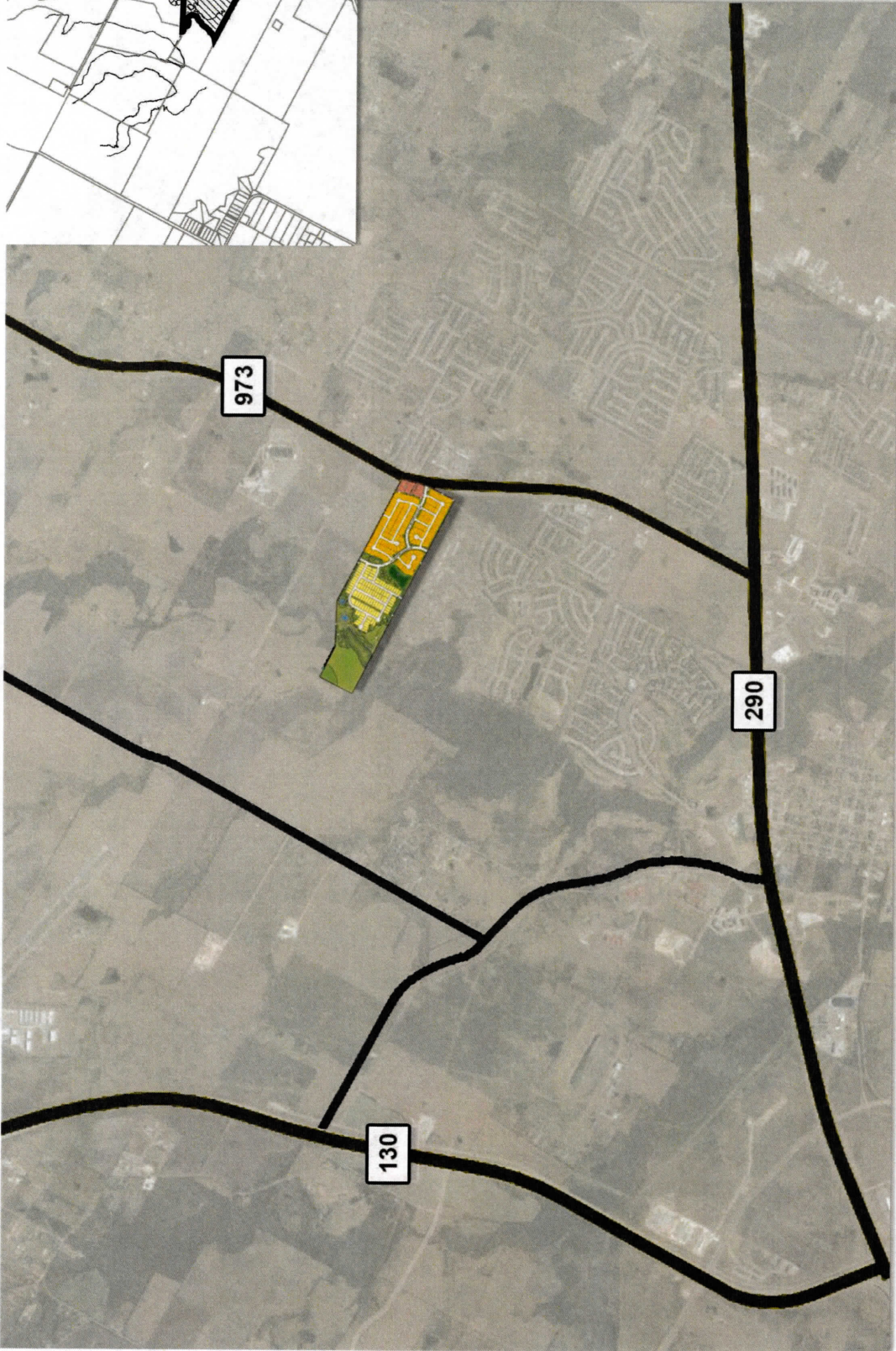
Thank you,
Anand

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



OKRA
PLANNED UNIT DEVELOPMENT



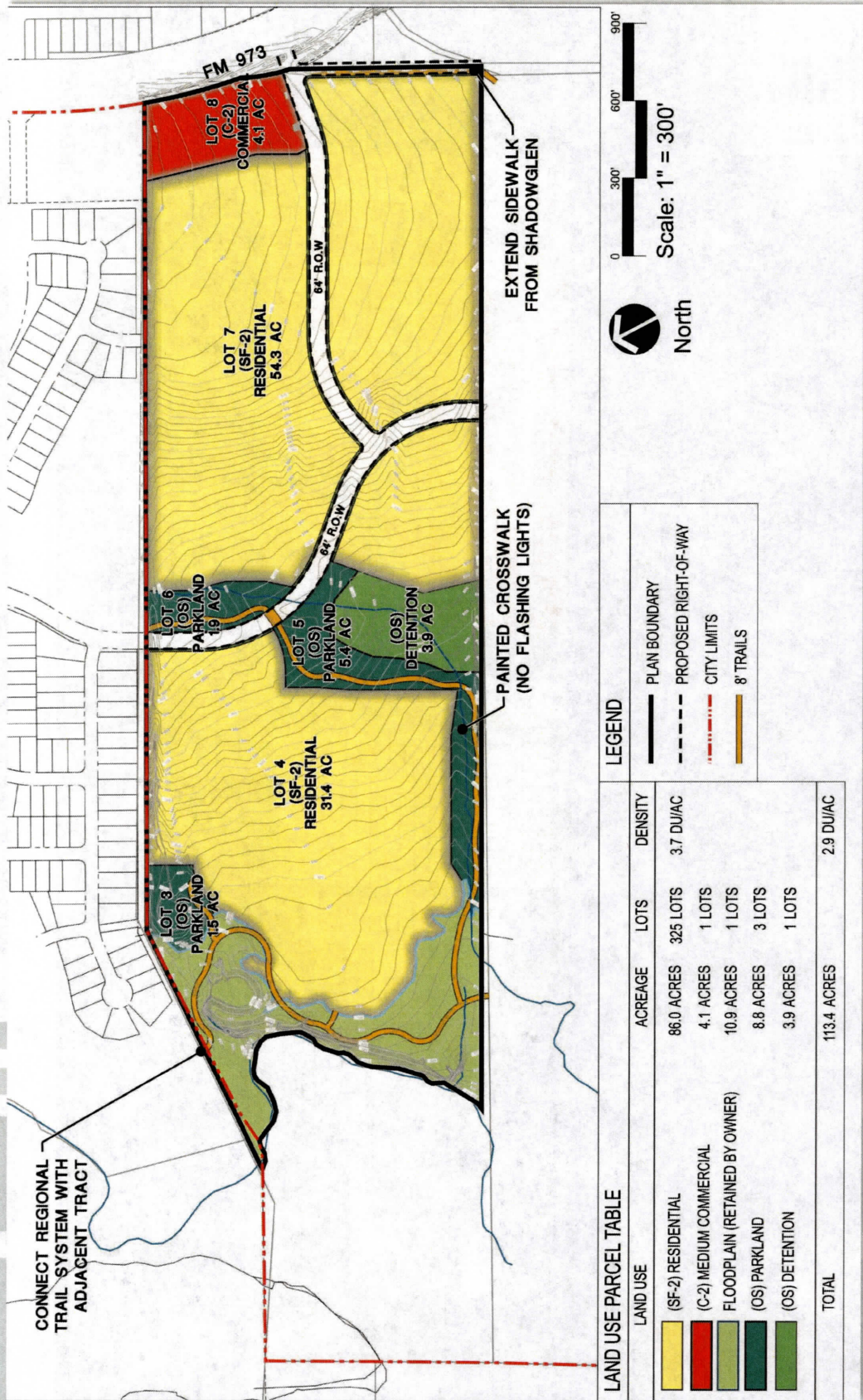


The Okra Tract Planned Unit Development (PUD) is comprised of approximately 136.3 acres. The development of this property is a combination of light commercial along FM 973 at the eastern edge of the property and a single-family detached residential community of the remainder of the property.

REGIONAL CONTEXT / PROPERTY LOCATION



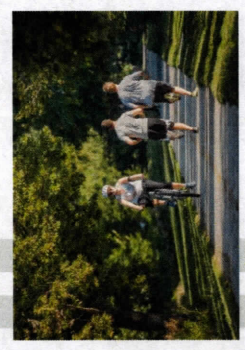
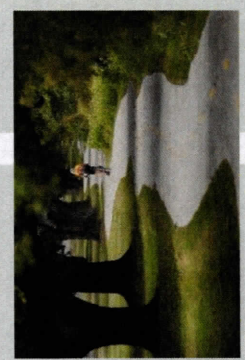
LAND USE SUMMARY



LAND USE



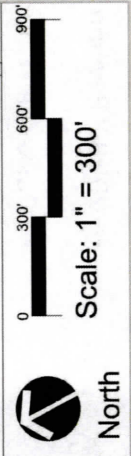
PARK PLAN
PARK LAND DEDICATION:



325 / 66 x 1 = 4.9 (number of dwelling units) (required park acreage)

8' CONCRETE TRAILS 4,733 LF

8.8 (proposed park acreage)



PARK LAND DEDICATION

2.5 ACRE PARK

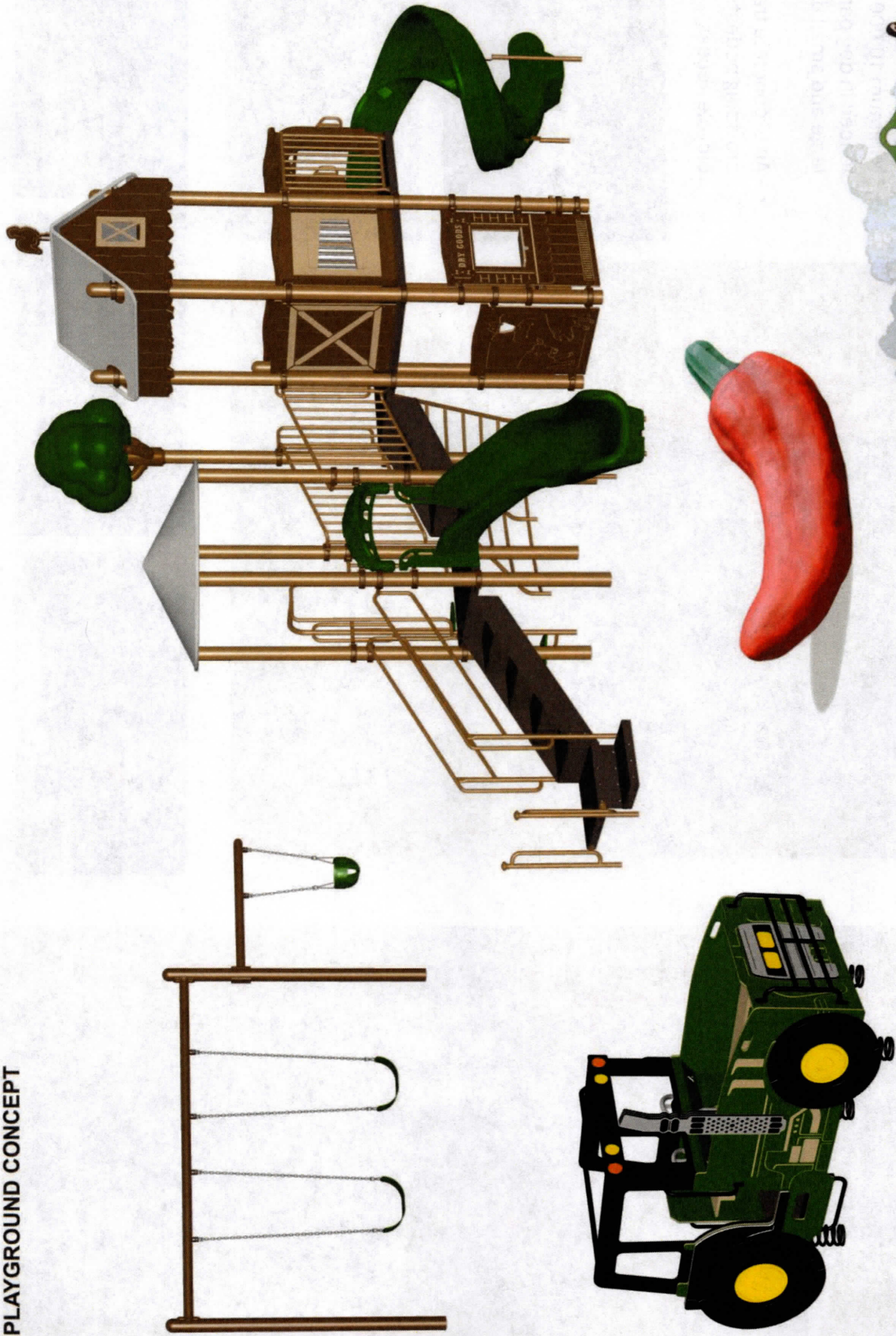
- Age 5-12 Playground with shade structure
- Age 2-5 Playground with shade structure
- 20'x30' Pavilion
- Basketball Court



Item 3.

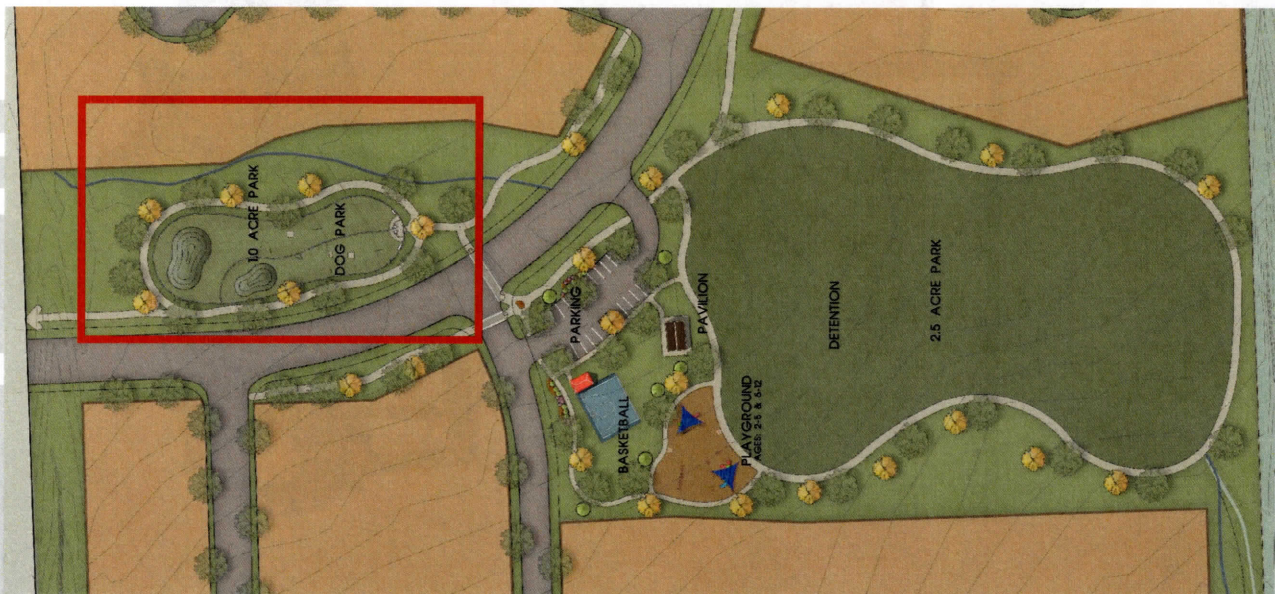
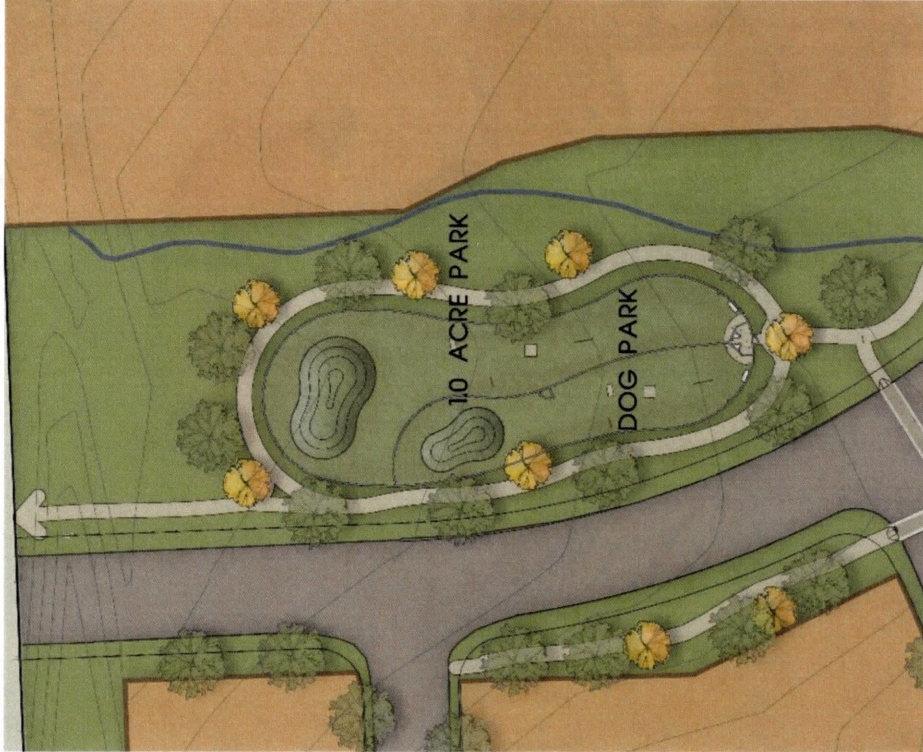
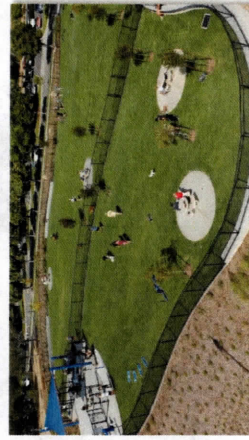
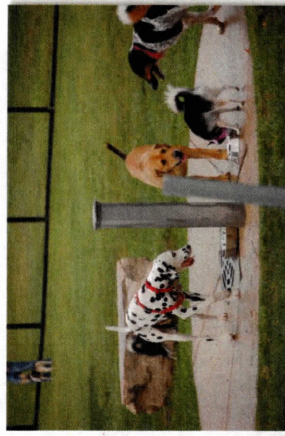


