



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

Planning & Zoning Commission Regular Meeting

Wednesday, June 12, 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 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

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

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.

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

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
- 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.

- 9. 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

- 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

- 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

- 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

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, June 7, 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: June 12, 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 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.

Applicant: Phantastic Endeavor LLC

Owner: Kimley-Horn

BACKGROUND/SUMMARY:

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

This property has direct frontage on US Hwy 290 (approximately 237') and is located almost to the eastern extent of the city limits. It is near the intersection of US 290 and Ballerstedt Rd as well as US 290 and Abrahamson Road. The area is a mix of commercial, industrial, and residential uses. Most of the residential uses are on the lots behind the subject lot along Voelker Lane with the closest residential unit being 425' from the subject lot's southern property line. The property to the west and across US 290 are vacant, and the property to the east is an existing small business that was rezoned to General Office on September 7th, 2022, by Ordinance 673. Within 750' are an industrial building housing a large mechanical/plumbing company, a concrete manufacturing facility, a storage unit business, and the residential units along Voelker Lane.

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

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

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

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

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

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- C-3 permitted uses
- Comprehensive Plan FLUM
- 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 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.

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



April 12, 2024

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

Via Electronic Submittal

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

Dear Mr. Dunlop,

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

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

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

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

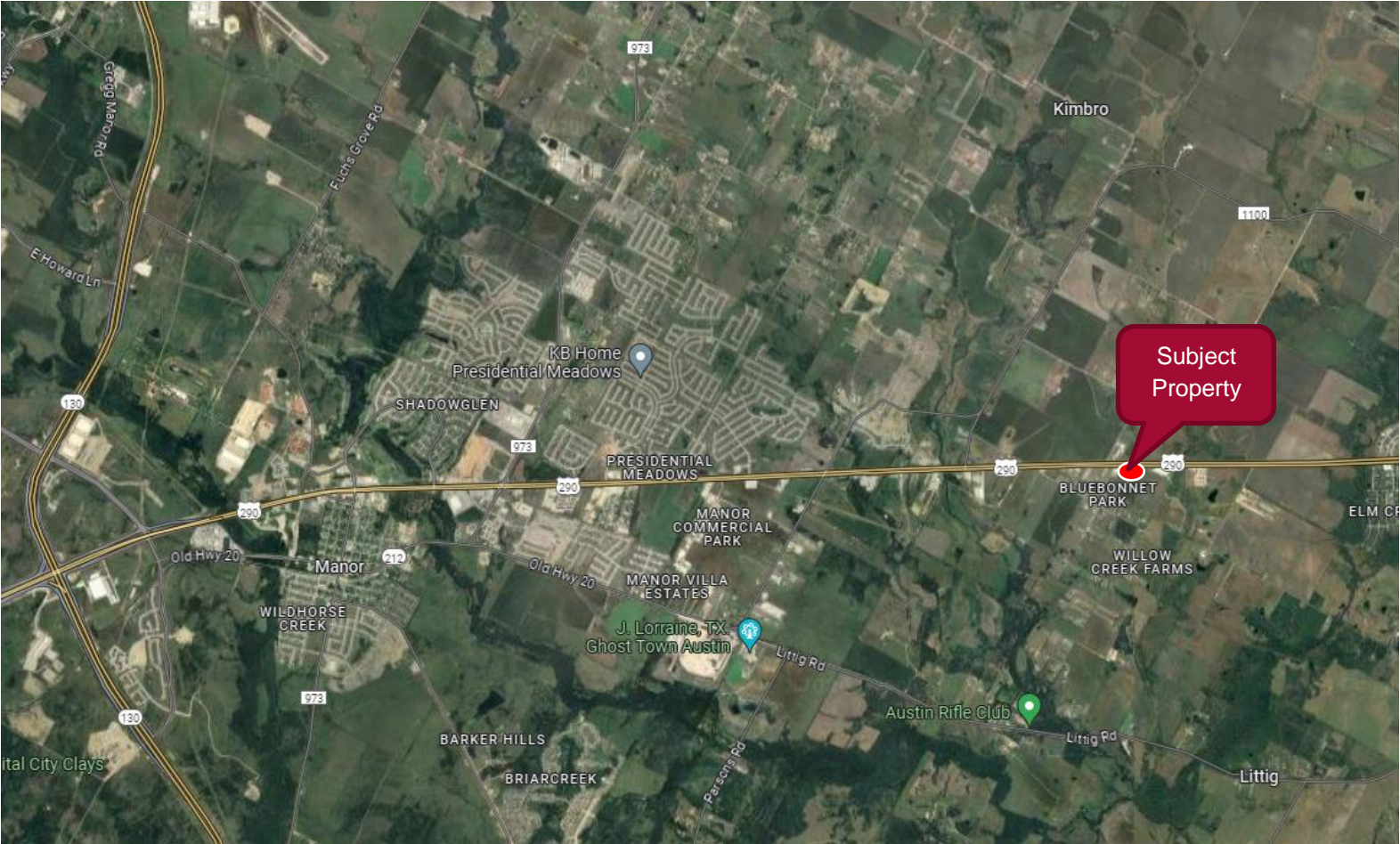
Sincerely,

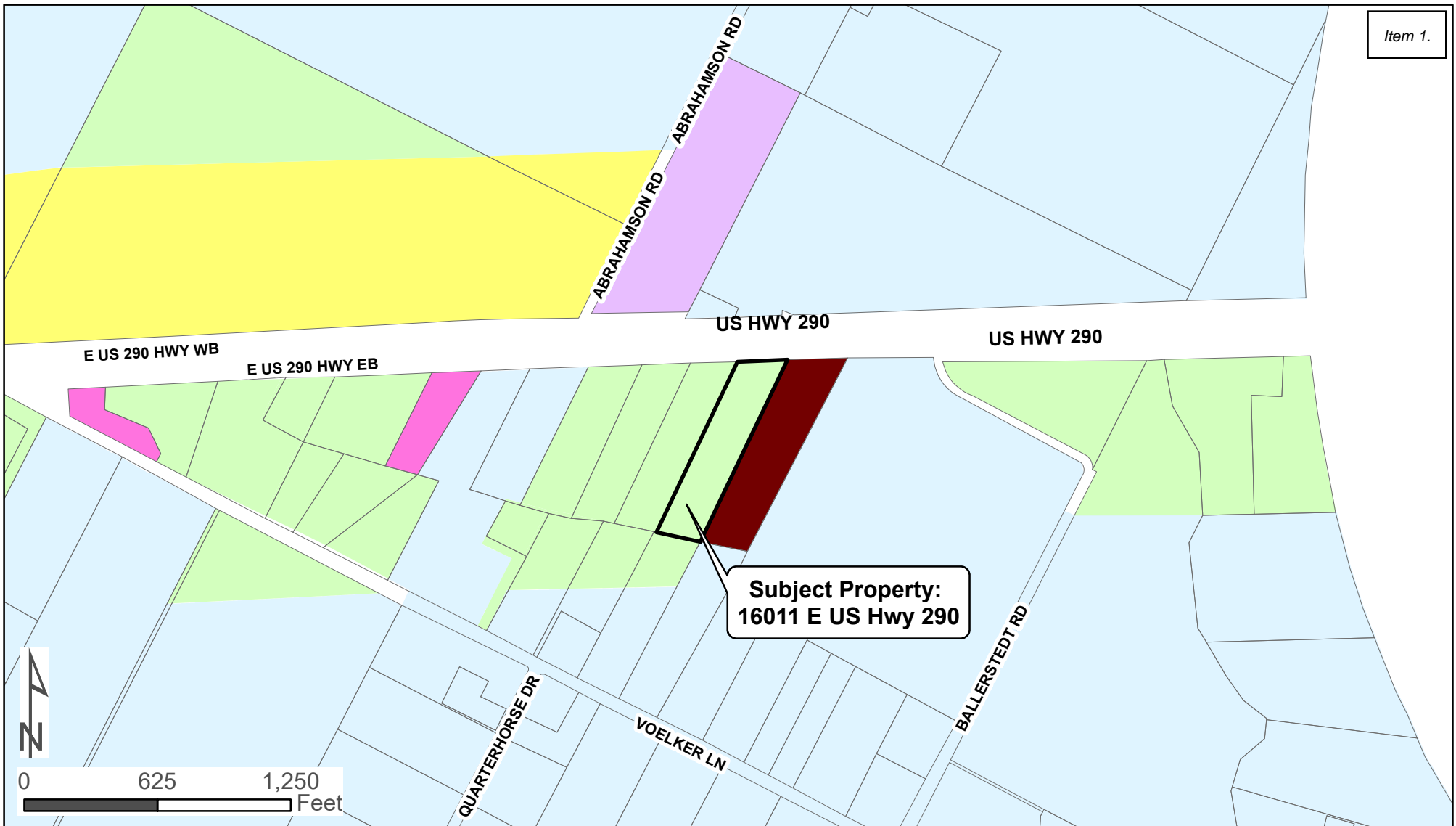
Jonathan Sosebee, AICP

Location Map



Location Context





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



**Current:
(A) Agricultural**

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

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







VOELKER

COMMERCIAL CORRIDOR

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

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

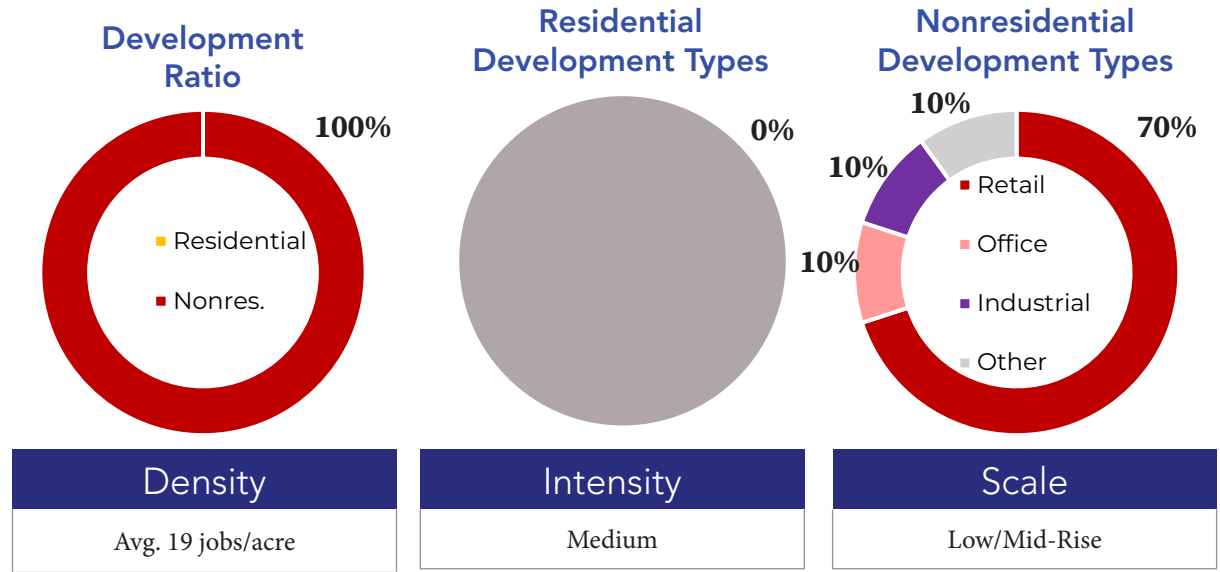
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

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

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

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

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



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

C-3

Heavy Commercial

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

Permitted and Conditional Uses

Non-residential Uses

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

C-3 Heavy Commercial

Site Development Standards

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

¹ Corner lots add 10 ft

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

³ 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

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

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

⁶ Setback to non-residential can be 15 ft



5/20/2024

City of Manor Development Services

Notification for a Rezoning Application

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

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

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

Applicant: Phantastic Endeavor LLC
Owner: Kimley-Horn

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

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

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

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

LOUGRACE VERNA
15916 VOELKER LN
ELGIN, TX 78621-4111

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

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

Item 1.