PLAYGROUND CONCEPT



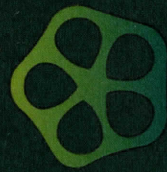
1.0 ACRE DOG PARK

- Minimum 10,000 sf fenced in dog park for large and small dogs
- An 8' concrete trail providing pedestrian / bicycle access



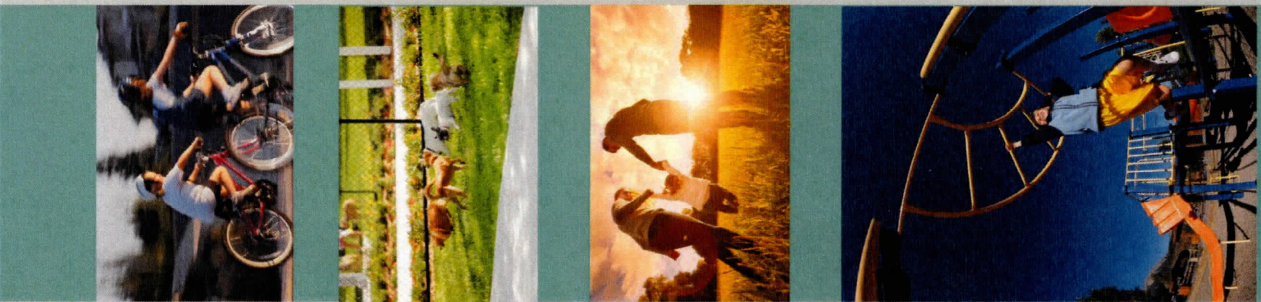
Pocket





QUESTIONS

PLANNED UNIT DEVELOPMENT





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

The Monarch Ranch PUD was first approved by Ordinance 636 on January 19, 2022. It was amended by Ordinance 681 on December 7, 2022. This amendment was to update the roadway and lot layout to accommodate the city’s new thoroughfare plan.

This second amendment to the PUD proposes reducing the minimum dwelling unit size from 1,700 square feet to 1,300 square feet. No other additional PUD changes are proposed.

Limits have been set on the range of home sizes so as to provide multiple options as well as having enough home elevations/designs to satisfy our zoning code’s requirement for elevation differentiation. The development is approved for 400 homes, so 20% would represent 80 homes. Each size range is limited to 20% of the overall development, except for units 1,701 or larger, which are not limited.

Minimum dwelling unit size:

Dwelling Unit Size (conditioned space)	Maximum Percentage
1,300 - 1,400 sq. ft.	20%
1,401 - 1,500 sq. ft.	20%
1,501 - 1,600 sq. ft.	20%
1,601 - 1,700 sq. ft.	20%
1,701 + sq. ft.	Unlimited

The second amendment to the PUD is being considered concurrently with the Third Amendment to the Development Agreement. The Development Agreement amendment is to update the masonry requirements based on the proposed dwelling unit sizes in this second PUD amendment.

Under our zoning code, the minimum dwelling unit size (conditioned space) for properties not in the Historic District is 2,000 square feet for SF-1 and 1,700 for SF-2. If the homes are 50% masonry (stone, brick, or cement stucco), these can be reduced to 1,500 sf and 1,200 sf, respectively, with the approval of a Development Agreement. For unconditioned space, a two-car enclosed garage and a minimum 100 sf covered or uncovered patio are also required. Enclosed garages typically are 350 sf – 400 sf, so with these, the overall structure could be 2,500 sf – 2,200 sf, if no masonry is included.

The original Monarch Ranch PUD followed the SF-2 standard and set the minimum dwelling unit size to 1,700 sf. Through the Development Agreement, they were approved to have 30% front façade masonry, with corner and double-frontage lots also having a minimum of 30% of masonry on the side or rear. Had they been zoned SF-2 rather than PUD, the dwelling units would have required 0% masonry, so the Development Agreement requiring 30% front façade masonry was higher than code standards.

Our zoning code allows for each 10% increment of masonry applied to the entire structure, the conditioned space can be reduced by 100 square feet. So a home in an SF-2 district is required to have 1,700 sf of conditioned space, but if 50% of the structure is masonry, the minimum dwelling size can be 1,200 sf.

A modified version of this code is being applied to the Monarch Ranch PUD with the Development Agreement amendment. Since the current Development Agreement only requires front façade masonry and not an overall structure percentage, the amendment maintains that exception but increases the amount of masonry on the front façade consistent with our zoning code. So for each 100 sf the dwelling unit is reduced the front façade masonry is increased by 10%. The table below is what is proposed in the Development Agreement amendment to be considered by the City Council when they consider this PUD amendment.

A. Masonry and Dwelling Unit Size Table

Dwelling Unit Size (conditioned space)	Minimum Front Façade* Masonry Percentage
1,300 – 1,400 sq. ft.	70%
1,401 – 1,500 sq. ft.	60%
1,501 – 1,600 sq. ft.	50%
1,600 – 1,700 sq. ft.	40%
1,701 + sq. ft.	30%

* Collector Road and Corner Lots shall have side and rear masonry percentages equal to the minimum front façade percentage.

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

- Rezoning Map
- Aerial Image
- Monarch Ranch PUD
- PUD Comparison
- Public Notice
- Mailing Labels

ACTIONS:

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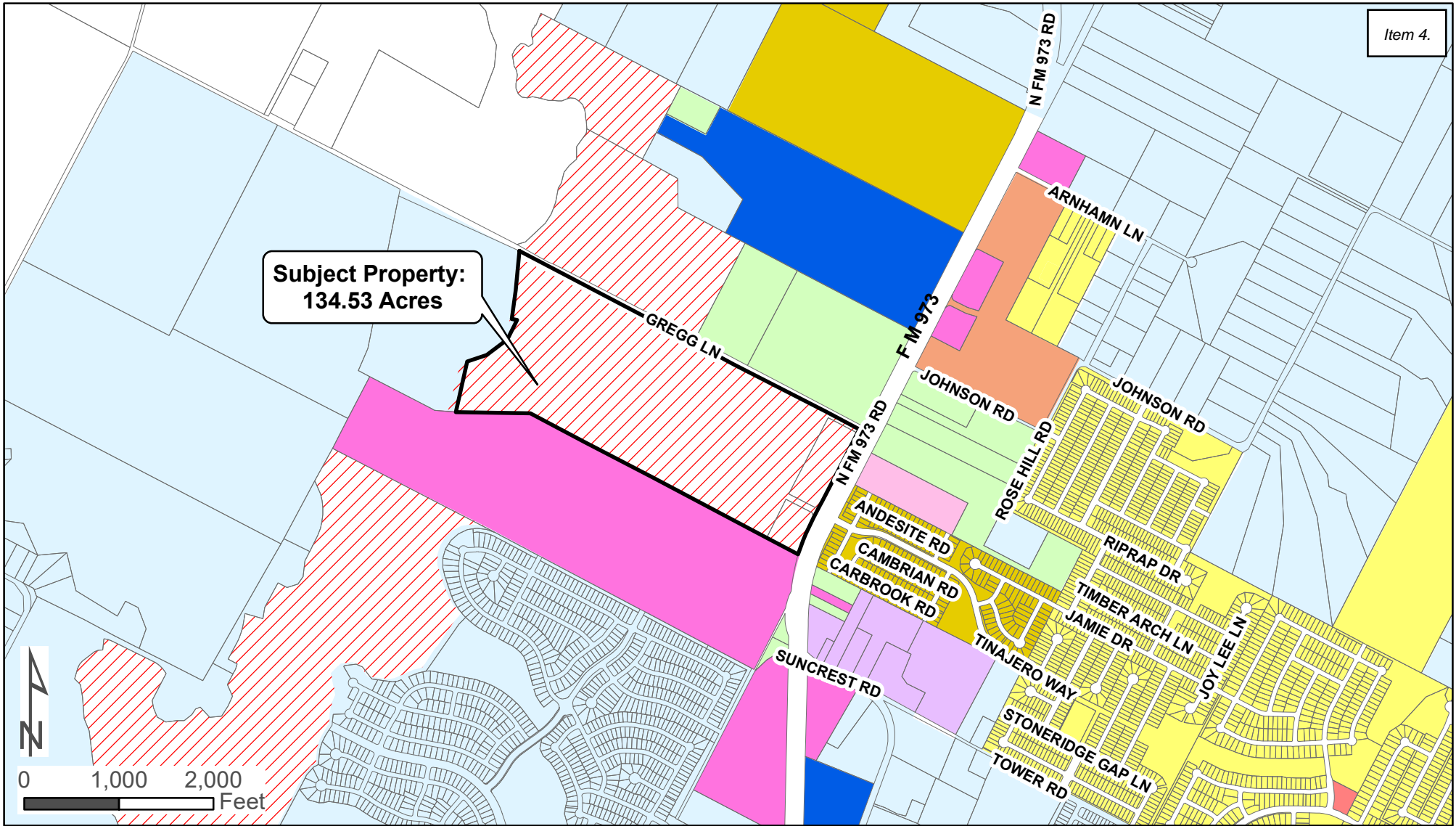
<i>Subdivision Review Type</i>	NA
--------------------------------	----

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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).

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



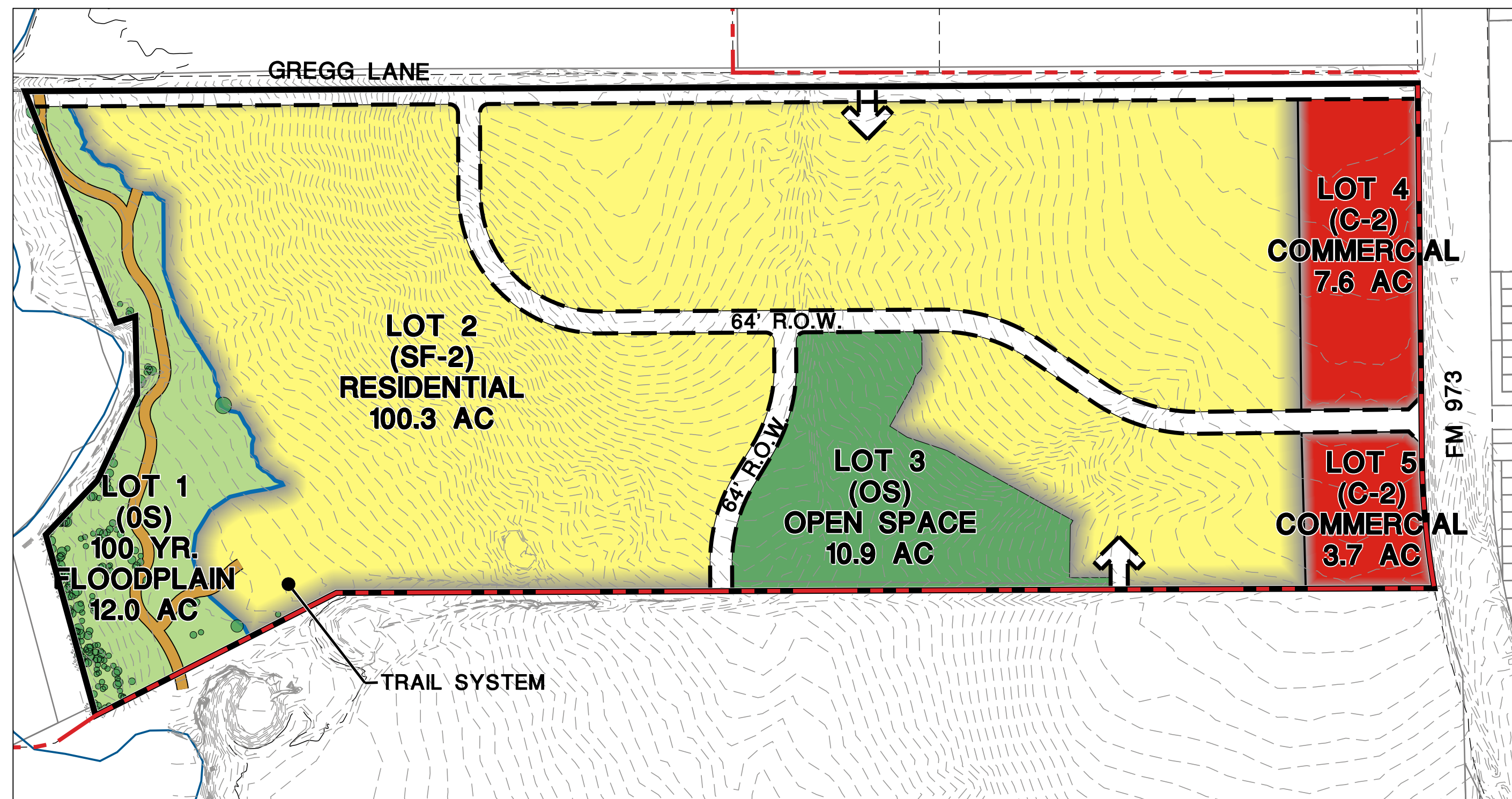
Current:
(PUD) Planned Unit Development

Proposed:
(PUD) Planned Unit Development

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

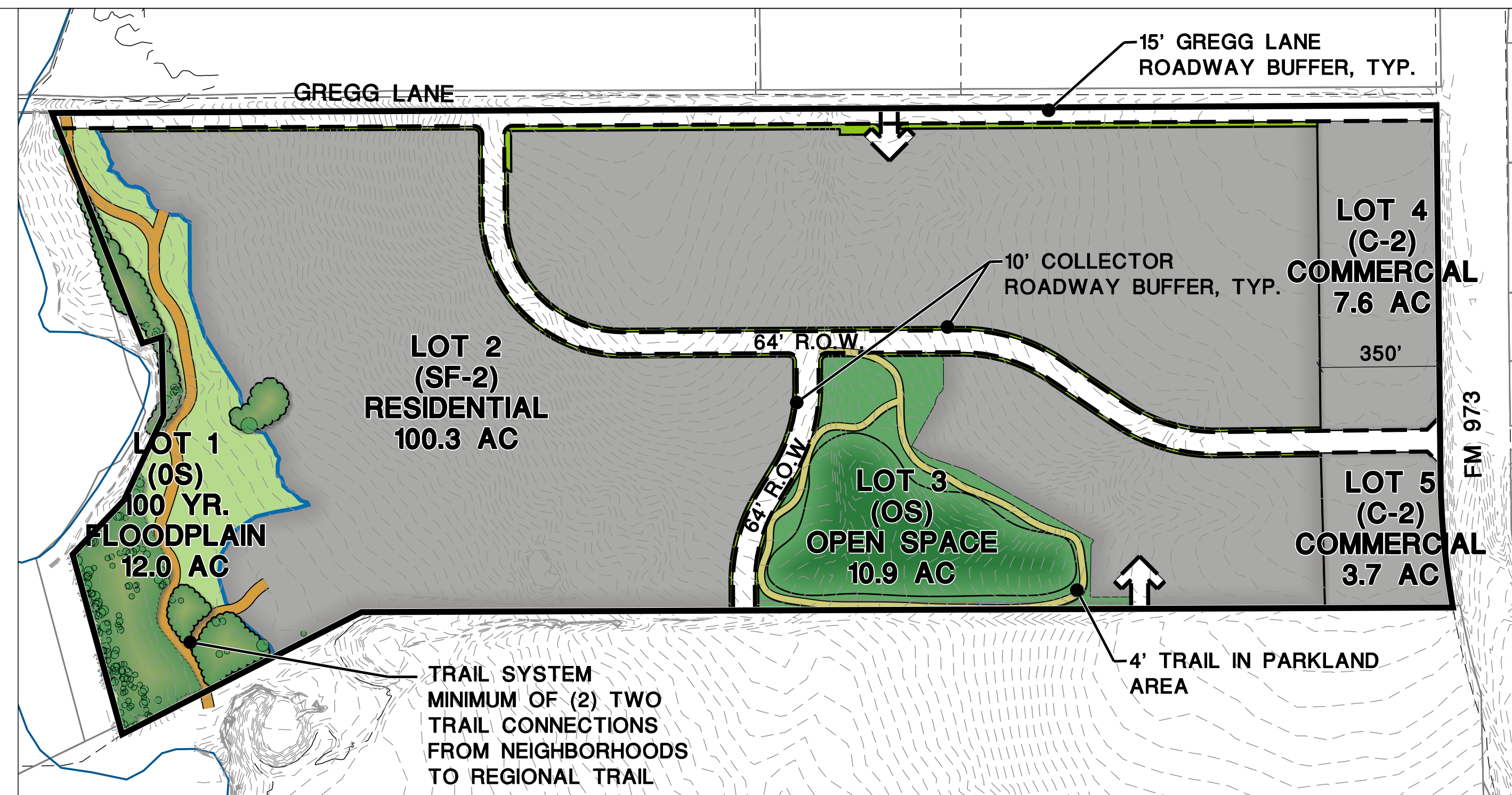
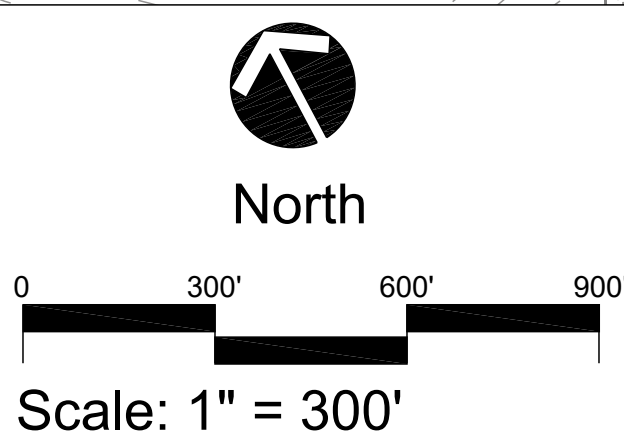






LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.9 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	12.0 ACRES	1 LOTS	
(OS) OPEN SPACE	9.3 ACRES	1 LOTS	
TOTAL	134.5 ACRES	3.0 DU/AC	

LEGEND
— PLAN BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- . - . - CITY LIMITS
— 4' WALKS
— 8' TRAILS



PARK PLAN

PARK LAND DEDICATION:

$\frac{400}{(\text{number of dwelling units})} / 66 \times 1 =$	$\frac{6.1}{(\text{required park acreage})}$	$\frac{22.9}{(\text{proposed park acreage})}$
---	--	---

8' CONCRETE TRAIL (2,400 L.F.)

A. Purpose and Intent

1. The Monarch Ranch Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.

B. Applicability and Base Zoning

1. All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.

2. For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:

- SF-2 (Single-Family Standard)
- C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Final PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.

D. Allowable/Prohibited Uses

- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
- The following uses shall be prohibited within the C-2 area of the PUD:
 - Amusement (outdoor)
 - Automobile Repair (minor)
 - Automobile Repair (major)
 - Commercial Off-Street Parking
 - Contractor's Shop
 - Financial Services (alternative)
 - Funeral Services
 - Kennel
 - Laundry Services
 - Mini-Storage Warehouse
 - Off-Site Accessory Parking
 - Pawnshop
 - Recreational Vehicle Sales and Rental
 - Truck and Trailer Sales and Rental
 - Veterinary Service, Large

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:

- A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
- A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft
 Minimum dwelling unit size:

Dwelling Unit Size (conditioned space)	Maximum Percentage
1,300 - 1,400 sq. ft.	20%
1,401 - 1,500 sq. ft.	20%
1,501 - 1,600 sq. ft.	20%
1,601 - 1,700 sq. ft.	20%
1,701 + sq. ft.	Unlimited

Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Monarch Ranch commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.

G. Drainage Dedication and Facilities

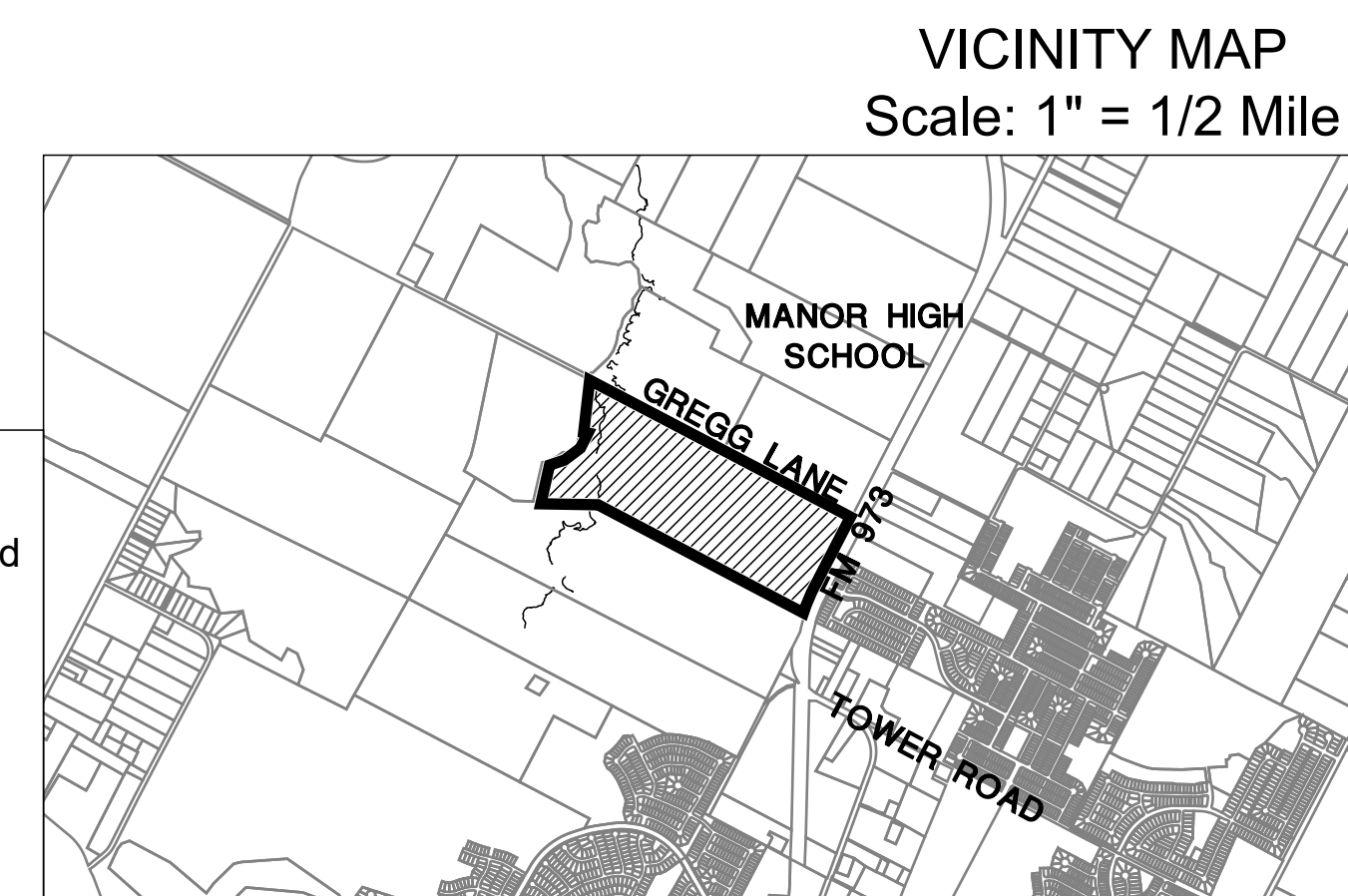
1. Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 22.9 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.
- An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
 - Age 5-12 playground
 - Age 2-5 playground
 - Parking area with a minimum of 20 parking spaces
 - Minimum 10,000 square foot dog park (may be allowed within detention area)
 - Minimum 20 foot by 30 foot picnic pavilion
- A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.
- A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.
- The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

- Gregg Lane Landscape Buffer
 - A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.
- Unloaded Collector Landscape Buffer.
 - For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.
- Storm Water Detention
 - Storm water detention facilities shall be screened according to the requirements outlined in the City of Manor Code of Ordinances, Section 15.03.021 (f).
- Masonry wall shall be provided along the rear and side lotlines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.
- All landscape buffers and walls shall be privately maintained by the Monarch Ranch Homeowners Association.



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

Dated this ____ Day of _____, 20__

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

This Final PUD Site 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.

Dated this ____ Day of _____, 20__

By: _____
 Felix Paiz, Chairperson

SEC Planning, LLC
 Austin, Texas
 LAND PLANNING
 LANDSCAPE ARCHITECTURE
 COMMUNITY BRANDING
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 Austin, TX 78727
 T 512.246.7003
 F 512.246.7703
 www.secpplanning.com
 Email: info@secpplanning.com

BLACKBURN HOMES

**MONARCH RANCH
 FINAL PUD SITE PLAN
 MANOR, TEXAS**

2:\210038-BBGR\Cadfiles\PLANNING\Submittals\PUD Amendment_18-2022\Site Plan_Notes Monarch Ranch Amendment.dwg

Issued:	PUD Submittal	5/24/2021
1.		
2.		
3.		
4.		
5.		
Revisions:		
1.	PUD Submittal	7/29/2021
2.	PUD Submittal	8/30/2021
3.	PUD Submittal	11/11/2021
4.	PUD Amend Submittal	10/13/2022
5.	PUD Amend 2	4/15/2024
Issue Date:		

Drawn By:
 Reviewed By: MB

Project No.
 210038 - BBGR

SHEET 1 of 1

Proposed PUD Amendment:

Current PUD:

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft

Minimum dwelling unit size:

Dwelling Unit Size (conditioned space)	Maximum Percentage
1,300 - 1,400 sq. ft.	20%
1,401 - 1,500 sq. ft.	20%
1,501 - 1,600 sq. ft.	20%
1,601 - 1,700 sq. ft.	20%
1,701 + sq. ft.	Unlimited

Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended

E. Residential Development Standards

1. To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - a. A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - b. A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.

2. The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft

Minimum dwelling unit size: 1,700 sq. ft.

Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%

3. Standards not listed follow code, as amended



6/26/2024

City of Manor Development Services

Notification for a Planned Use Development (PUD) Amendment

Project Name: Monarch Ranch PUD Amendment
 Case Number: 2024-P-1644-ZO
 Case Manager: Michael Burrell
 Contact: 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 Planned Use Development (PUD) Amendment for the Monarch Ranch Subdivision located at the southwest corner of the intersection at Gregg Lane and FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: 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

Purpose: The proposed amendment will decrease the minimum dwelling unit size from 1,700 square feet to 1,300 square feet.

The Planning and Zoning Commission will meet at 6:30PM on July 10, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

CITY OF PFLUGERVILLE
PO BOX 589
PFLUGERVILLE, TX 78691-0589

GREGG LANE DEV LLC
101 PARKLANE BLVD STE 102
SUGAR LAND, TX 77478-5521v

BOARD OF TRUSTEES OF THE
ISD
DENNIS ANDERSON ETAL
533 HIWASEE ROAD
WAXAHACHIE, TX 75165-6448

UNITED STATES OF AMERICA
ANDERSON DENNIS ETAL
UNITED STATES ATTORNEYS OFFICE
533 HIWASEE RD
WAXAHACHIE, TX 75165-6448

BURATTI, ROBERT JOE 6903
GENEVA DR
AUSTIN, TX 78723-1506

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

FOXTROT HOLDING LLC
14605 FM 973 N
MANOR, TX 78653-3539

HOLLEY, EBONY L & TERRY G JR
14526 PERNELLA RD
MANOR, TX 78653-2062

BLAKELY, ARTURO S V & JENNIFER A
14522 PERNELLA RD
MANOR, TX 78653-2062

SHEPPERD, RICHARD & ROSE MARY
14518 PERNELLA RD
MANOR, TX 78653-2062

AGUILERA, JAVIER R & LAURA GUDINO
PENA & RAUL PENAS & LUZ ROSAS DE
GUDINO
14514 PERNELLA RD
MANOR, TX 78653-2062

RODARTE, GAMALIEL & ALEXANDRIA
SERPAS
14510 PERNELLA RD
MANOR, TX 78653-2062

MORALES, GERARDO M 14506
PERNELLA RD
MANOR, TX 78653-2062

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

CHHETRI SHANKAR & ANJANA KARKI
14428 PERNELLA RD
MANOR, TX 78653-2061

JORDAN ANDY ZEWDE & TSEHAY MUHE
14424 PERNELLA RD
MANOR, TX 78653-2061

CHAPARRO, JUAN P & SULEIVA
CHAPARRO-RODRIGUEZ
14408 PERNELLA RD
MANOR, TX 78653-2061

CLARK, MARY M
14404 PERNELLA RD
MANOR, TX 78653-2061

ESCOBEDO, KRISTINE A & MATTHEW J
14400 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA, GILBERTO A & MARIA D
14411 FM 973 N
MANOR, TX 78653

LEKCAM COMMUNICATION LLC
16404 MARCELLO DR
PFLUGERVILLE, TX 78660-2570

14420 PERNELLA RD INTERVIVOS
REVOCABLE TRUST
14420 PERNELLA RD
MANOR, TX 78653-2061

RUST CREEK LLC
9606 OLD MANOR RD #1
AUSTIN, TX 78724-1114

TAYLOR ARTHUR RAY & ODETTE VANESSA
14416 PERNELLA RD
MANOR, TX 78653-2061

REZA MASRUR & MUSTAFA ALI REZA
CHOWDHURY & FAUZIA ZAMAN
14412 PERNELLA RD
MANOR, TX 78653-2061

ESTRADA, MARIA D
14411 FM 973
MANOR, TX 78653-3933

OKRA LAND INCORPORATED
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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.

BACKGROUND/SUMMARY:

The C-1 Light Commercial area was approved by Ordinance 371 in August 2009 and Ordinance 477 in May 2017. 10.742 acres of that C-1 area was rezoned to Multi-Family 25 (MF-2) in June 2022 by Ordinance 655, which left a 2.482 acre C-1 tract. That tract was reduced to 1.67 acres, its current configuration, with the extension of West Eggleston Street.