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

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

BACKGROUND/SUMMARY:

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

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

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

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

STAFF RECOMMENDATION:

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

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

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

May 15, 2024

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

VIA EMAIL

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

Mr. Dunlop,

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

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

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

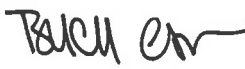
As you may be aware, medical office is specifically called out as an approved use in the development's REA, as the industry leading retailers (HEB and Home Depot, who drive the REA document) know that tenants like Heartland are found in the best retail shopping centers throughout Texas (including both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

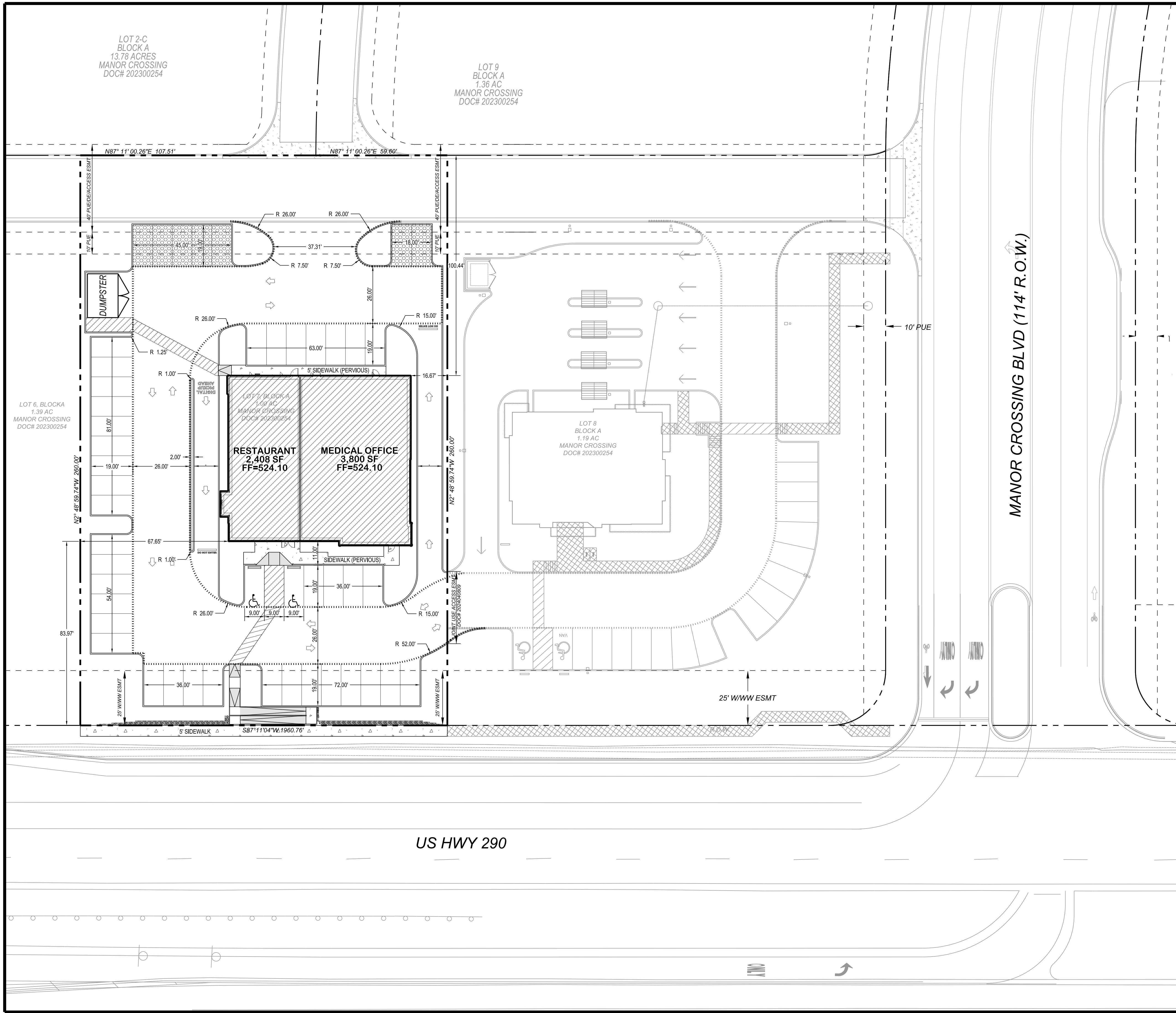
When reviewing requirements associated with the SUP we ask that both P&Z and City Council recognize that this permit “will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the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

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

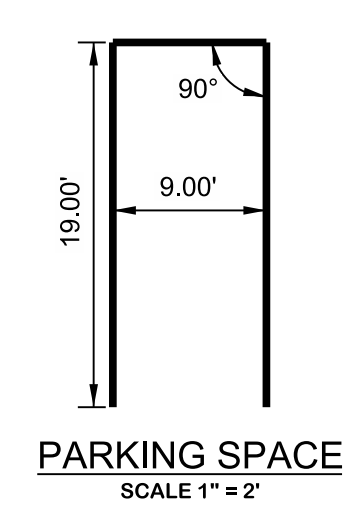
We sincerely appreciate the time and attention to this matter to date and are very proud of and thankful for the role we have played and will continue to play bringing best in class operators to Manor Crossing.

Highest and best regards,

By: 
Name: Buck Cody
Title: Manager

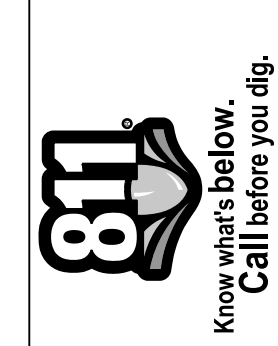


- LEGEND:**
- PROPERTY LINE
 - - - ADJACENT LOT LINE
 - - - EASEMENT LINE
 - - - FIRE LANE
 - ▭ ADA RAMP
 - ▭ ADA ROUTE
 - ▭ POROUS PAVEMENT



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

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



Rev	Description	Date

Development Collaborative

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

STATE OF TEXAS
JAMES R. McCANN
92595
LICENSED PROFESSIONAL ENGINEER

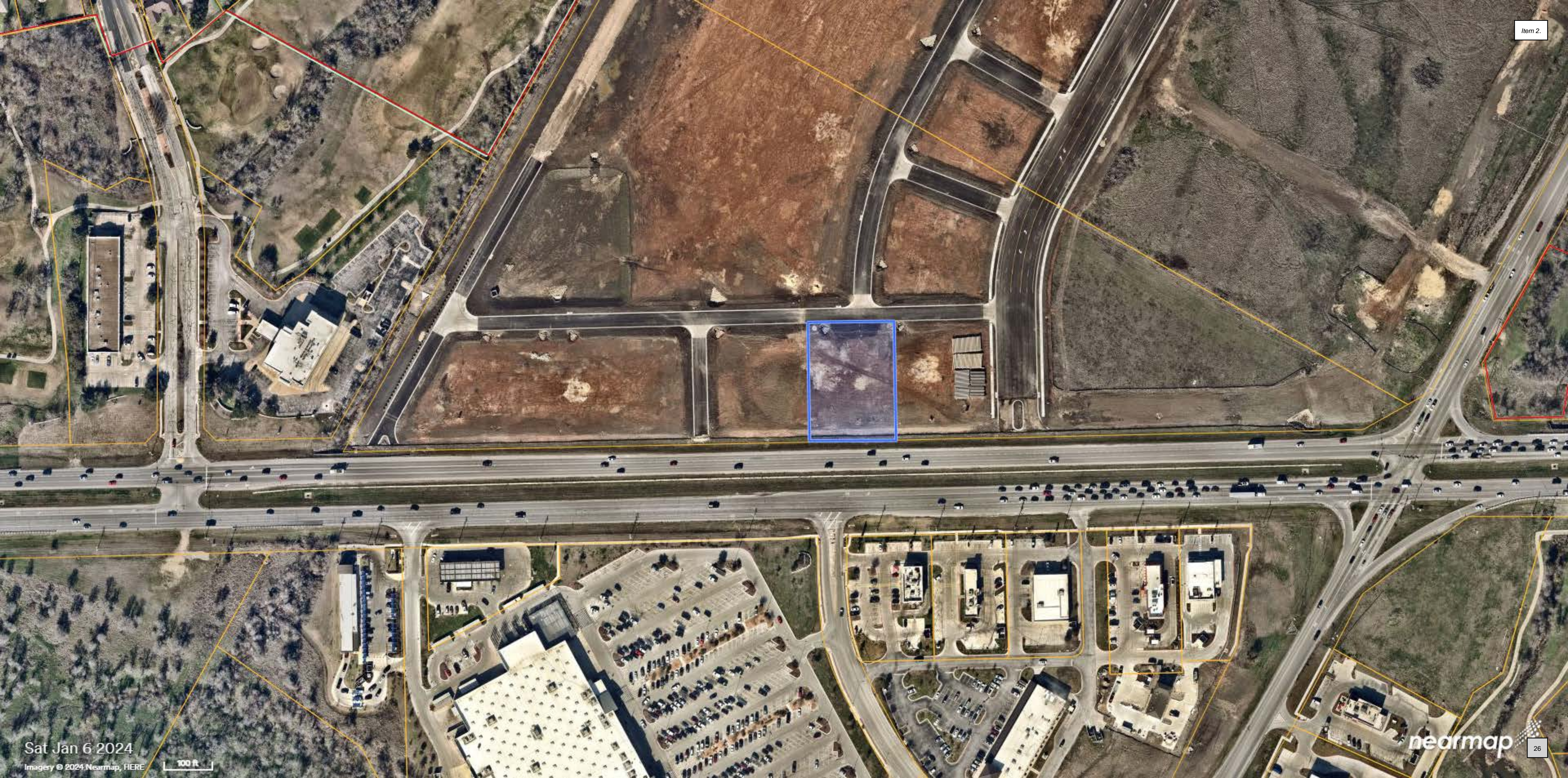
James R. McCann
04/25/2024

MANOR CROSSING, LOT 7, BLOCK A
Plans for Site Improvements
13100 N FM 973, Manor Texas 78653
SITE PLAN