In the First Amendment to the Entradaglen Development Agreement approved by the City Council on June 15, 2022, there was a shared parking agreement that allowed up to 40 parking spaces needed for the multi-family development to be constructed on the commercial tract. Upon submittal of the Site Development Plan for the multi-family, only 29 spaces needed to be located on the commercial lot.

A daycare business is planned to be located on the 1.67-acre commercial lot, but they do not need the full lot, and their site layout does not provide for shared parking. Due to this, the multi-family developer is acquiring the unused portion of the commercial lot, 0.31 acres, to incorporate into their development. Since it is being incorporated into the multi-family development, the 29 parking spaces that were planned to be shared on the commercial lot will now be solely on the multi-family lot, as required by our code. Adding the 0.31-acre tract to the multi-family lot requires it to be rezoned from C-1 Light Commercial to MF-2 Multi-Family 25. This additional acreage will not add more dwelling units to the project, which is planned to have 216 units.

An Amended Plat will be filed to move the lot lines between the commercial and multi-family properties to align the lots with the new zoning requested here. Amended Plats are approved administratively.

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- MF Site Layout
- DA Shared Parking Section
- Letter of Authorization
- Metes and Bounds
- Notice and 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 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).

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



METCALFE WOLFF
STUART & WILLIAMS, LLP

TALLEY WILLIAMS
Partner

twilliams@mwswtexas.com
512-404-2234

June 14, 2024

Mr. Scott Dunlop
Development Services Director
105 E Eggleston St.,
Manor, Texas 78653

Via Online Submittal

Re: Application for Rezoning; Approximately 0.3067 acres within the Las Entradas South Project located along the future Gregg Manor Extension and North of Highway 290 in Manor, Texas (the "Property").

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached Zoning Application to request a change from Light Commercial (C-1) to Multi-family 25 (MF-2). The Property is located along the future Gregg Manor Extension and North of Highway 290 in Manor, Texas (see attached Location Map).

The Property is part of the Las Entradas South Project which is a mixed-use development that also includes commercial and residential uses as well as publicly accessible open space. With this rezoning the shared parking between the multifamily and commercial sites, will not be required. The Property will provide the parking requirements for the unique multifamily development in this high quality, pedestrian oriented development of horizontal mixed use, which is desired by the City of Manor.

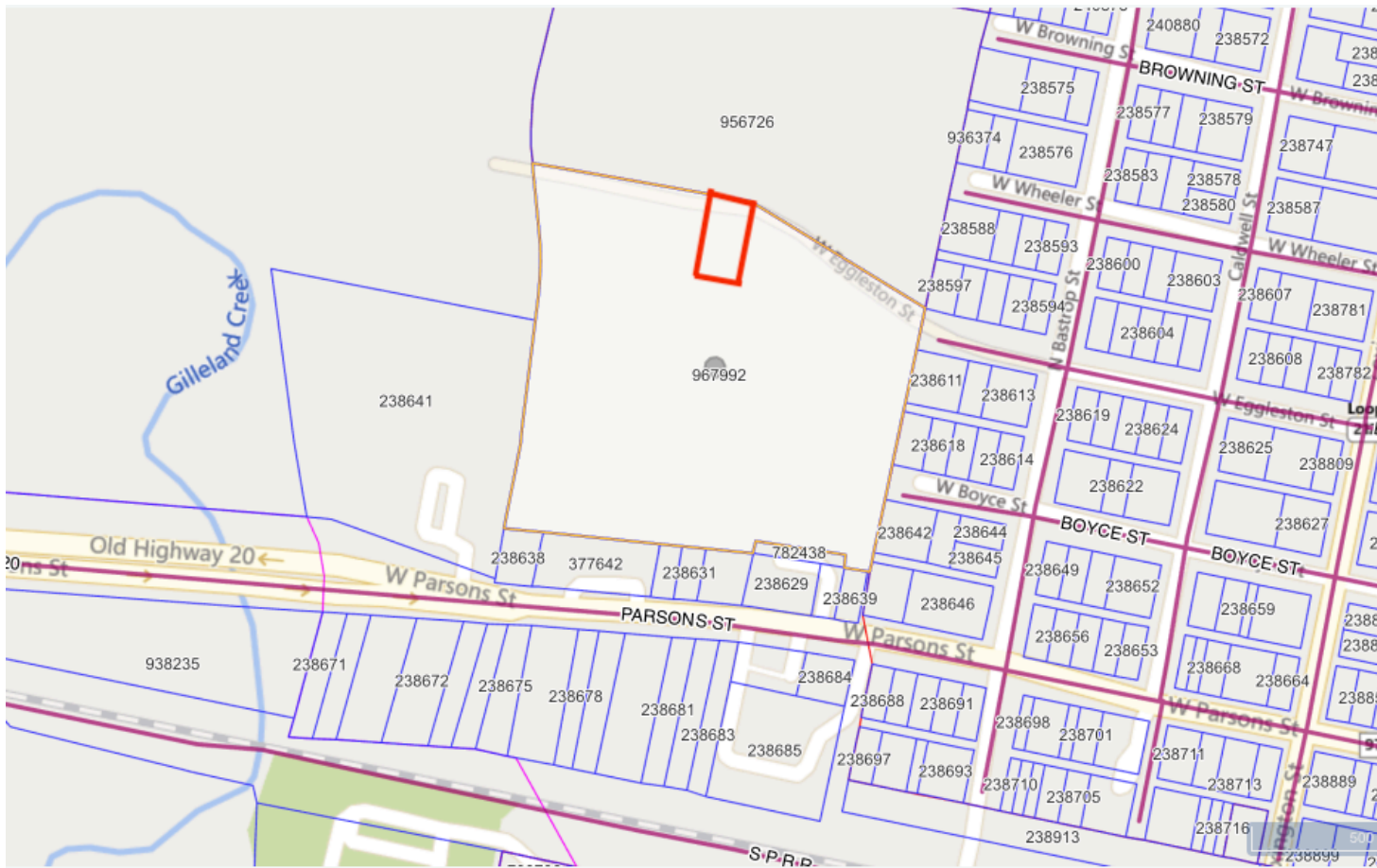
Attached to this application is a Microsoft Word document with the names and addresses of property owners within 300 feet of the Property, tax certificates and metes and bounds for the Property.

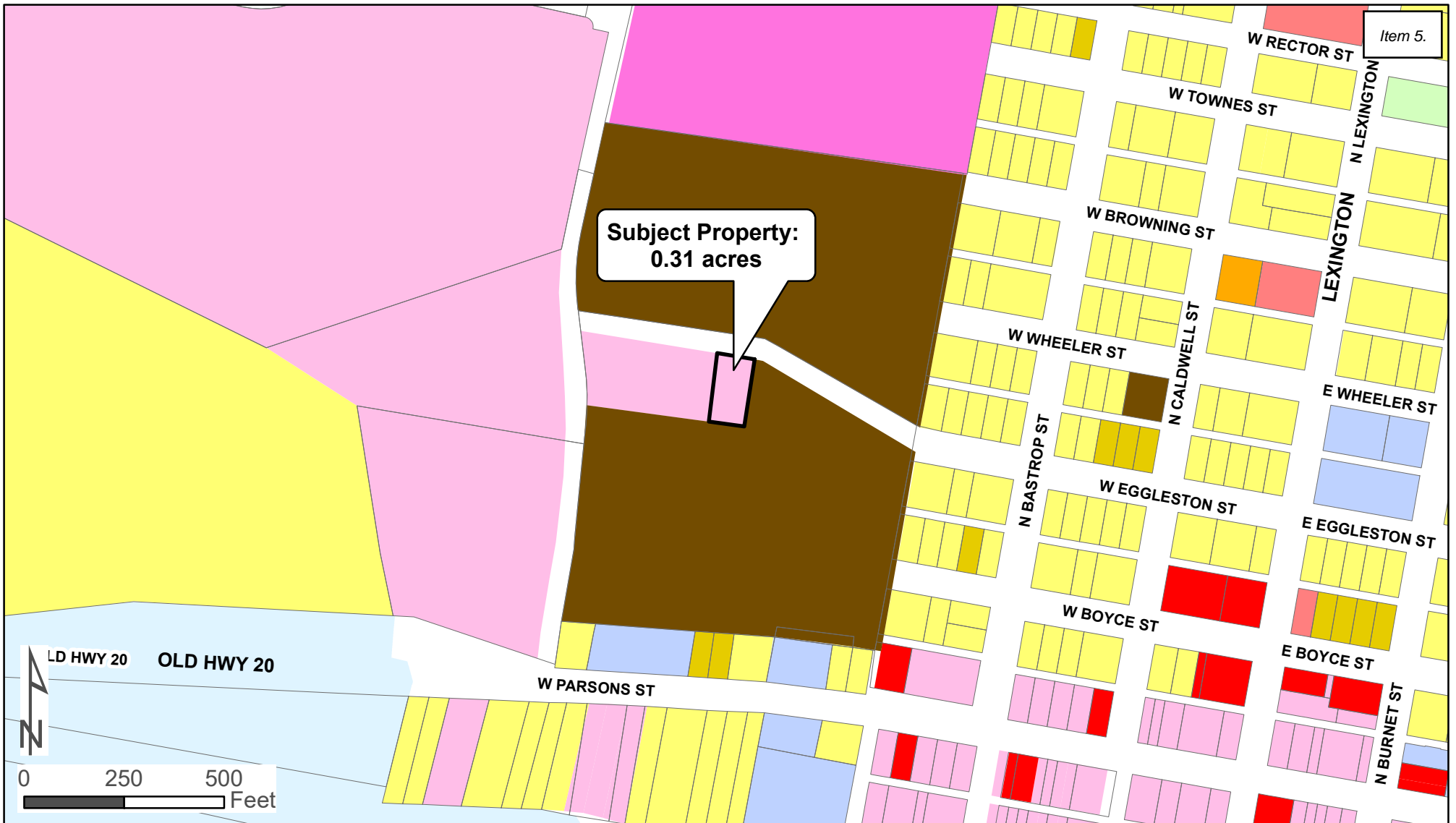
If you have any questions about the proposed Zoning Application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

Talley Williams

ZONING EXHIBIT





Current:
(C-1) Light Commercial

Proposed:
(MF-2) Multi-Family 25

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

1803 ft
1803 ft
13295.94 ft²
8
8

AGREEMENT:

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, City and Developer hereby agree as follows:

1) Incorporation of Recitals. The recitals set forth above are incorporated herein and made a part of this First Amendment to the same extent as if set forth herein in full.

2) Capitalized Terms. All capitalized terms in this First Amendment shall have the same meanings as in the Agreement unless expressly provided otherwise herein.

3) Zoning/Land Use. (a) Pursuant to Section 4.3 of the Agreement, zoning of the LE Property shall be subject to the process, notices, hearings and procedures applicable to all other properties within the City and any re-zoning that is subsequently approved for the LE Property shall allow the LE Property to be developed in accordance with terms and conditions of the Agreement.

(b) To reflect the rezoning of the LESC-2 Parcel, the portion of the Land Use Summary Table attached to the Agreement as Exhibit E-1 solely applicable to the LESC-2 Parcel is hereby deleted and replaced with the following:

Entrada Glen Land Use Summary

Tract	Block	Area (AC)	Use	Units	SF Parking Required*
LESC 2	2A	1.754	Right of Way	n/a	n/a
	2B	1.67	Commercial	tbd at site plan	tbd at site plan
	2C	9.8	Multifamily	Tbd at stie plan	tbd at site plan

Subtotal 13.224

*Up to 40 parking spaces on Block 2B (Commercial) may be jointly used by Block 2C (Multifamily) in order to meet required parking numbers. The shared parking spaces on Block 2B (Commercial) will be constructed concurrently with the development of the multifamily project on Block 2C.

(c) The map/drawing contained on the Land Use Summary Table attached to the Agreement as Exhibit E-1 is hereby amended to add "Exhibit E-1.1" attached hereto and made a part hereof which is solely applicable to the LESC-2 Parcel.

4) Open Space/Parkland. Open Space and Parkland dedication for all of the Property covered by the Agreement has (or will be) satisfied pursuant to Section 4.11 of the Agreement, therefore, the Parties acknowledge and agree that DD&B shall not be required to dedicate any onsite parkland with respect to the LESC-2 Parcel, but will require a fee-in-lieu per section 15.01.001 (C)(8).

June 14, 2024

Scott Dunlop
CITY OF MANOR
105 E. Eggleston Street
Manor, Texas 78653

Re: Authorized Signatory for the Zoning Application – Approximately 0.3067 acres of land, more or less, being out of the James Manor Survey No. 40, Abstract No. 546 in Travis County, Texas, being a portion of a called 13.224 acre tract conveyed to Manor MF, LLC

Dear Mr. Dunlop:

The following letter serves to hereby authorize Talley Williams and Katherine Nicely, both with Metcalfe Wolff Stuart & Williams, LLP (The Agent) listed on this application to act on Owner's behalf during the processing of this zoning request. Mrs. Williams and Mrs. Nicely will be the principal contact with the City in processing this application.

DD&B Construction Inc.,

By: 

Sushil Mehta, President

LOT 1
 MANOR APARTMENTS FINAL PLAT
 DOC. NO. 202100145
 O.P.R.T.C.T.
 OWNER: MANOR APARTMENTS LLC
 DOC. NO. 2019137031 &
 DOC. NO. 2020193110
 O.P.R.T.C.T.

FROM WHICH 1/2" IRON ROD DISTURBED FOUND BEARS S43°49'51"W, 0.07'

"KHA"
 N07°43'12"W 136.73'
 (<N07°40'11"W 136.76'>)

WATER LINE EASEMENT CALLED 1.613 ACRES DOC. NO. 2002188193

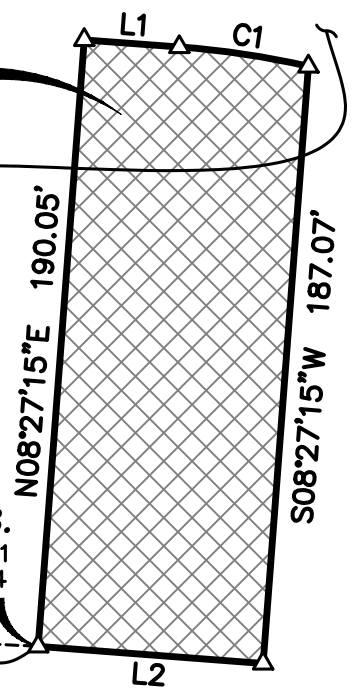
ZONING EXHIBIT
 0.3067 ACRE(S)
 13,360 SQUARE FEET

MANOR MF, LLC
 CALLED 13.224 ACRES
 DOC. NO. 2022156154
 O.P.R.T.C.T.

P.O.C.
 GRID N: 10,099,581.89
 GRID E: 3,170,429.35

P.O.B.
 GRID N: 10,099,543.31
 GRID E: 3,170,741.44

S82°57'15"E 314.49'



JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546

0.3067 ACRES ZONING EXHIBIT
City of Manor, Travis County, Texas

4WARD
 Land Surveying
 A Limited Liability Company
 PO Box 90876, Austin Texas 78709
 INFO@4WARDLS.COM (512) 537-2384
 TBPELS FIRM #10174300

Date:	6/11/2024
Project:	01517
Scale:	1" = 60'
Reviewer:	PRB
Tech:	CC
Field Crew:	JC/FH
Survey Date:	SEP 76
Sheet:	76



6/26/2024

City of Manor Development Services

Notification for a Rezoning Application

Project Name: Reserves at Las Entradas Additional Area
 Case Number: 2024-P-1663-ZO
 Case Manager: Michael Burrell
 Contact: 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 Rezoning Application for the corner of Gregg Manor Road and West Eggleston Street, Manor, TX from (C-1) Light Commercial to Multi-Family 25 (MF-2). The request will be posted on the agenda as follows:

Public Hearing: 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.

The Planning and Zoning Commission will meet at 6:30PM on July 10, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

Manor MF LLC (1956048)
17B Firstfield Rd. Ste. 203
Gaithersburg MD 20878-1779

MANOR HOUSING PUBLIC FACILITY
(2002094)
105 E EGGLESTON ST
MANOR TX 78653-3463



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: July 10, 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.	--
Combined Total	48.0 in.	24.0 in.

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.	--
Combined Total	72.5 in.	27.5 in.

*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 12th Planning and Zoning Commission meeting this variance was discussed and motioned to be postponed to the July 10th 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 2nd year 10% maintenance period, and the developer needed time to discuss longer warranty and maintenance periods with their team.

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
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<i>Subdivision Review Type</i>	NA
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<i>Actions</i>	Approve, Approve with Conditions, Deny, Postpone
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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 6.

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.

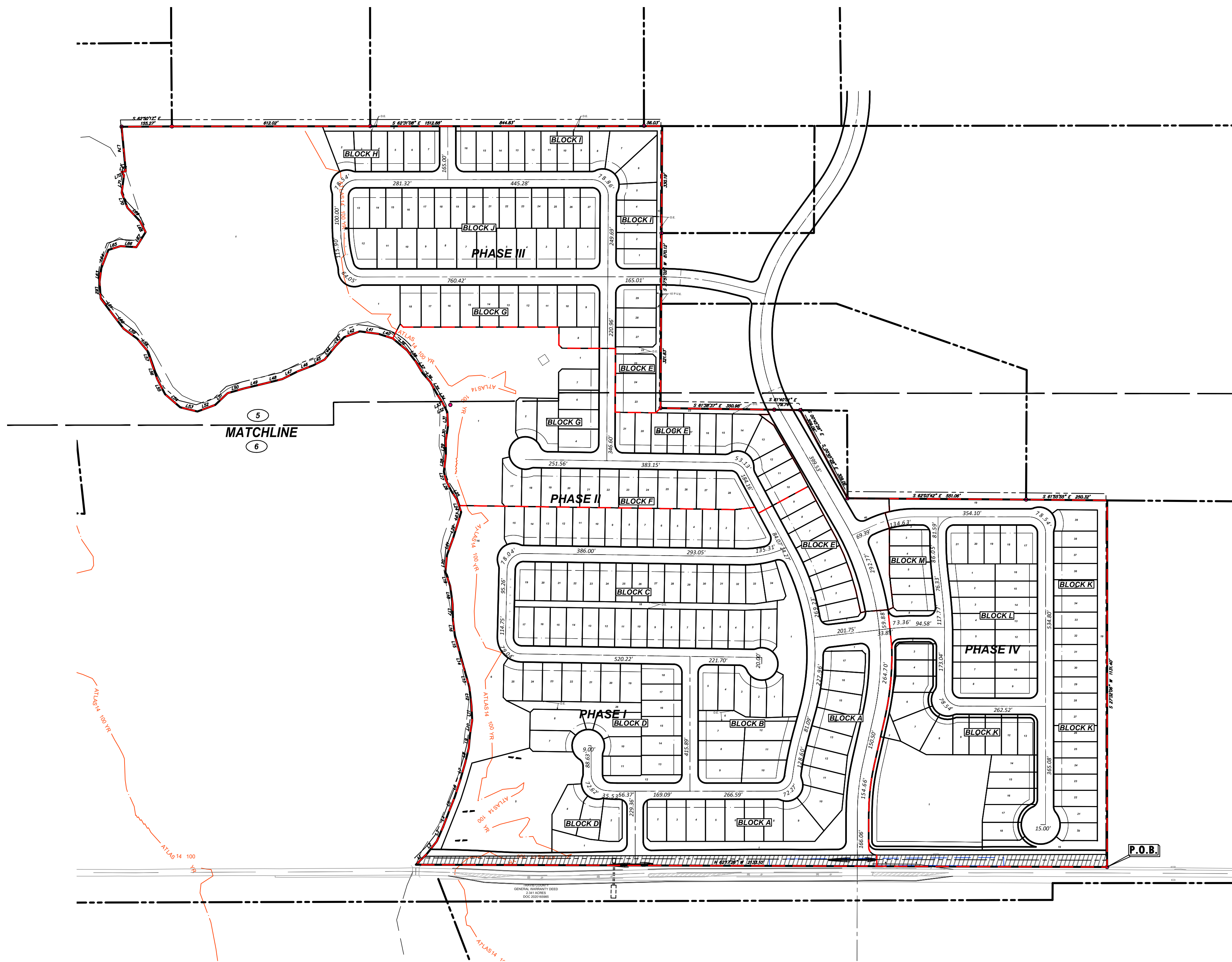
We believe that this variance not only addresses the unique conditions in Manor but also provides a practical and economically feasible solution that aligns with the overarching goals of the City's infrastructure development plans. We are confident that our approach will meet the necessary performance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

Sincerely,

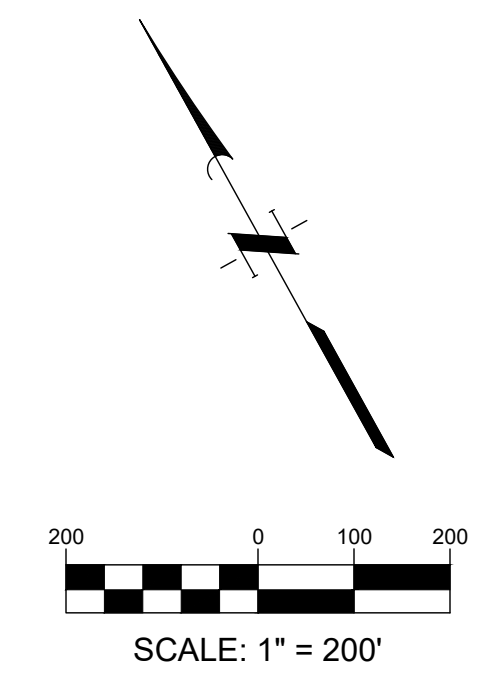


Brad Carabajal, PE
Project Engineer

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	50.67
L3	N 51°10'42" E	48.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	52.77
L6	N 45°14'53" E	55.96
L7	N 43°43'26" E	52.86
L8	N 41°05'22" E	48.00
L9	N 32°42'55" E	42.39
L10	N 36°20'34" E	43.28
L11	N 24°58'46" E	45.09
L12	N 20°50'58" E	58.26
L13	N 11°43'28" E	55.36
L14	N 12°03'40" E	59.87
L15	N 11°44'50" E	49.40
L16	N 20°31'26" E	49.47
L17	N 26°12'00" E	48.98
L18	N 19°47'54" E	56.22
L19	N 08°36'09" E	45.62
L20	N 32°55'35" E	52.23
L21	N 47°27'44" E	55.81
L22	N 45°04'59" E	51.38
L23	N 43°53'12" E	32.75
L24	N 08°50'46" E	41.41
L25	N 05°45'16" W	32.84
L26	N 01°15'08" E	35.86
L27	N 14°04'03" E	26.76
L28	N 34°11'10" E	54.41
L29	N 26°59'21" E	41.68
L30	N 36°09'53" E	43.97
L31	N 23°00'27" E	44.74
L32	N 00°27'57" E	24.88
L33	N 00°28'28" E	9.07
L34	N 05°17'24" W	31.85
L35	N 01°00'43" W	39.99
L36	N 13°37'54" W	36.17
L37	N 03°30'27" W	43.17
L38	N 10°14'35" W	42.68
L39	N 22°31'57" W	57.70
L40	N 44°39'48" W	45.77
L41	N 54°56'29" W	58.93
L42	N 82°33'28" W	51.24
L43	S 71°16'10" W	39.96
L44	S 66°38'21" W	51.94
L45	N 89°22'53" W	39.25
L46	N 83°41'50" W	51.08
L47	N 89°13'01" W	53.52
L48	N 76°23'07" W	54.75
L49	N 76°02'03" W	65.60
L50	N 78°19'56" W	54.07
L51	S 73°52'38" W	52.35
L52	N 82°54'47" W	58.96
L53	N 48°39'03" W	54.65
L54	N 21°40'43" W	61.82
L55	N 00°14'42" E	52.83
L56	N 08°20'31" E	53.76
L57	N 08°21'04" E	38.04
L58	N 12°10'56" W	48.92
L59	N 26°26'40" W	51.72
L60	N 09°59'30" W	51.78
L61	N 09°26'58" W	65.60
L62	N 23°17'46" E	51.71
L63	N 34°54'31" E	42.87
L64	N 48°43'04" E	60.00
L65	S 79°51'17" E	39.39
L66	S 58°38'03" E	48.87
L67	N 59°05'59" E	54.70
L68	N 00°19'10" E	38.05
L69	N 15°36'04" W	56.41
L70	N 06°24'18" E	49.34
L71	N 34°41'25" E	55.35
L72	N 08°45'25" W	12.36
L73	S 70°46'58" E	13.00
L74	N 22°09'28" E	137.92



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



- EXISTING LEGEND**
- BENCHMARKS
 - IRON ROD FOUND
 - CAPPED IRON ROD SET
 - POINT OF BEGINNING
 - PUBLIC UTILITY EASEMENT
 - TEMPORARY BENCHMARK
 - OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY

STREET TABLE

NAME	LENGTH (FT)
PAINTED PLAINS LANE	327
FOX MANOR DRIVE	718
HIDDEN PRAIRIE LANE	401
ROLLING DRIVE	742
CLOUDED CHASE DR	466
BIRCH CHASE LANE	840
LONE ORCHARD LANE	661
PEACH RISE DRIVE	1,059
PEBBLE BANK LANE	881
PARADISE FARM LANE	989
SWEET GULLY LANE	362
JUNIPER GLADE LANE	763
STREAM GAP DRIVE	190
ANDERSON ROAD	1,533
STERLING KNOLL LANE	452
AUTUMN FOLIAGE DRIVE	939
MAPLETON DRIVE	326
TWIN TIMBER DRIVE	524
RIPPING DRIVE	349
TOTAL	8,367

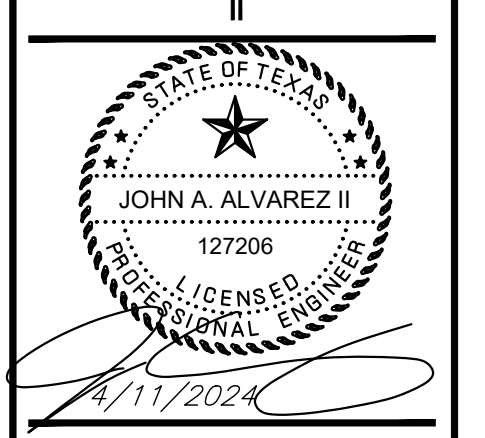
- LEGEND**
- PHASE LINE

No.	Date	REVISIONS

QUIDDITY
 3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78704 • 512.441.8493

DESIGNED BY: FR
 CHECKED BY: JAA
 DRAWN BY: JAE

SCALE: AS SHOWN
 DATE: 7-Dec-23
 JOB NO.: 16759-007-02



NEHAVEN PRELIMINARY PLAN
OVERALL PRELIMINARY PLAT



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.	--
Combined Total	48.0 in.	24.0 in.

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.	--
Combined Total	72.5 in.	27.5 in.

*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
Pros	<ul style="list-style-type: none"> • Reduces PVR to City of Austin TCM App. B Section 5.2.2 criterion • Good candidate for mill and overlay pavement rehabilitation (may involve complete removal of asphalt for local roads) • Modifies subgrade to a relatively large depth (48 and 72 in. for local and collector roads), replacing poor subgrade • Improves high PI subgrade as described in the old Austin TCM (2020) Section 3.1.3 • If included, curb and gutter will promote good drainage and provide a moisture barrier to protect the flexible base 	<ul style="list-style-type: none"> • Good candidate for mill and overlay pavement rehabilitation (may involve complete removal of asphalt for local roads) • Provides lime treatment moisture separation barrier/ buffer • Provides subgrade modification by treatment of soil instead of material export • Modifies soil to a relatively low depth (24 and 27 in. for local and collector roads), reducing export/import and construction time • In general accordance with historically accepted pavements in the central Texas area • Improves high PI subgrade as described in the old Austin TCM (2020) Section 3.1.3 • (Anderson Road) Incorporates geogrid reinforcement to improve base confinement/reinforcement • If included, curb and gutter will promote good drainage and provide a moisture barrier to protect the flexible base
Cons	<ul style="list-style-type: none"> • Requires a maintenance program to ensure good pavement performance over time • Requires relatively greater export and import of soils, which has both monetary and environmental costs and will increase construction time • Not a historically performed subgrade improvement in the central Texas area • 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 	<ul style="list-style-type: none"> • Does not reduce PVR to City of Austin TCM App. B Section 5.2.2 criterion • Risk of sulfate-induced heaving if high sulfate subgrade is present • Requires a maintenance program to ensure good pavement performance over time • In the absence of geogrid, lime treated subgrade may grow brittle and reflectively crack through asphalt

* * * * *

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
 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	4/4/2024	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
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

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

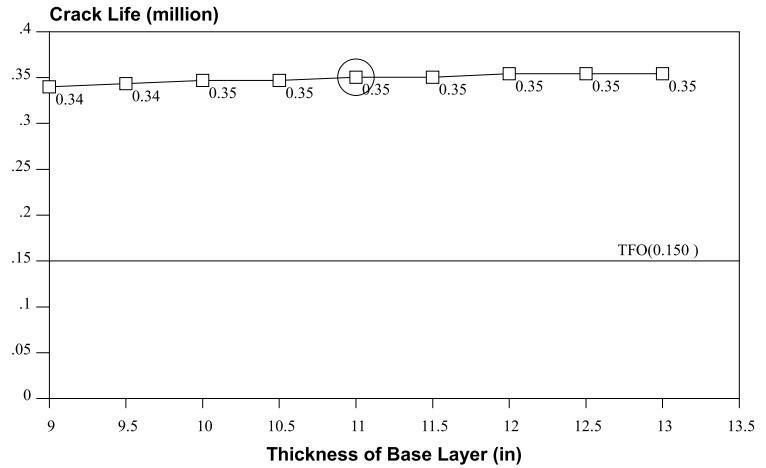
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/4/2024	3

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:

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

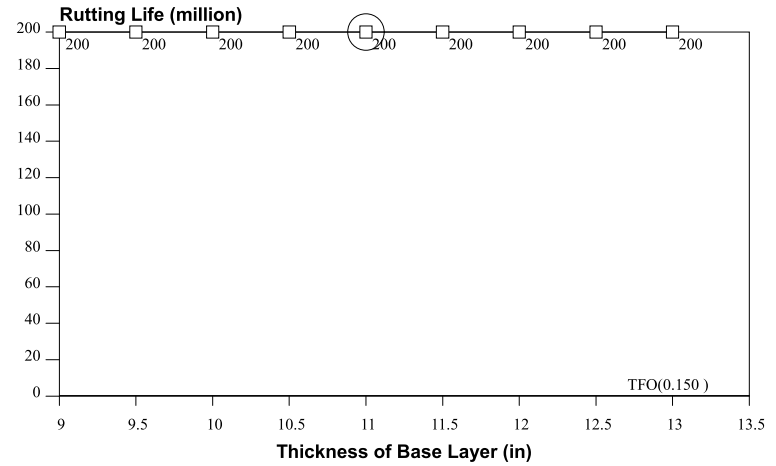
$$f_5 = 4.477$$

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

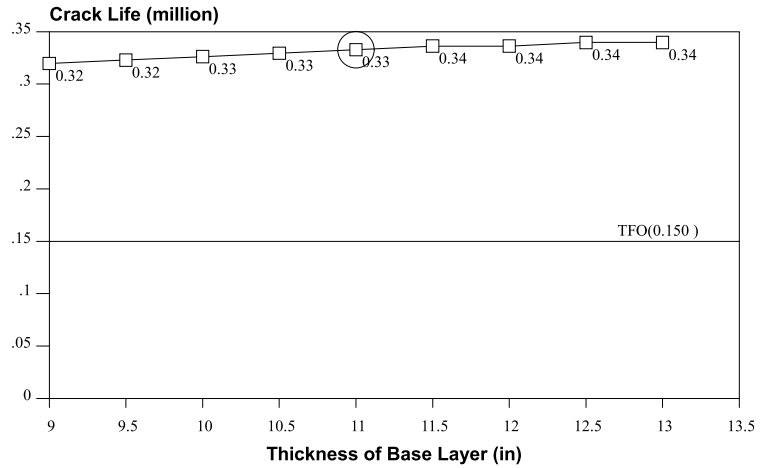


Mechanistic Check Conclusion:

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:

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

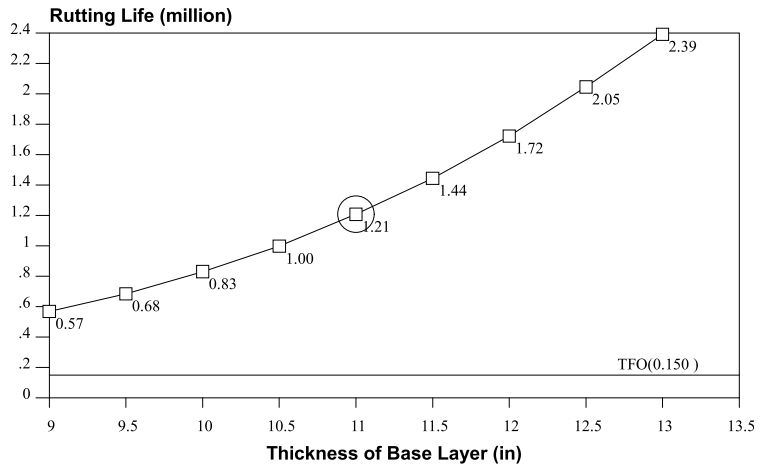
$f_3 = .854$
 $f_4 = 1.37E-09$
 $f_5 = 4.477$

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			

	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
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:

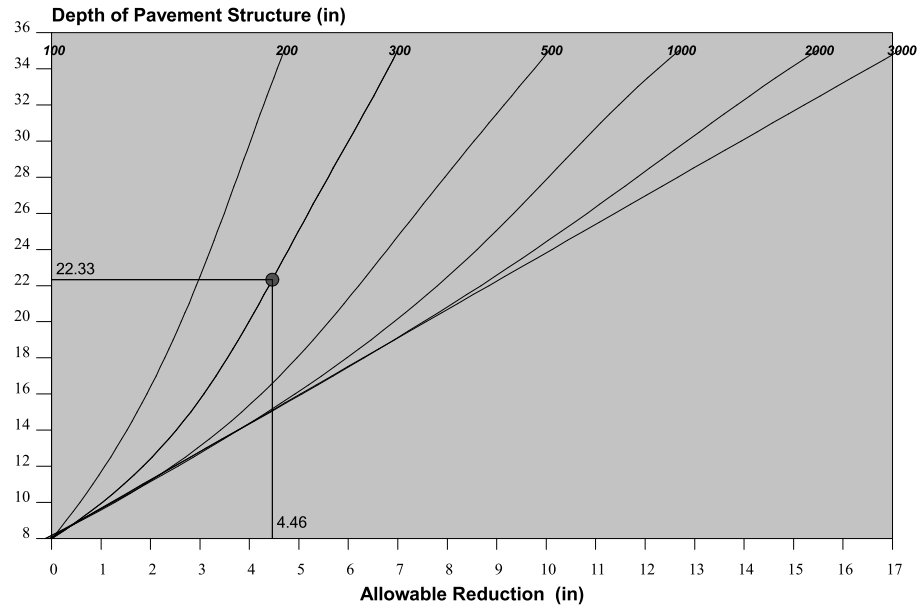
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, 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:

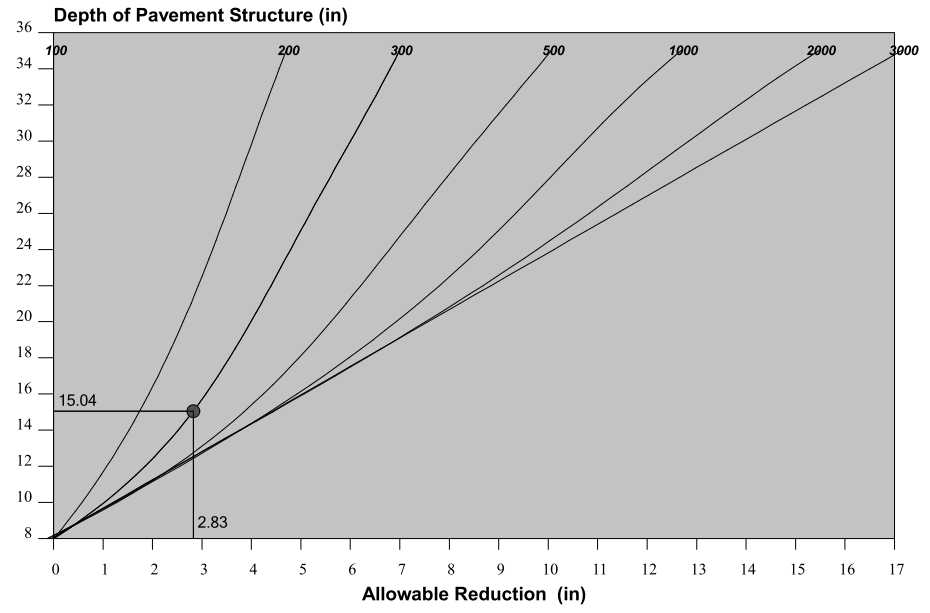
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

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

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	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

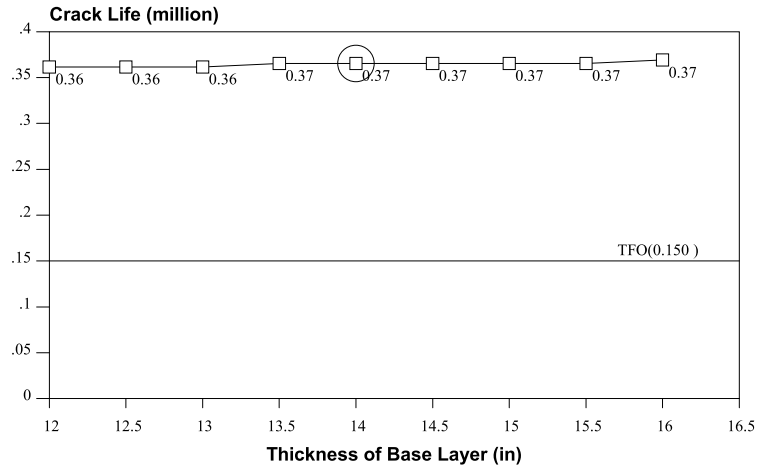
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

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
TOTAL COST	27.18
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:

$$f_3 = .854$$

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

$$f_4 = 1.37E-09$$

$$f_5 = 4.477$$

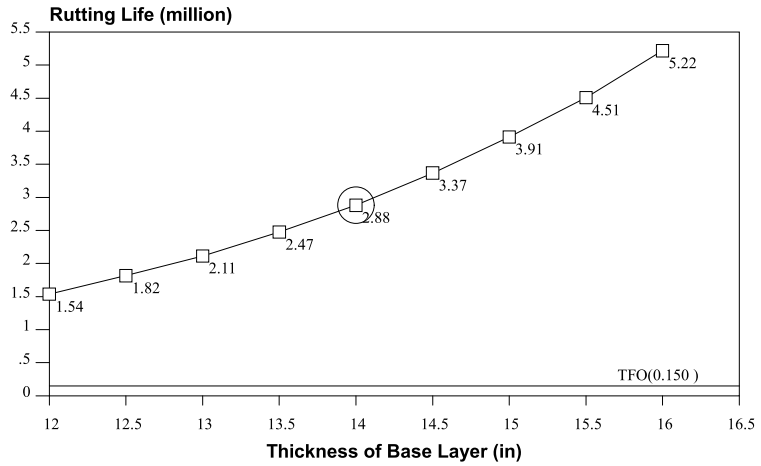
TFO(Traffic to 1st Overlay): 0.15 (million)

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			

	Thickness (inches)	Modulus (ksi)	Poisson's Ratio	Material Name
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:

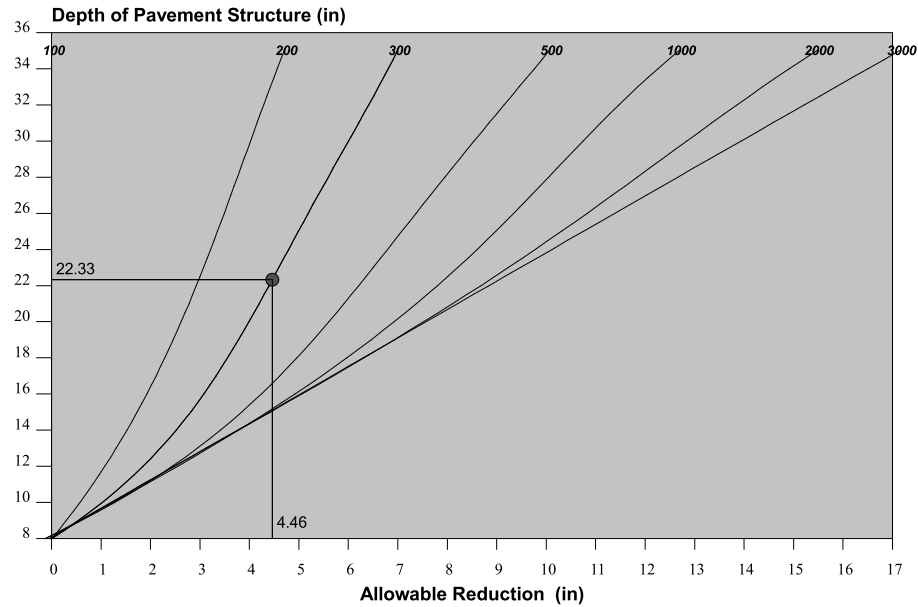
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, 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
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	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

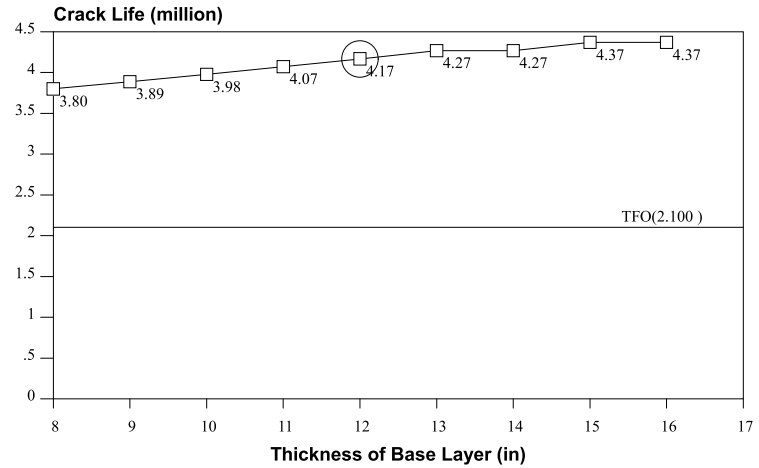
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

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
TOTAL COST	51.00
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:

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

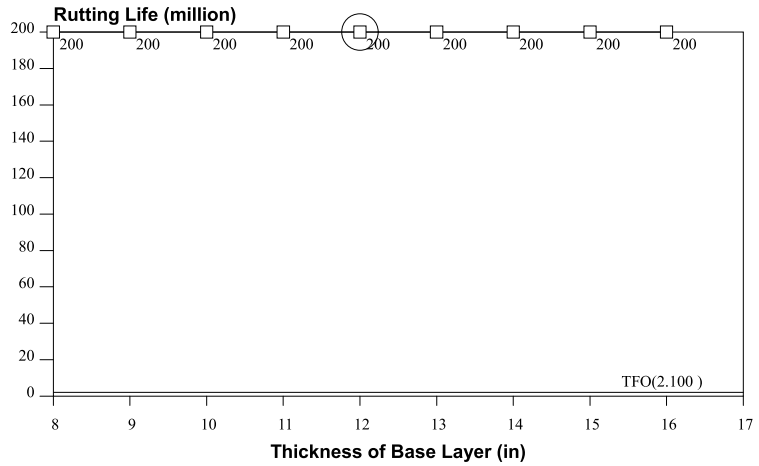
$$f_5 = 4.477$$

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

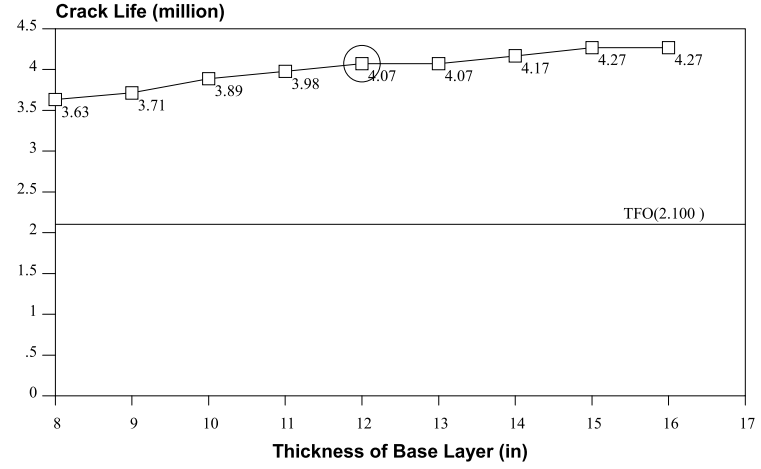


Mechanistic Check Conclusion:

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:

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

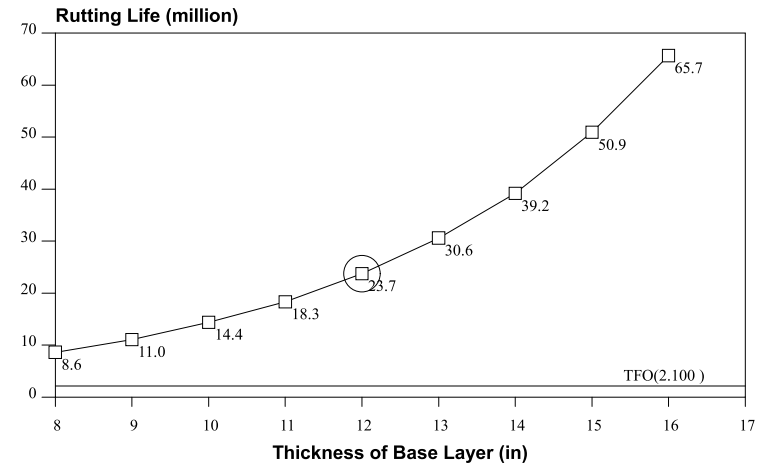
$$f_5 = 4.477$$

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			

	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
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:

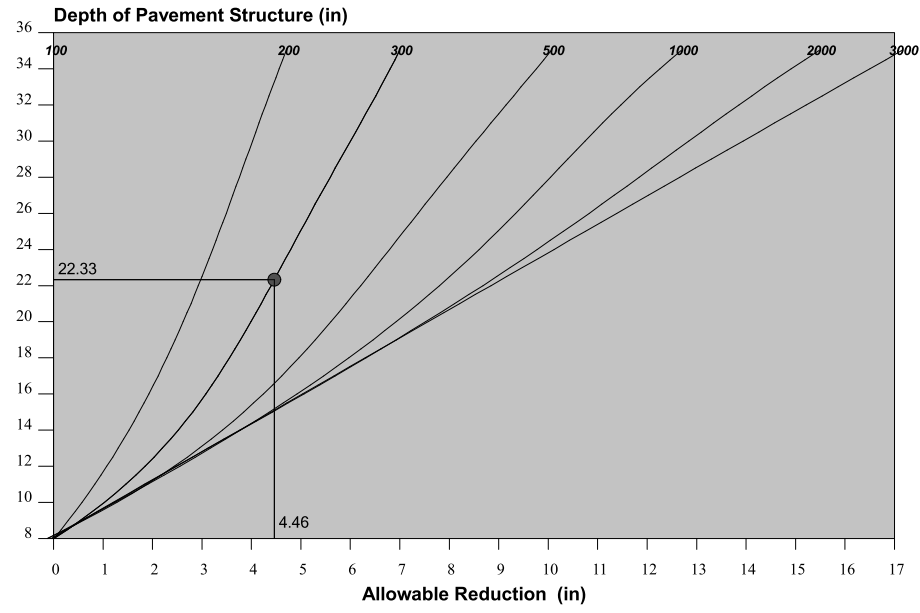
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, 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:

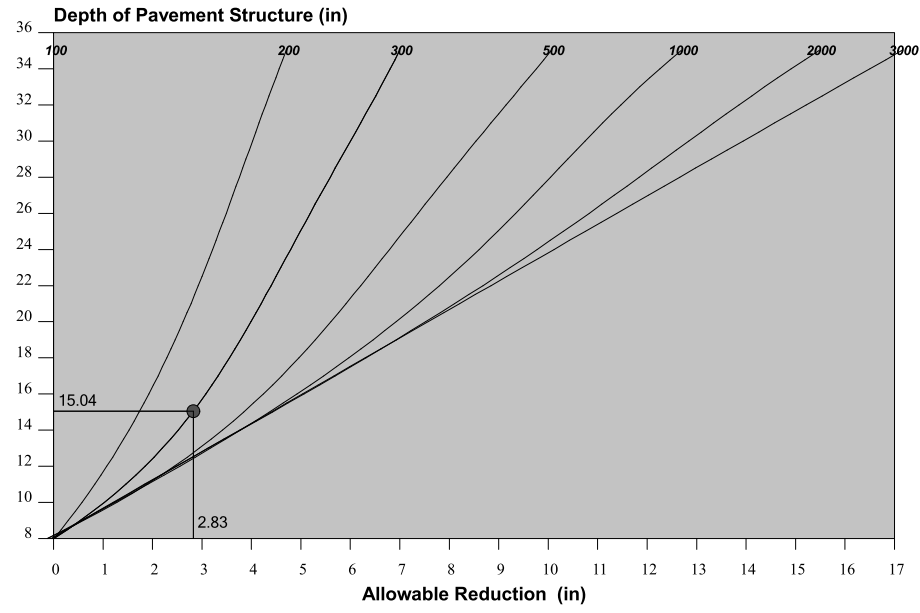
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

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
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	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

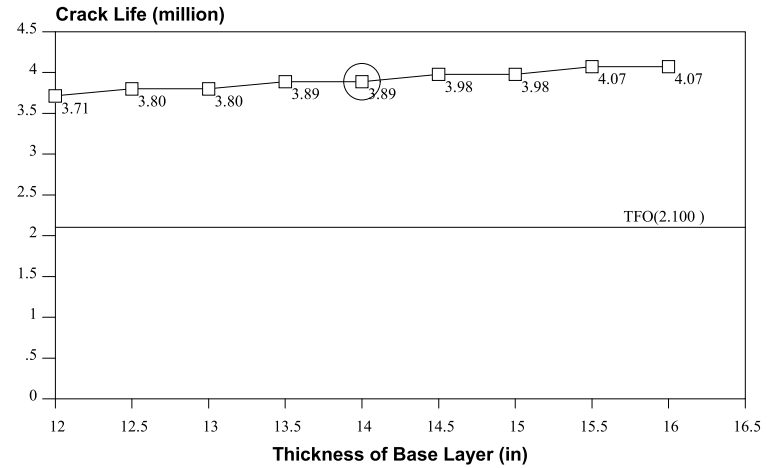
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

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
TOTAL COST	40.63
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:

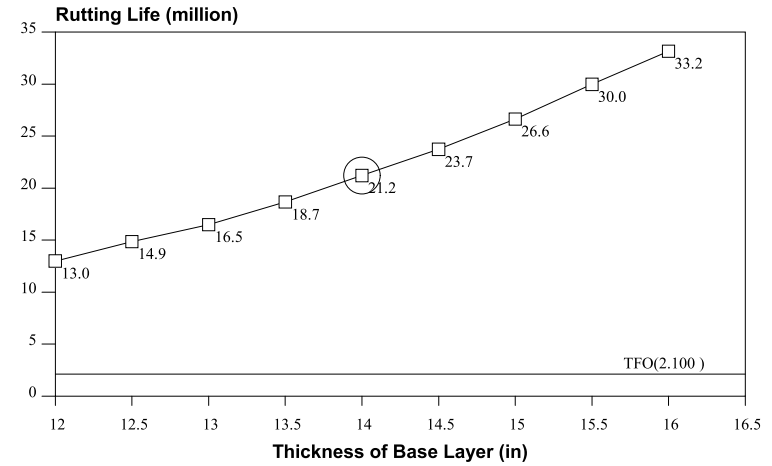
$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_2 = 3.291$$

TFO(Traffic to 1st Overlay): 2.10 (million)

Crack Life: 3.89 (million) $\epsilon_\tau = 143.00 (\mu\epsilon)$

Rut Life: 21.20 (million) $\epsilon_v = -242.00 (\mu\epsilon)$

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 + 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	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:

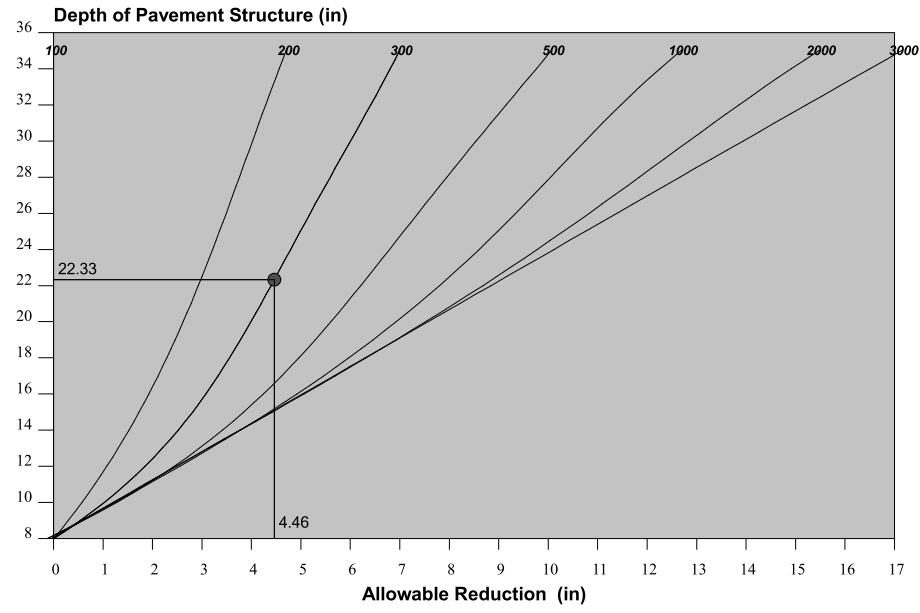
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity, 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

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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

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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>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; Scott Dunlop <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
 512-685-5117
 3100 Alvin Devane Blvd #150, Austin, Texas, 78741, United States

www.quiddity.com



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Disclaimer

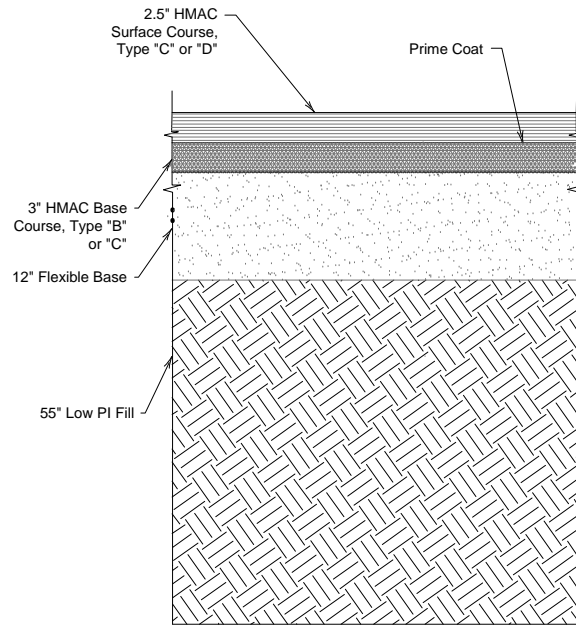
Item 6.

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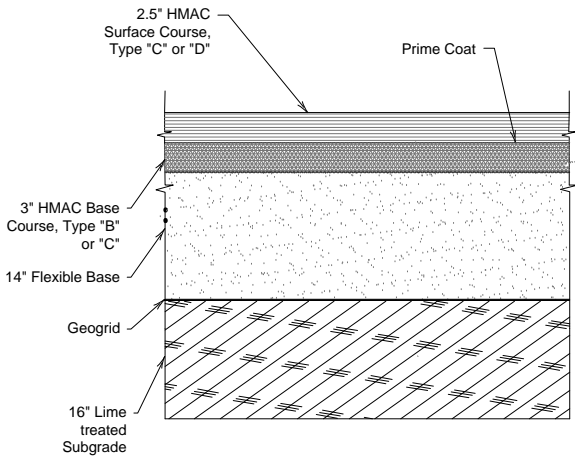
This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

COLLECTOR

POTENTIAL CODE REQUIRED SECTION



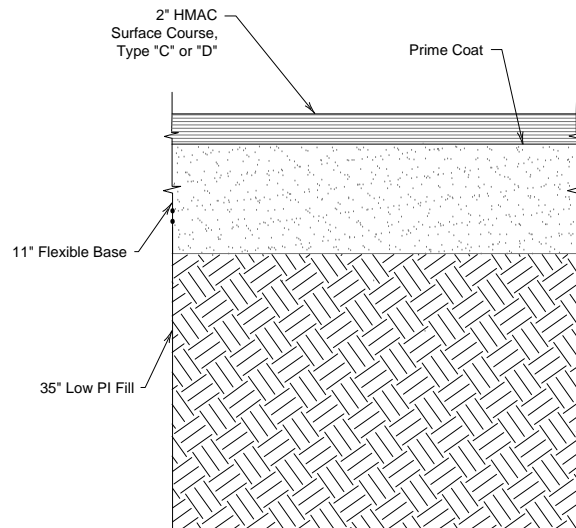
APPROVED ALTERNATIVE



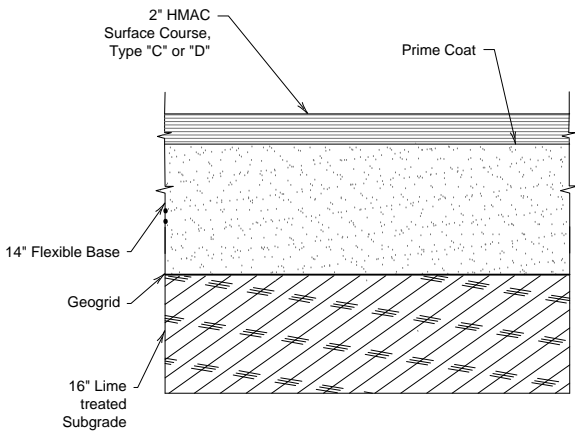
REFER TO GEOTECHNICAL REPORT BY RABA KISTNER, "Supplemental Pavement Revision No. 3 - Emailed 04-15-2024" PROJECT NUMBER AAA23-130-00, DATED April 15, 2024 FOR MORE DETAILS.

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 _____

K:\16759\16759-0007-02 Newhaven Subdivision\2 Design Phase\CAD\Subdivision Construction Plan\16759-0007-02 DETAILS-MISC.dwg



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>
Combined Total	48.0 in.	24.0 in.



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.	--
Combined Total	72.5 in.	27.5 in.

*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 – 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: July 10, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a three lot commercial subdivision (C-1 Light Commercial zoning) and the intended use is for a Townplace Hotel and a Hampton Inn Hotel, which have plans in for review. The third lot is also planned as a future hotel site. City utilities and drainage have already been stubbed out to the lots by the Las Entradas developer.

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

- Plat
- Aerial Location
- Engineer Comments
- Conformance Letter

ACTIONS:

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

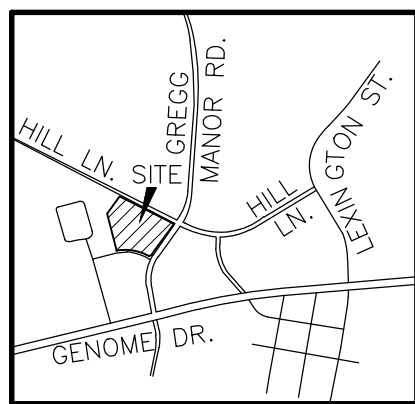
<i>Subdivision Review Type</i>	Alternate
--------------------------------	-----------

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

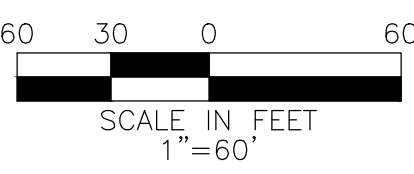
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve 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

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



VICINITY MAP
1"=2000'



CURVE TABLE					
Curve No.	Delta	Radius	Length	Chord Bearing	Chord
C1	05°49'37"	550.00'	55.93'	S 33°21'01"W	55.91'
C2	84°30'18"	25.00'	36.87'	S 72°41'34"W	33.62'
C3	35°36'37"	500.00'	310.76'	N 82°51'23"W	305.78'

LINE TABLE		
No.	Bearing	Distance.
L1	N 65°03'04"W	32.45'

LEGEND	
	BOUNDARY LINE
	ADJOINER BOUNDARY LINE
	EASEMENT LINE (AS NOTED)
	SET IRON ROD (AS NOTED)
	FOUND IRON ROD (AS NOTED)
	"X" CUT FOUND
	"X" CUT SET
	CONTROL MONUMENT
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS TRAVIS COUNTY, TEXAS

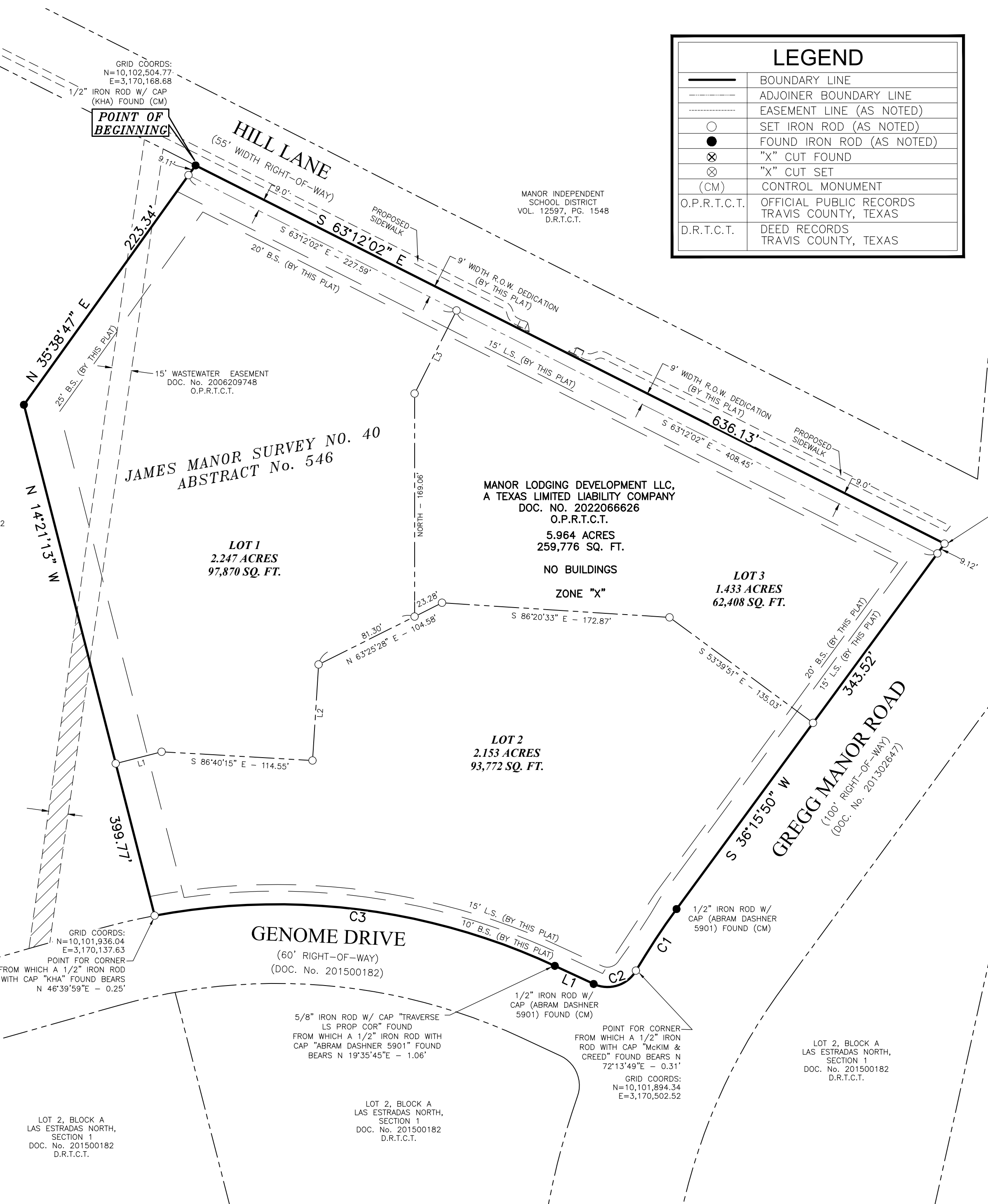
- GENERAL NOTES**
- The purpose of this plat is to create 3 lots.
 - Lot to lot drainage will not be allowed without City of Manor Engineering Section approval.
 - The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, Central Zone as derived from GPS observations using the Allterra RTK Network and adjusted to surface using a surface scale factor of 1.00010.
 - Note: All easements inside the Property will be private, and not maintained by City.
 - The Proposed use is C-1 Light Commercial.
 - Performance and maintenance guarantees as required by the City.