SP1

07

21



COMMUNITY MIXED-USE

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

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

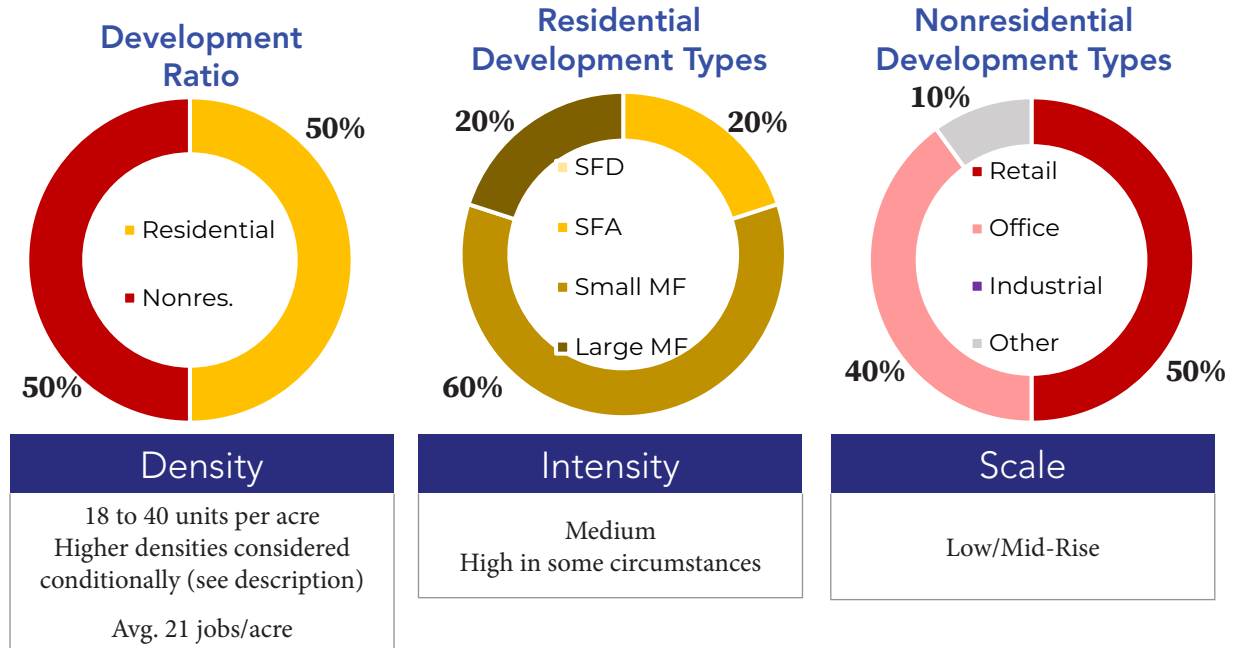
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



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



5/20/2024

City of Manor Development Services

Notification for a Specific Use Request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

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)

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

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

ACTIONS:

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision 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 3.

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.

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.

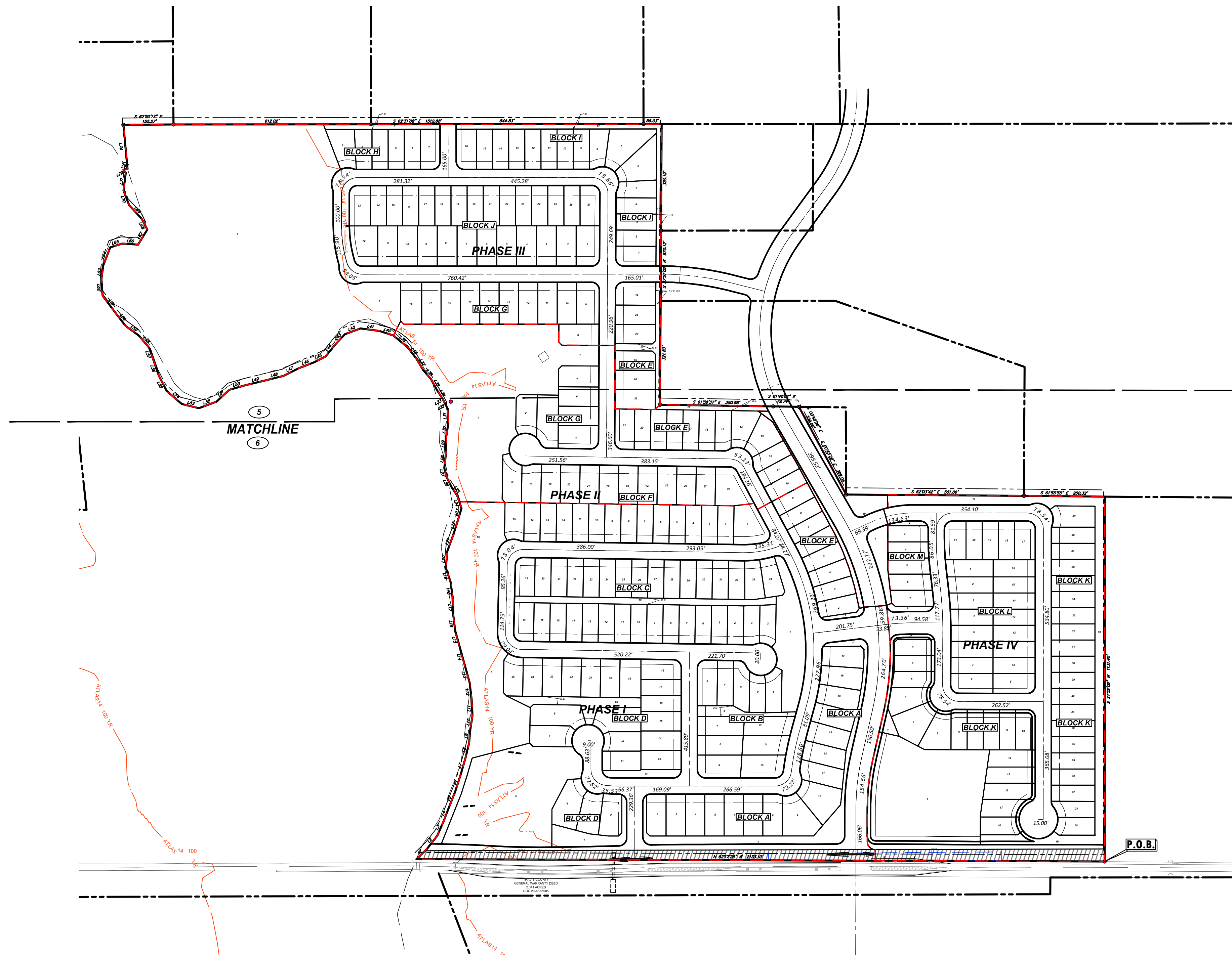
We believe that this variance not only addresses the unique conditions in Manor but also provides a practical and economically feasible solution that aligns with the overarching goals of the City's infrastructure development plans. We are confident that our approach will meet the necessary performance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

Sincerely,

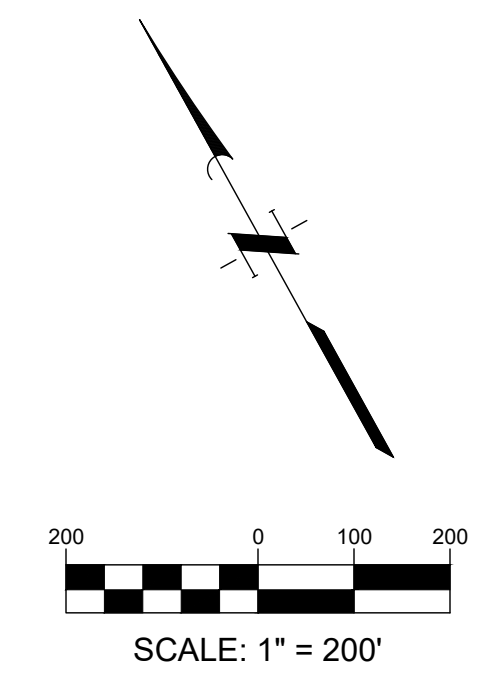


Brad Carabajal, PE
Project Engineer

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	150.67
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
PUBLIC STREETS

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

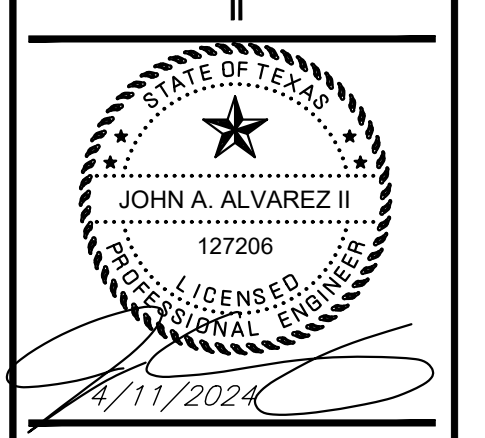
- LEGEND**
- PHASE LINE

No.	Date	REVISIONS

QUIDDITY
3100 Allen Commerce Boulevard, Suite 150 • Austin, Texas 78754 • 512.441.8493

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

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



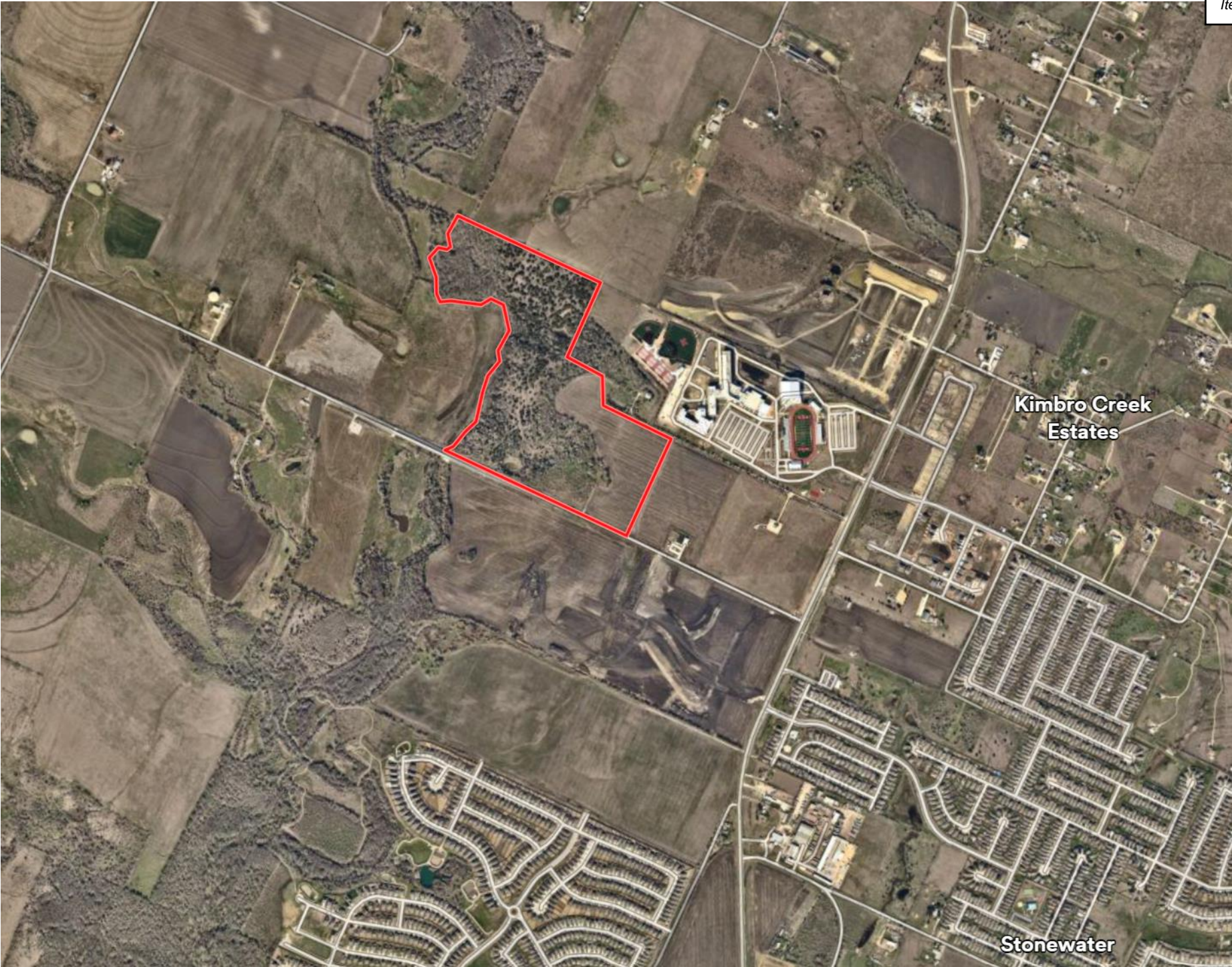
NEWHAVEN PRELIMINARY PLAN

OVERALL PRELIMINARY PLAT

SHEET NO. **4**

OF 19

©2023 Jones | Carter
K:\16759\16759-0007-02 newhaven subdivision\design phase\CAD\preliminary plan\Sheet\16759-0007-02 PRELIMPLAT.dwg jbaugh, April 11, 2024



PAVEMENT VARIANCE
FOR
NEWHAVEN SUBDIVISION
IN
MANOR, TEXAS



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

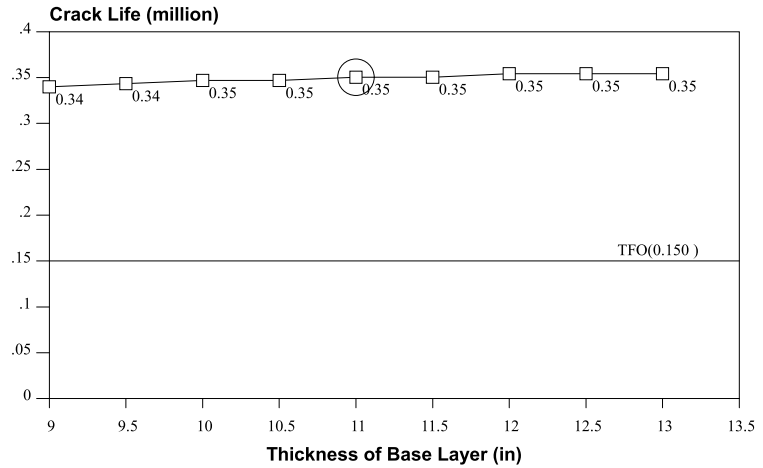
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/4/2024	3

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:

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

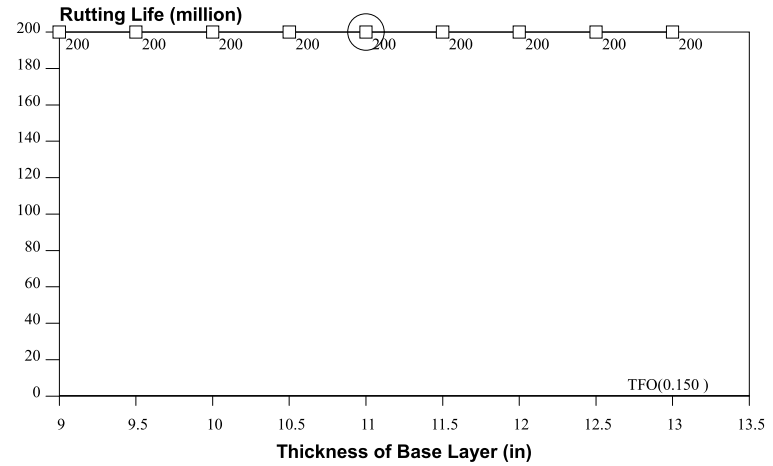
$$f_5 = 4.477$$

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

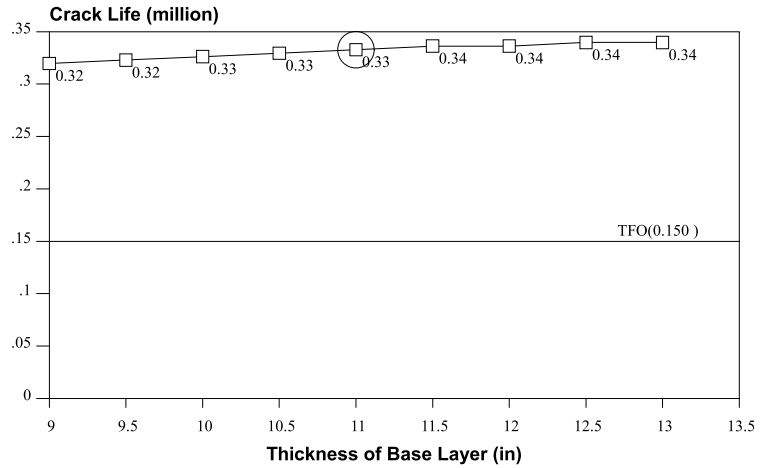


Mechanistic Check Conclusion:

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:

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

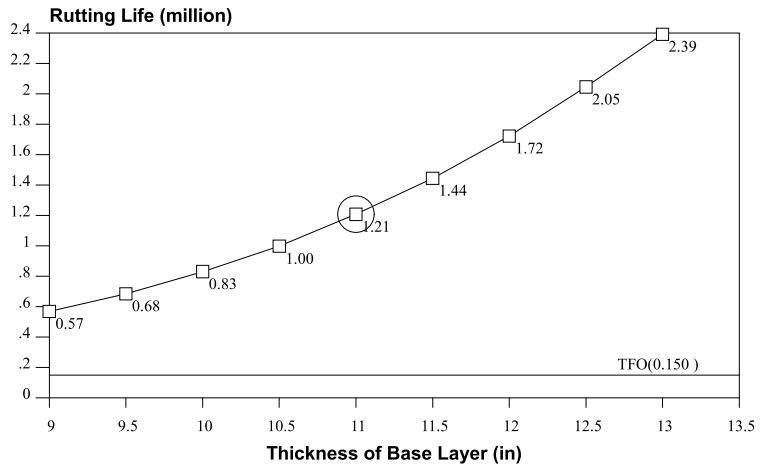
$f_3 = .854$
 $f_4 = 1.37E-09$
 $f_5 = 4.477$

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:

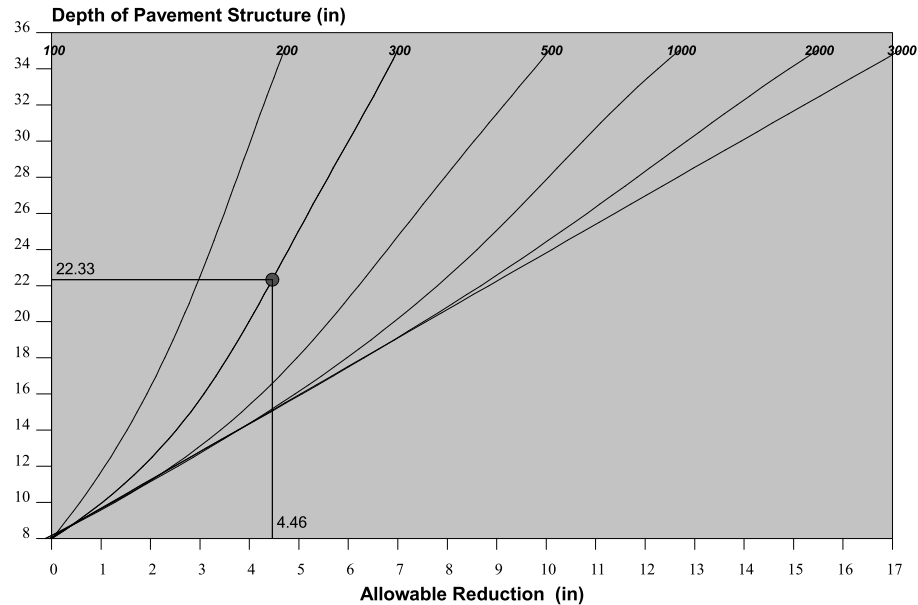
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

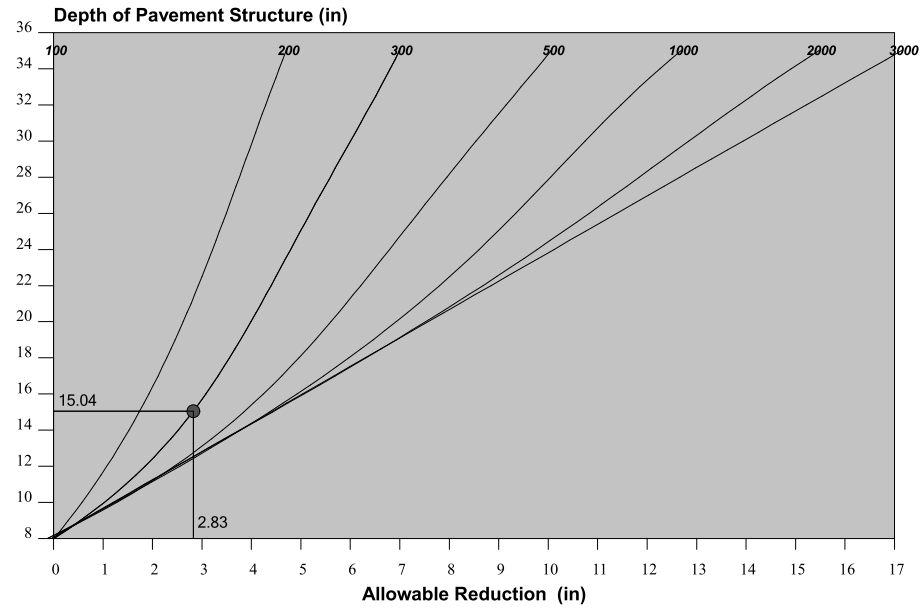
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

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
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	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

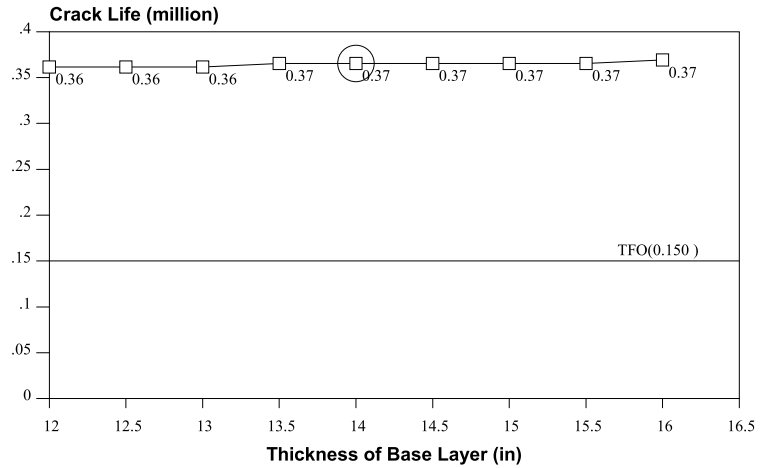
NO.OF PERF.PERIODS 1

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:

$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_3 = .854$$

$$f_4 = 1.37E-09$$

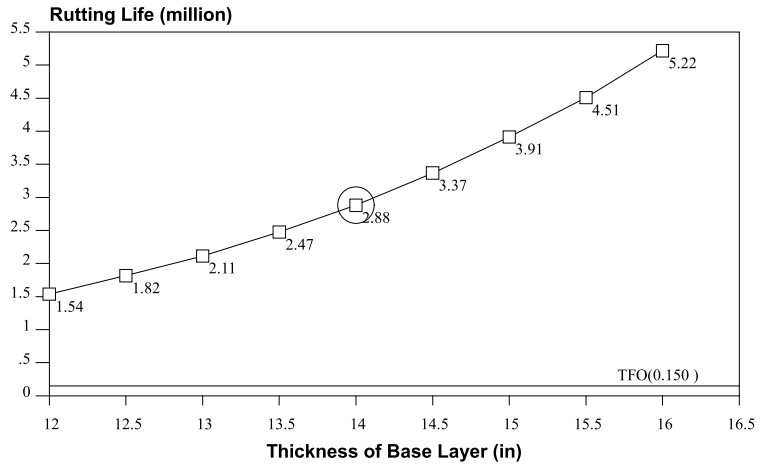
$$f_5 = 4.477$$

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

Crack Life: 0.37 (million) $\epsilon_t = 314.00 (\mu\epsilon)$

Rut Life: 2.88 (million) $\epsilon_v = -378.00 (\mu\epsilon)$

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



Mechanistic Check Conclusion:

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	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:

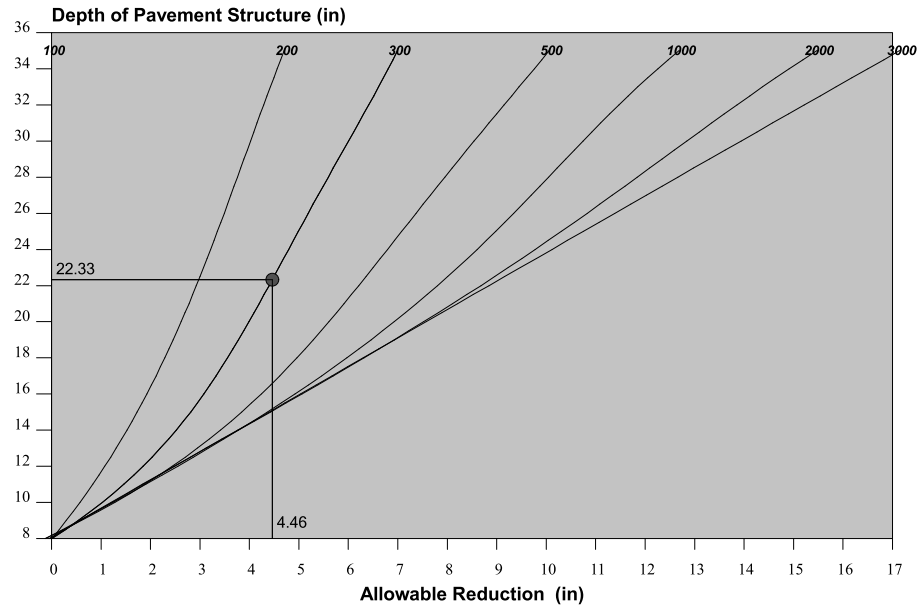
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

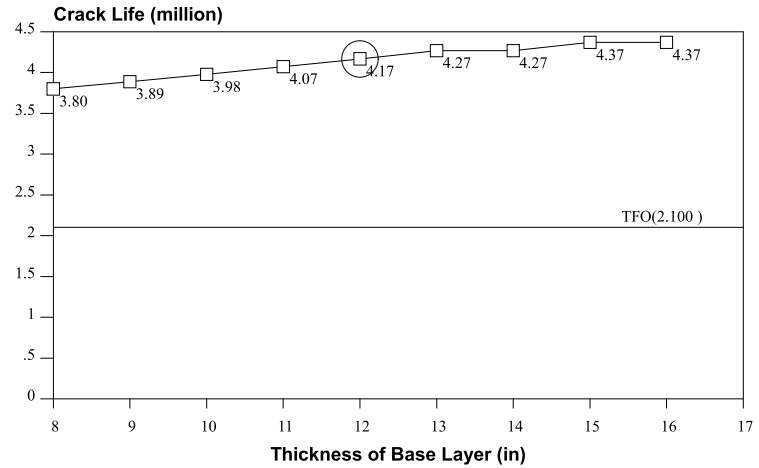
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

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:

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

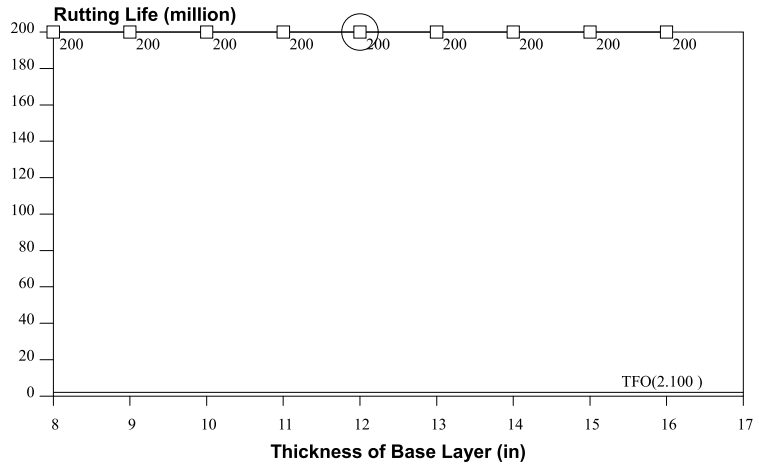
$$f_5 = 4.477$$

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

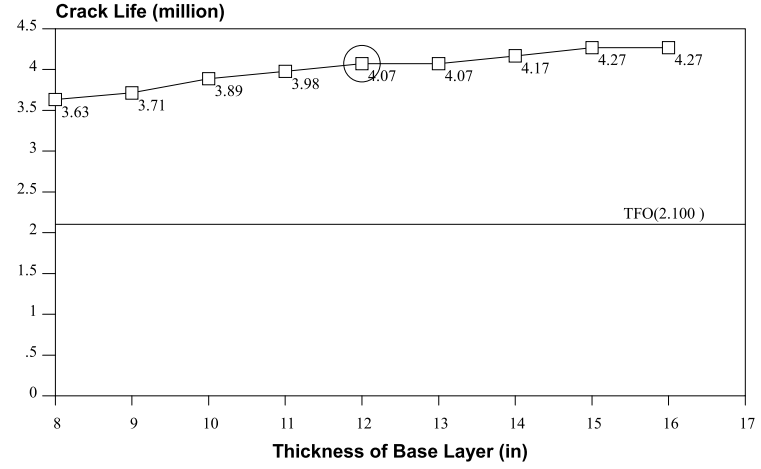


Mechanistic Check Conclusion:

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:

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

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

Rutting Model:

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

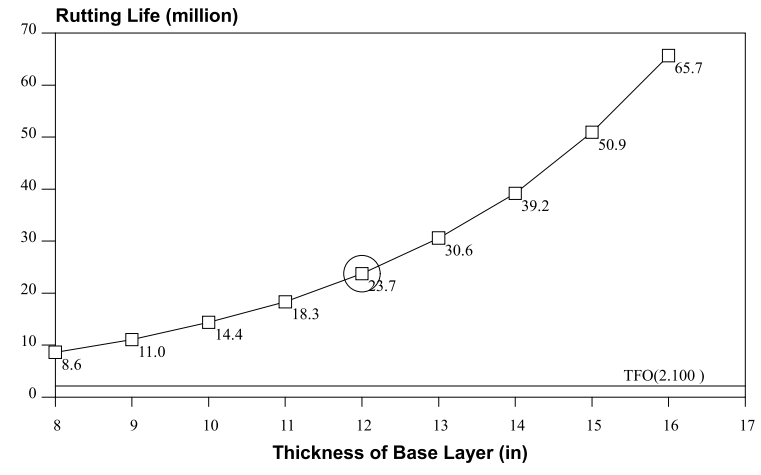
$f_4 = 1.37E-09$
 $f_5 = 4.477$

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:

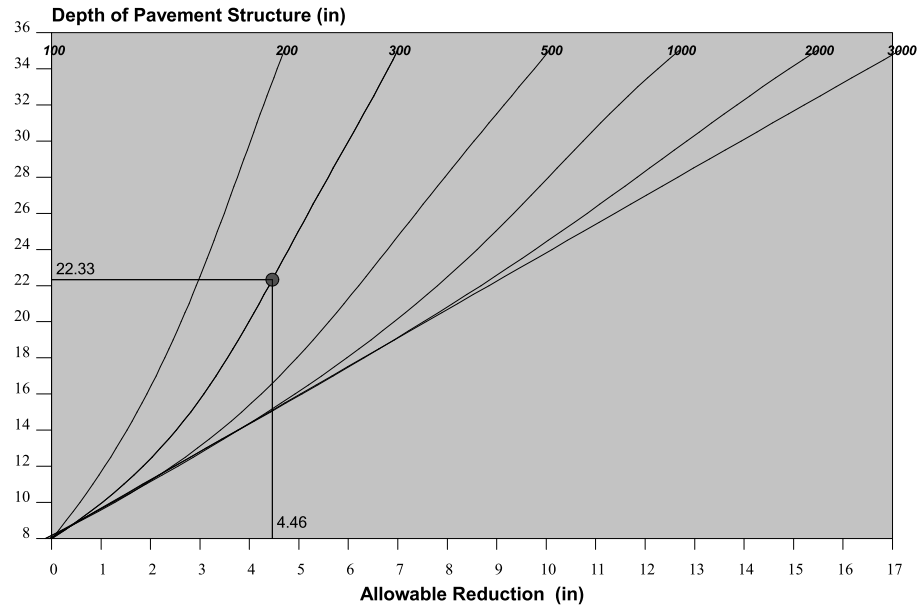
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

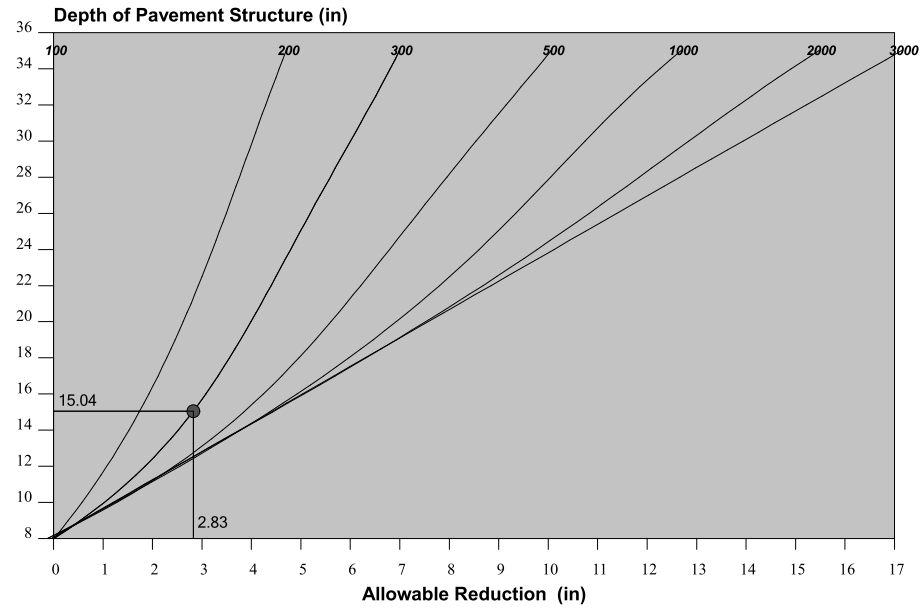
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

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

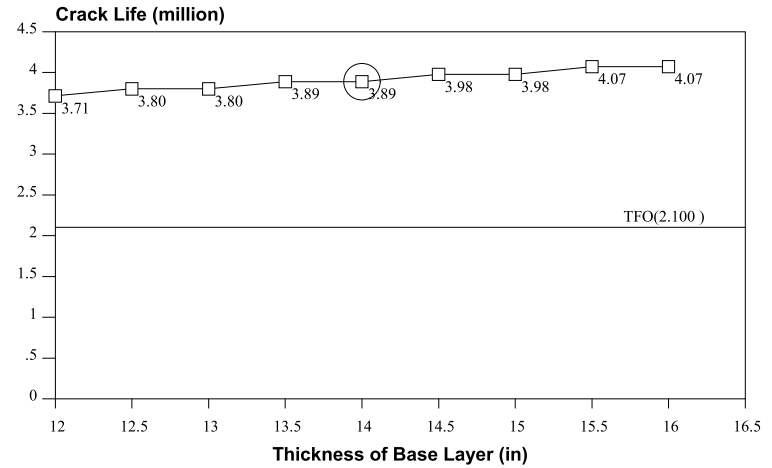
NO.OF PERF.PERIODS 1

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:

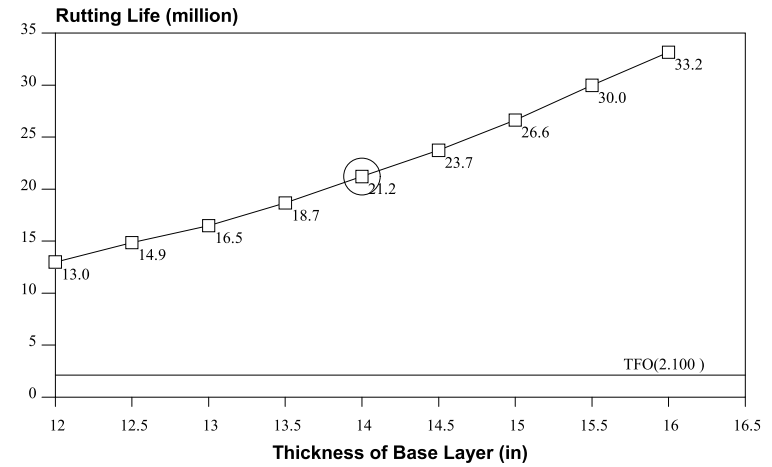
$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_2 = 3.291$$

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

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

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

Traffic to 1st Overlay is calculated by analysis period: 20years and 18 kips:2.10millions.
Also the start ADT:5000.0 and ending ADT:10950.0



Mechanistic Check Conclusion:

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	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:

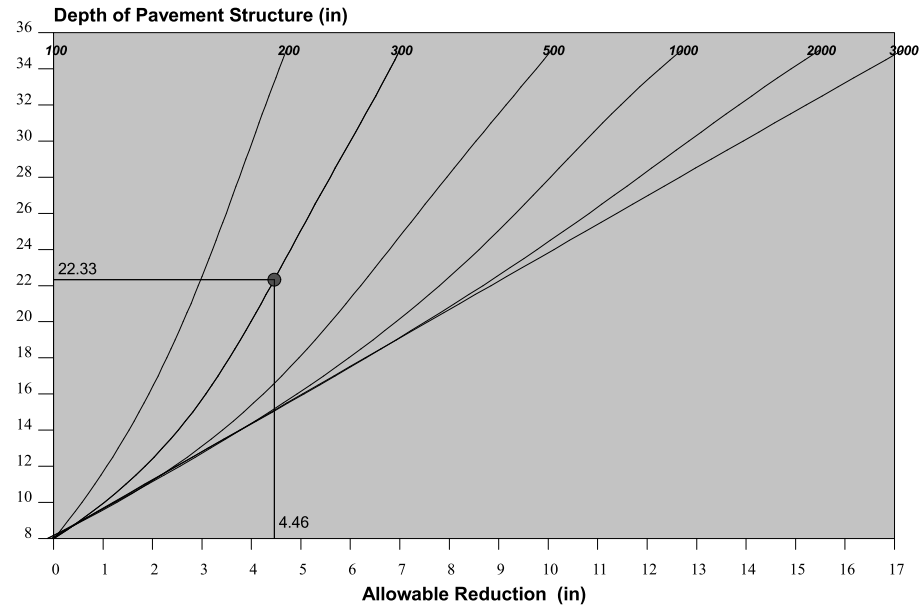
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,
 After reviewing the Supplemental Pavement recommendations report for Newhaven Subdivision, the City is receptive to these updates to your proposed option 2 for each street type based on Manor's historical pavement performance:

- Use Geogrid for both street types
- Meet or exceed a treated subgrade thickness of at least 16"
- Consider cement stabilized treated subgrade

For this requested exception to the City criteria, the HMAC surface, HMAC base, and flex base thickness shown are acceptable in option 2 for each street type; however, the City has experienced better performance with deeper depths of treated subgrade, therefore, 16" is noted above.



Nikki Conley PE (MO,KS,TX, IL) Senior Engineer

16305 Swingley Ridge Road, Ste 300 | Chesterfield, Missouri

9601 Amberglen Boulevard, Ste 109 | Austin, Texas

d 737.247.7536



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From: Brad J. Carabajal PE <bcarabajal@quiddity.com>
Sent: Tuesday, April 23, 2024 8:37 AM
To: Nikki Conley <nconley@gbateam.com>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>
Subject: RE: Newhaven - Pavement Section Comments

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Good morning Nikki,

I wanted to follow up on this review.

Thanks,



Brad Carabajal, P.E.

Project Engineer

Email: bcarabajal@quiddity.com

T: 512-685-5117

From: Nikki Conley <nconley@gbateam.com>
Sent: Wednesday, April 17, 2024 5:33 PM
To: Brad J. Carabajal PE <bcarabajal@quiddity.com>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>
Subject: RE: Newhaven - Pavement Section Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,
Thank you this is under review.

Nikki Conley PE (MO, KS, TX, IL) Senior Engineer

d 737.247.7536

From: Brad J. Carabajal PE <bcarabajal@quiddity.com>
Sent: Wednesday, April 17, 2024 3:01 PM
To: Nikki Conley <nconley@gbateam.com>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>
Subject: RE: Newhaven - Pavement Section Comments

CAUTION: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Nikki and Pauline,

I wanted to follow up on this. Have you been able to review the updated proposal from Raba Kistner?

Thanks,



Brad Carabajal, P.E.

Project Engineer

Email: bcarabajal@quiddity.com

T: 512-685-5117

From: Brad J. Carabajal PE
Sent: Tuesday, April 16, 2024 8:02 AM
To: Nikki Conley <nconley@gbateam.com>; 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

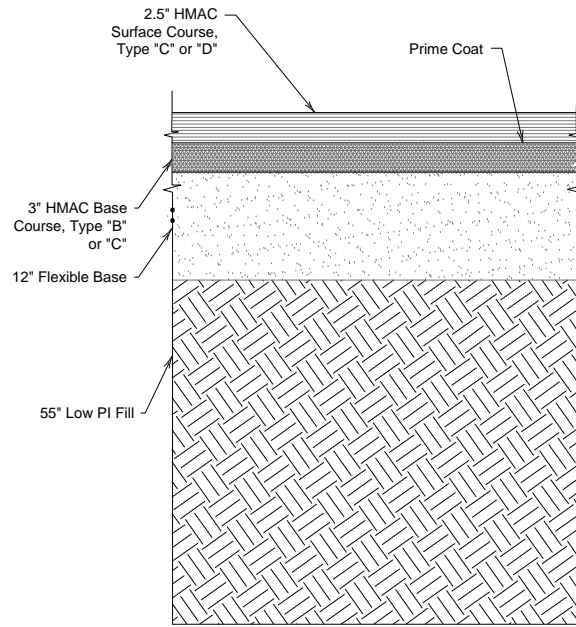
Item 3.

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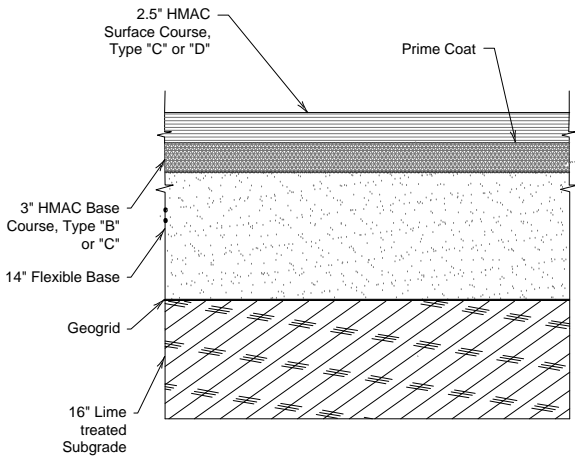
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COLLECTOR

POTENTIAL CODE REQUIRED SECTION



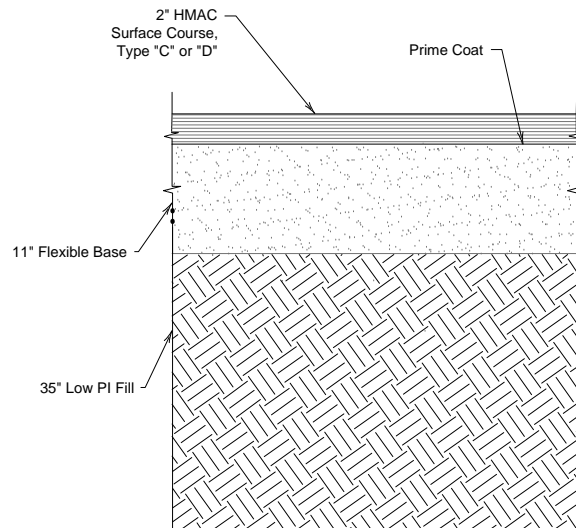
APPROVED ALTERNATIVE



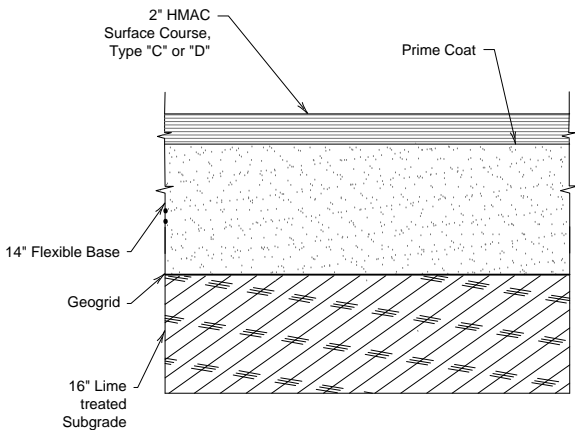
REFER TO GEOTECHNICAL REPORT BY RABA KISTNER, "Supplemental Pavement Revision No. 3 - Emailed 04-15-2024" PROJECT NUMBER AAA23-130-00, DATED April 15, 2024 FOR MORE DETAILS.

RESIDENTIAL


POTENTIAL CODE REQUIRED SECTION



APPROVED ALTERNATIVE



NEWHAVEN
PAVEMENT VARIANCE
EXHIBIT



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Alvin Devane Boulevard, Suite 150 Austin, Texas 78741 512.441.9493

SCALE: _____ NTS _____

DATE: _____ 05/15/2024 _____

JOB NO: _____ 16759-0007-02 _____



1500 County Road 269
Leander, TX 78641

Item 3.

Mailing Address:
9601 Amberglen Blvd. #109
Austin, TX 78729

May 20, 2024

Mr. Scott Dunlop
Development Services Director
Manor TX 78653

Re: Street Pavement Variance Request
New Haven Subdivision
City of Manor, Texas

Dear Mr. Dunlop:

The submittal of the New Haven Pavement Variance Request, submitted by Quiddity and received by our office on April 16, 2024, has been reviewed by our office.

The contemplated recommendations made below meet or exceed City of Austin minimum sections and have performed adequately for the City of Manor in the past. Our office recommend approving the pavement variance Option 2 with the following conditions:

- Use Geogrid for both street types
- Meet or exceed a treated subgrade thickness of at least 16"
- Consider cement stabilized treated subgrade
- The HMAC and flex base thickness shown are acceptable for each street type

General Residential Streets (Urban Local)

Layer Description	Layer Thickness	
	Option 1 – Overexcavation Option (Baseline) PVR = 3 in.	Option 2 – Lime Treatment Option PVR = 4 in.
HMAC Surface Course, Type "C" or "D"	2.0 in.	2.0 in.
Flexible Base	11.0 in.	14.0 in.
Geogrid	Optional	--
Lime Treated Subgrade	--	8.0 in.
Low PI Fill	<u>35.0 in.</u>	<u>--</u>
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: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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*

BACKGROUND/SUMMARY:

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

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

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

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

Water and wastewater will be provided by the City.

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

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

ACTIONS:

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

<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
--------------------------------	--

<i>Actions</i>	Open, Close, Postpone
----------------	-----------------------

STAFF RECOMMENDATION:

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

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

OKRA SUBDIVISION CONCEPTUAL PLAN

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

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

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

WATER CALCULATIONS (Per COA Criteria)

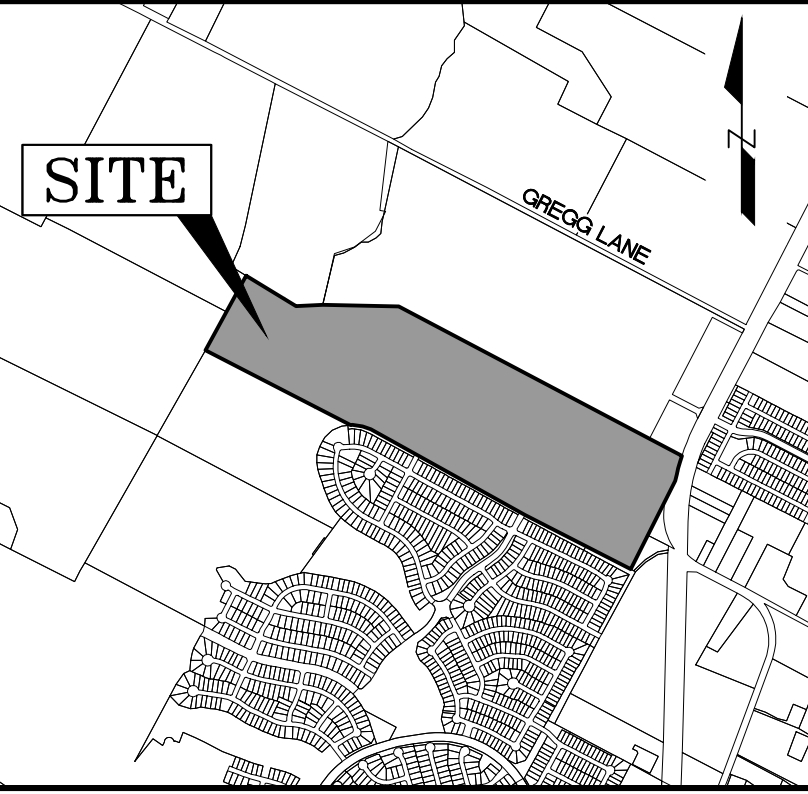
Single Family:				
Peak Hour	309 LUEs	x	3.5 people x	900 gal/person/day = 973350 gpd = 675.9 gpm
Peak Day	309 LUEs	x	3.5 people x	530 gal/person/day = 573195 gpd = 398.1 gpm
Fire Demand	1000 gpm	for	1 HR	
Commercial:				
Peak Hour	30 LUEs	x	3.5 people x	900 gal/person/day = 94880 gpd = 65.9 gpm
Peak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

WASTEWATER CAPACITY CALCULATIONS

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

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

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



LOCATION MAP
SCALE: 1" = 2000'

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

ACREAGE: 113.415 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 62

DATE PREPARED: 12/20/2023

NUMBER OF BLOCKS: 11

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

LINEAR FEET OF NEW STREETS: 19,566 LF

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

4" ALUMINUM DISK SET IN CONCRETE

TEXAS STATE PLANE COORDINATES:
 N 10110371.83
 E 3180273.95

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

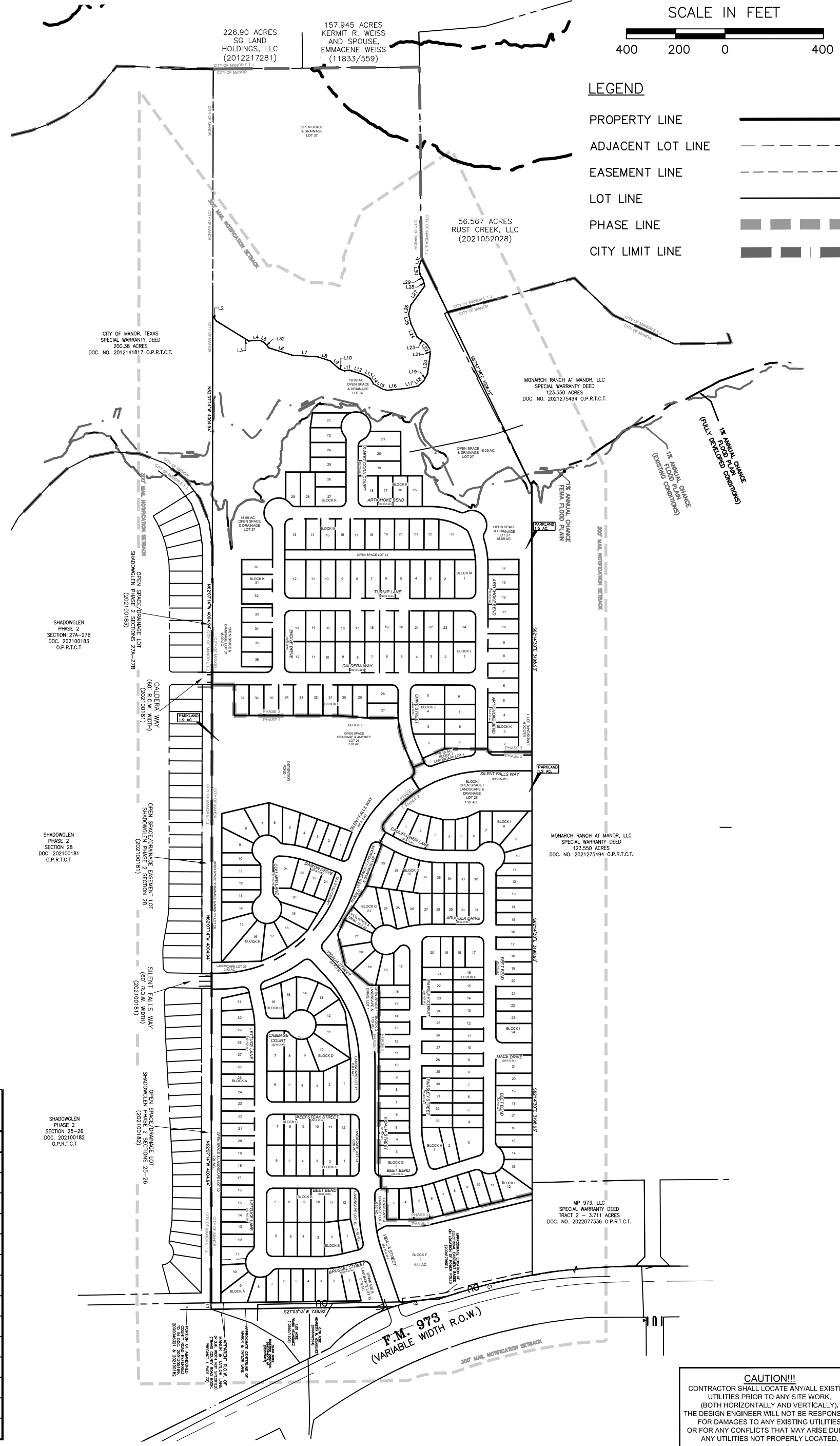
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING
 3500 McCALL LANE
 AUSTIN, TEXAS 78744
 TBPES FIRM NO. 10124500
 PHONE: (512) 443-1724

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

LAND USE SUMMARY TABLE

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

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



LEGEND

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

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

JCE

OKRA SUBDIVISION
CONCEPTUAL PLAN - OVERALL
MANOR, TEXAS 78653

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

Christine A. Potts

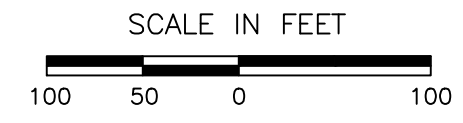
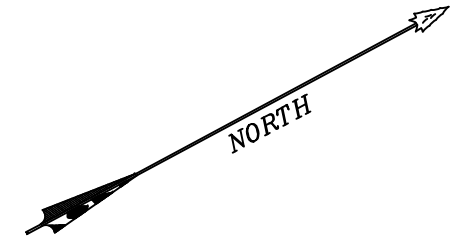
STATE OF TEXAS
 CHRISTINE A. POTTS
 99351
 LICENSED PROFESSIONAL ENGINEER

H:\OKRA TRACT\DWG\PLANS\CONCEPT\CONCEPT.DWG

File:	Snapshot: OVERALL
Job No.:	Scale (Vert.):
Scale (Hor.):	Drawn By: DSP
Date:	Checked By:
Revision 1:	Revision 2:
Revision 3:	Revision 4:

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

OKRA SUBDIVISION CONCEPTUAL PLAN



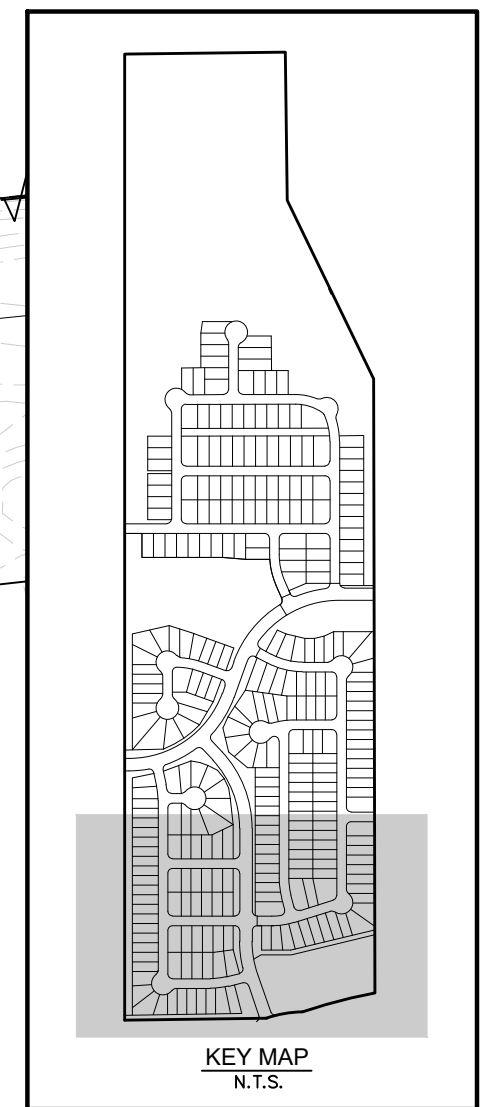
LEGEND

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



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

MP 973, LLC
SPECIAL WARRANTY DEED
TRACT 2 - 3,711 ACRES
DOC. NO. 202207336
O.P.R.T.C.T.



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



**OKRA SUBDIVISION
CONCEPTUAL PLAN - SHEET 1 OF 4**

MANOR, TEXAS 78653

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

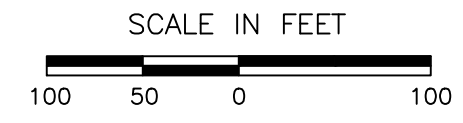
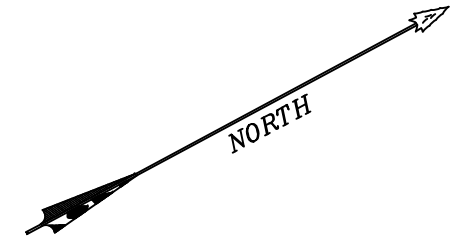


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Date:	Checked By:	Checked By:	Drawn By: DSP
Revision 1:		Revision 2:	
Revision 3:		Revision 4:	

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
02 of 07

OKRA SUBDIVISION CONCEPTUAL PLAN



LEGEND

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

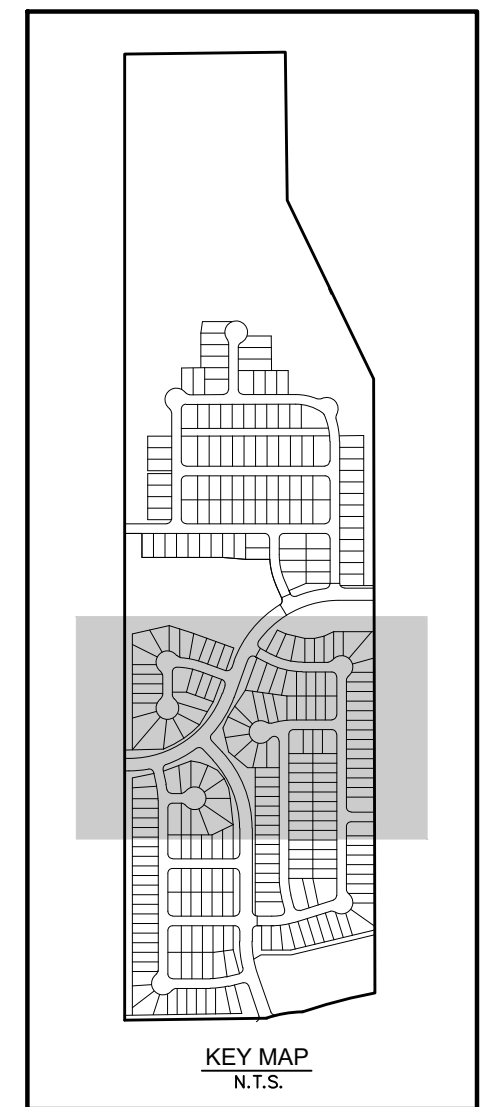


PARKLAND
1.9 AC.

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

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

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



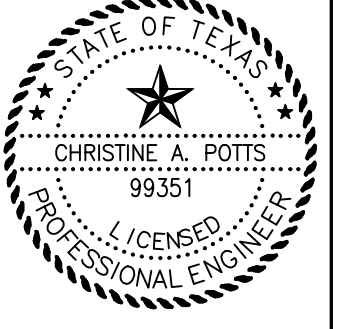
JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM

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

MANOR, TEXAS 78653

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

Christine A. Potts

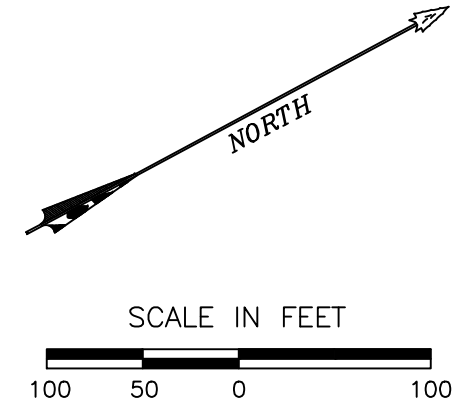


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Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING
 UTILITIES PRIOR TO ANY SITE WORK.
 (BOTH HORIZONTALLY AND VERTICALLY).
 THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE
 FOR DAMAGES TO ANY EXISTING UTILITIES
 OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
 ANY UTILITIES NOT PROPERLY LOCATED.

**SHEET
03 of 07**

OKRA SUBDIVISION CONCEPTUAL PLAN



LEGEND

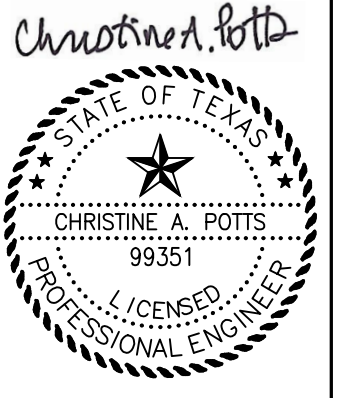
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ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- - - - -
LOT LINE	—————
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬

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

JCE

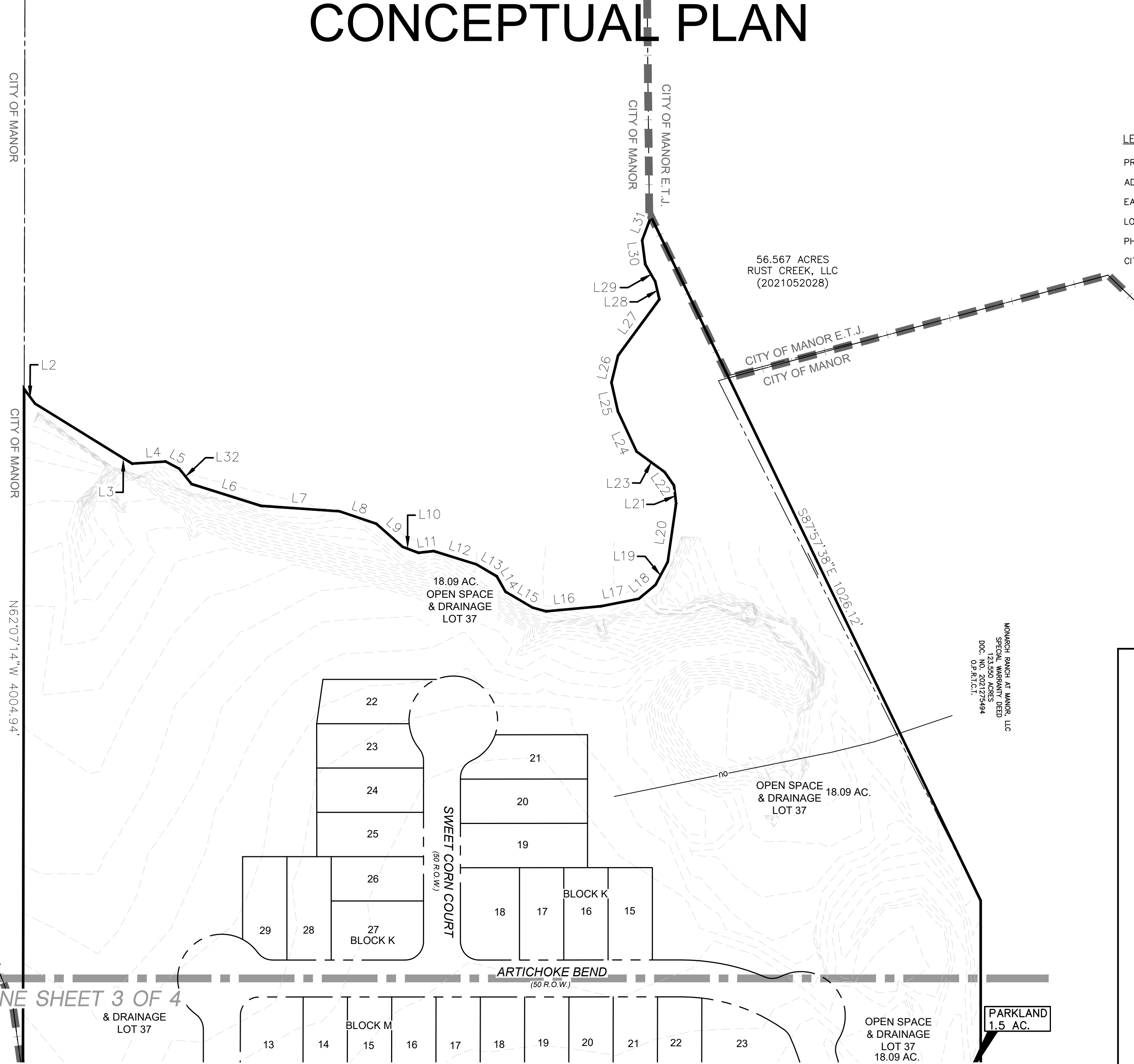
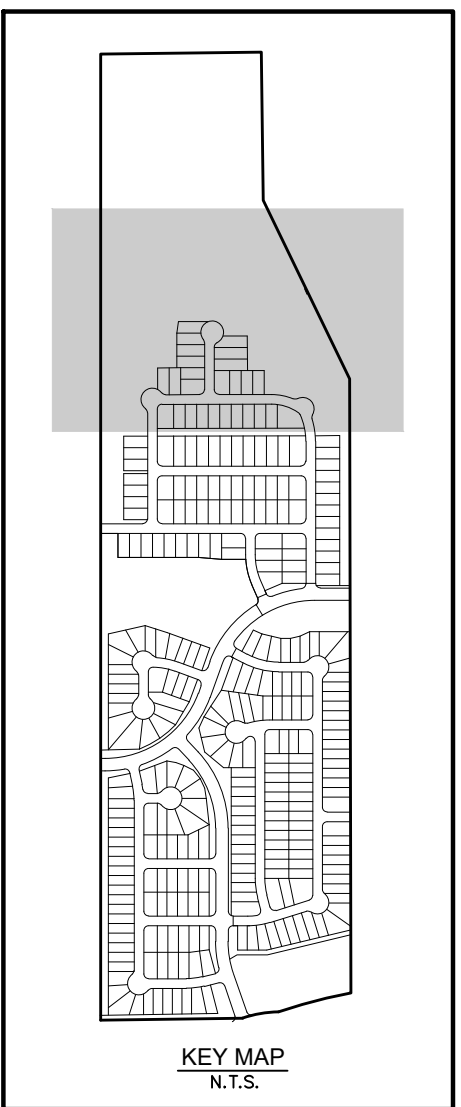
OKRA SUBDIVISION
 CONCEPTUAL PLAN - SHEET 4 OF 4
 MANOR, TEXAS 78653

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



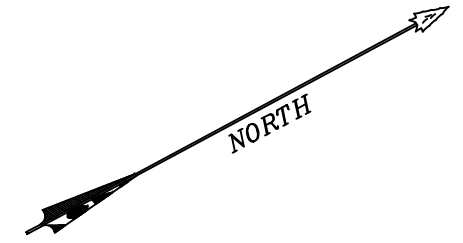
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Date:	Checked By:	Checked By:	Drawn By: DSP	
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Revision 2:				
Revision 3:				
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MATCH LINE SHEET 3 OF 4
& DRAINAGE
LOT 37