OWNER/DEVELOPER
Name: Manor Lodging Development LLC
Address: 3431 Rayford Road, Suite 200
Spring, Texas, 77386
Contact Name: Kishan Becher
Phone: 903-526-9580

ENGINEER
Name: Triangle Engineering, LLC
Address: 1784 W. McDermott Drive, Suite 110
Allen, Texas, 75013
Contact Name: Kiew Kam
Phone: 469-213-8868

SURVEYOR
Name: Traverse Land Surveying, LLC
Address: 14200 Midway Road, Suite 130
Dallas, Texas, 75244
Contact Name: David McCullah
Phone: 469-784-9321

FLOOD NOTES
No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48453C0480J, dated August 18, 2014. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).



FINAL PLAT
LOTS 1-3, BLOCK A
TOWNSHIP AT
HAMPTON
ADDITION

5.964 ACRES
OUT OF THE
JAMES MANOR SURVEY No. 40, ABSTRACT NO. 546
IN THE
CITY OF MANOR, TRAVIS COUNTY, TEXAS



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: May 11, 2023 Project No.: TR-43-22

OWNER'S CERTIFICATE AND DEDICATION

State of Texas §
County of Travis §

WHEREAS, MANOR LODGING DEVELOPMENT LLC, a Texas limited liability company, is the owner of that certain 5.964 acre tract located in the James Manor Survey Number 40, Abstract Number 546, City of Manor, Travis County, Texas being all of that certain 5.964 acre tract of land conveyed to MANOR LODGING DEVELOPMENT LLC, a Texas limited liability company, as described in Document No. 2022066626, Official Public Records of Travis County, Texas, and does hereby subdivide said 5.964 acre tract, having been approved for subdivision, pursuant to the public notification and hearing provisions 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 designed herein as "TOWNPLACE AT HAMPTON ADDITION" of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 5.656 acres of land in accordance with the attached map or plat to be know as "TOWNPLACE AT HAMPTON ADDITION" and do hereby dedicate to the use of the public forever all streets and public easements hereon shown for the purposes and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

This plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Manor.

WITNESS, my hand at Manor, Texas, this the _____ day of _____, 2024.

By: _____
Manor Lodging Development LLC
Kishan Becher

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, 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 in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

STATE OF TEXAS §
COUNTY OF COLLIN §

I, _____, 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 Gilleland Creek, watershed.

No portion of this site lies within the boundaries of the 100 year floodplain as shown on the flood insurance rate map community panel map Community Panel No. 48453C0480J, effective date August 18, 2014, Travis County, Texas and Incorporated Areas.

Kartavya Patel, Professional Engineer No. 97534
Triangle Engineering, LLC
1784 W. Mcdermott Drive, Suite 110
Allen, Texas, 75013

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, 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 in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the subdivision ordinance of the City of Manor, Texas.

PRELIMINARY, THIS SURVEY SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

DAVID F. MCCULLAH
Registered Professional Land Surveyor
Texas Registration No. 4023

Date: _____

GENERAL NOTES

- 1. Property Owners of the lots on which the public utility 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 such easements.
2. A 15' public utility easement is hereby dedicated along and adjacent to all street right-of-way.
3. Driveway and drainage construction standards shall be in accordance with the requirement of the City of Manor standards unless otherwise specified and approved by the City of Manor.
4. Water and wastewater service for this subdivision to be provided 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 building shall be constructed or maintained within the public utilities easements without the prior written approval of the City of Manor.
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 the multifamily lot in accordance with section 1.4.0 of the City of Austin environmental Criteria Manual.
9. Prior to construction, a site development permit must be obtained from the City of Manor.
10. The building setback lines shall comply with the City's Zoning Ordinance.

CITY OF MANOR ACKNOWLEDGEMENTS

This Subdivision is located within the City of Manor Corporate limits as of this _____ day of _____, 2023.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas on this _____ day of _____, 2024.

Approved: _____ Attest: _____

Felix Paiz CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

Accepted and authorized for record by the City Council of the City of Manor, Texas on this _____ day of _____, 2024.

Approved: _____ Attest: _____

DR. CHRISTOPHER HARVEY MAYOR LLUVIA ALMARAZ, CITY SECRETARY

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

I, DYANA LIMON-MERCADO, Clerk of Travis County, Texas do hereby certify that the forgoing instrument of writing and its certification of authentication was filed for record in my office on the date _____ day of _____, 2023 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 _____, 2024.

Dyana Limon-Mercado, County Clerk, Travis County, Texas

BY: _____ DEPUTY

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, 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 in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas

A METES AND BOUNDS DESCRIPTION OF A 5.964 ACRE TRACT OF LAND

BEING a 5.964 acres tract of land situated in the James Manor Survey No. 40, Abstract No. 546, City of Manor, Travis County, Texas, being all of that 5.964 acre tract of land conveyed to MANOR LODGING DEVELOPMENT LLC, a Texas limited liability company, and recorded in Document No. 2022066626 of the Official Public Records, Travis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod with cap stamped "KHA" (Controlling Monument (CM)) found on the common northerly line of said Manor tract, and the northeasterly corner of Lot 1, Block A, Los Entradas North, Section 2, an addition to the City of Manor, according to the plat thereof, recorded in Document No. 202000038, Official Public Records, Travis County, Texas, and also being on the southerly right-of-way line of Hill Lane (variable width right-of-way);

THENCE, South 63 degrees 12 minutes 02 seconds East, along the common northerly line of said Manor tract, and the southerly right-of-way line of said Hill Lane, a distance of 636.13 feet to a point for corner at the intersection of the southerly right-of-way line of said Hill Lane, and the northwesterly right-of-way line of Gregg Manor Road (100' right-of-way), from which a 1/2 inch iron rod with cap stamped "Abram Dashner 5901" found, bears North 79 degrees 54 minutes 08 seconds East, a distance of 0.63 feet;

THENCE, South 36 degrees 15 minutes 50 seconds West, along the northwesterly right-of-way line of said Gregg Manor Road, a distance of 343.52 feet to a 1/2 inch iron rod with cap stamped "Abram Dashner 5901" (CM) found, said iron rod being the beginning of a curve to the left, having a central angle of 05 degrees 49 minutes 37 seconds, a radius of 550.00 feet and being subtended by a chord bearing of South 33 degrees 21 minutes 01 seconds West, a chord distance of 55.91 feet;

THENCE, in a southwesterly direction, along said curve to the right, and along the northwesterly right-of-way line of said Gregg Manor Road, an arc distance of 55.93 feet to a point for corner, from which a 1/2 inch iron rod with cap stamped "McKim & Creed" found bears North 72 degrees 13 minutes 49 seconds East, a distance of 0.31 feet, said point for corner being the beginning of a compound curve to the right, having a central angle of 84 degrees 30 minutes 18 seconds, a radius of 25.00 feet and being subtended by a chord bearing of South 72 degrees 41 minutes 34 seconds West, a chord distance of 33.62 feet;

THENCE, in a southwesterly direction, along said curve to the right, and along the northwesterly right-of-way line of said Gregg Manor Road, an arc distance of 36.87 feet to a 1/2 inch iron rod with cap stamped "Abram Dashner 5901" (CM) found on the northerly right-of-way line of Genome Drive (60' right-of-way);

THENCE, North 65 degrees 03 minutes 04 seconds West, along the northerly right-of-way line of said Genome Drive, a distance of 32.45 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" found (CM), from which a 1/2 inch iron rod with cap stamped (Abram Dashner 5901) found bears North 19 degrees 35 minutes 45 seconds East, a distance of 1.06 feet, said iron rod set being the beginning of a curve to the left, having a central angle of 35 degrees 36 minutes 37 seconds, a radius of 500.00 feet and being subtended by a chord bearing of North 82 degrees 51 minutes 23 seconds West, a chord distance of 305.78 feet;

THENCE, in a northwesterly direction, along said curve to the left, and along the northwesterly right-of-way line of said Genome Drive, an arc distance of 310.76 feet to a point for corner on the southeasterly corner of said Lot 1, Block A, from which a 1/2 inch iron rod with cap stamped "KHA" found bears North 46 degrees 39 minutes 59 seconds East, a distance of 0.25 feet;

THENCE, North 14 degrees 21 minutes 13 seconds West, along the easterly line of said Lot 1, Block A, a distance of 399.77 feet to a 1/2 inch iron rod with cap stamped "Open Range FS" (CM) found on a northeasterly corner of said Lot 1, Block A;

THENCE North 35 degrees 38 minutes 47 seconds East, along the easterly line of said Lot 1, Block A, a distance of 223.34 feet to the POINT OF BEGINNING and containing 5.964 acres (259,776 square feet) of land, more or less.

FINAL PLAT LOTS 1-3, BLOCK A TOWNPLACE AT HAMPTON ADDITION

5.964 ACRES OUT OF THE JAMES MANOR SURVEY No. 40, ABSTRACT NO. 546 IN THE CITY OF MANOR, TRAVIS COUNTY, TEXAS

ENGINEER Name: Triangle Engineering, LLC Address: 1784 W. Mcdermott Drive, Suite 110 Allen, Texas, 75013 Contact Name: Kevin Patel Phone: 469-213-8868

OWNER/DEVELOPER Name: Manor Lodging Development LLC Address: 3431 Rayford Road, Suite 200 Spring, Texas, 77386 Contact Name: Kishan Becher Phone: 903-526-9580

SURVEYOR Name: Traverse Land Surveying, LLC Address: 14200 Midway Road, Suite 130 Dallas, Texas, 75244 Contact Name: David McCullah Phone: 469-784-9321



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321 W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting Date: May 11, 2023 Project No.: TR-43-22





1500 County Road 269
Leander, TX 78641

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

Date: Thursday, April 6, 2023

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP
Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat, , TX.

Dear Stephanie Wall,

The first submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat (*Final Plat*) submitted by Triangle Engineering and received on June 19, 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. Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.
- ii. The vicinity map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.
- iii. Note all easements and utilities inside the property will be private, and not maintained by the city. These easements are not required.
- iv. Provide a note for what the proposed uses and reservations are for all lots within the subdivision. Proposed uses will be used to verify the setbacks.
- v. Provide the owner's name and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls.
- vi. Since ROW is being dedicated, provide ROW width.
- vii. Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.
- viii. A sidewalk is needed to be provided along Hill Lane. Contact Scott Dunlop for alternative options.
- ix. Provide certification from all applicable taxing authorities that all taxes due on the property have been paid.
- x. Under general notes include the following "Performance and maintenance guarantees as required by the City".
- xi. Under the City of Manor Acknowledgement, the current Chairperson is Lakesha Small, the current Mayor is Dr. Christopher Harvey, and the current Clerk of Travis County is Dyana Limon-Mercado.

4/6/2023 11:22:13 AM
Lots 1-3, Block A Townplace at Hampton Addition
Final Plat
2023-P-1512-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 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



T: 469.784.9321 | W: TraverseLandSurveying.com | O: 14200 Midway Road, Suite 130, Dallas, TX 75244

May 11, 2023

To Whom it may Concern:

1. Surveyor and Engineer will place seals once complete per city comments.
2. Vicinity Map is to scale now per comments.
3. All proposed easement have been removed per city comments.
4. Added notes per City comments.
5. Updated property to now show 300 feet beyond property per comments.
6. Provided Coordinates per City comments.
7. Added Proposed Sidewalk per comments.
8. Updated City staff per comments.

These items have been addressed on this plat. Traverse Land Surveying submits this plat for the City of Manor's review. Please let us know if you need anything else.



1500 County Road 269
Leander, TX 78641

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

Date: Monday, October 23, 2023

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP

Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

The subsequent submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat submitted by Triangle Engineering and received on June 19, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- i. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.~~
- ii. ~~The vicinity map needs to be scaled 1" = 2,000'. The latest edition of the USGS 7.5-minute quadrangle map is recommended.~~
- iii. ~~Note all easements and utilities inside the property will be private, and not maintained by the city. These easements are not required.~~
- iv. ~~Provide a note for what the proposed uses and reservations are for all lots within the subdivision. Proposed uses will be used to verify the setbacks.~~
- v. ~~Provide the owner's name and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most-recent tax rolls. Provide a list of the Provide the owner's name and the property lines of property within three hundred (300) feet of the subdivision boundary.~~
- vi. ~~Since ROW is being dedicated, provide ROW width.~~
- vii. ~~Provide X and Y coordinates for four (4) property corners, using the state plane coordinate system.~~
- viii. ~~A sidewalk is needed to be provided along Hill Lane. Contact Scott Dunlop for alternative options.~~
- ix. ~~Provide certification from all applicable taxing authorities that all taxes due on the property have been paid. Provide documentation that all taxes have been paid. Will need to submit a tax certification not a tax statement.~~
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- xii. ~~All of the years in the signature portions of the plat need to be updated to read 2024.~~
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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 and use the online portal to upload your drawings in PDF format.

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at /Manor/Parts/Blank, or by e-mail at tshows@gbateam.com.

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Thank you,



Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, December 18, 2023

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP

Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

The subsequent submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat submitted by Triangle Engineering and received on June 19, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- i. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.~~
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- xii. ~~All of the years in the signature portions of the plat need to be updated to read 2024.~~
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Thank you,



Tyler Shows
Staff Engineer
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, January 30, 2024

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP

Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

The subsequent submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Plat submitted by Triangle Engineering and received on June 19, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, April 29, 2024

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP

Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

The subsequent submittal of the Lots 1-3, Block A Townplace at Hampton Addition Final Platsubmitted by Triangle Engineering and received on June 19, 2024, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- i. ~~Reminder: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements.~~
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- xiii. ~~The P&Z Chairperson is Felix Paiz.~~

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 and use the online portal to upload your drawings in PDF format.

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Thank you,



Pauline Gray, P.E.
Lead AES
GBA



1500 County Road 269
Leander, TX 78641

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

Date: Monday, June 17, 2024

Stephanie Wall
Triangle Engineering
1782 W. McDermott Dr
Allen TX 75013
stephanie@triangle-engr.com

Permit Number 2023-P-1512-FP
Job Address: Lots 1-3, Block A Townplace at Hampton Addition Final Plat,

Dear Stephanie Wall,

We have conducted a review of the final plat for the above-referenced project, submitted by Stephanie Wall and received by our office on June 19, 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 black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA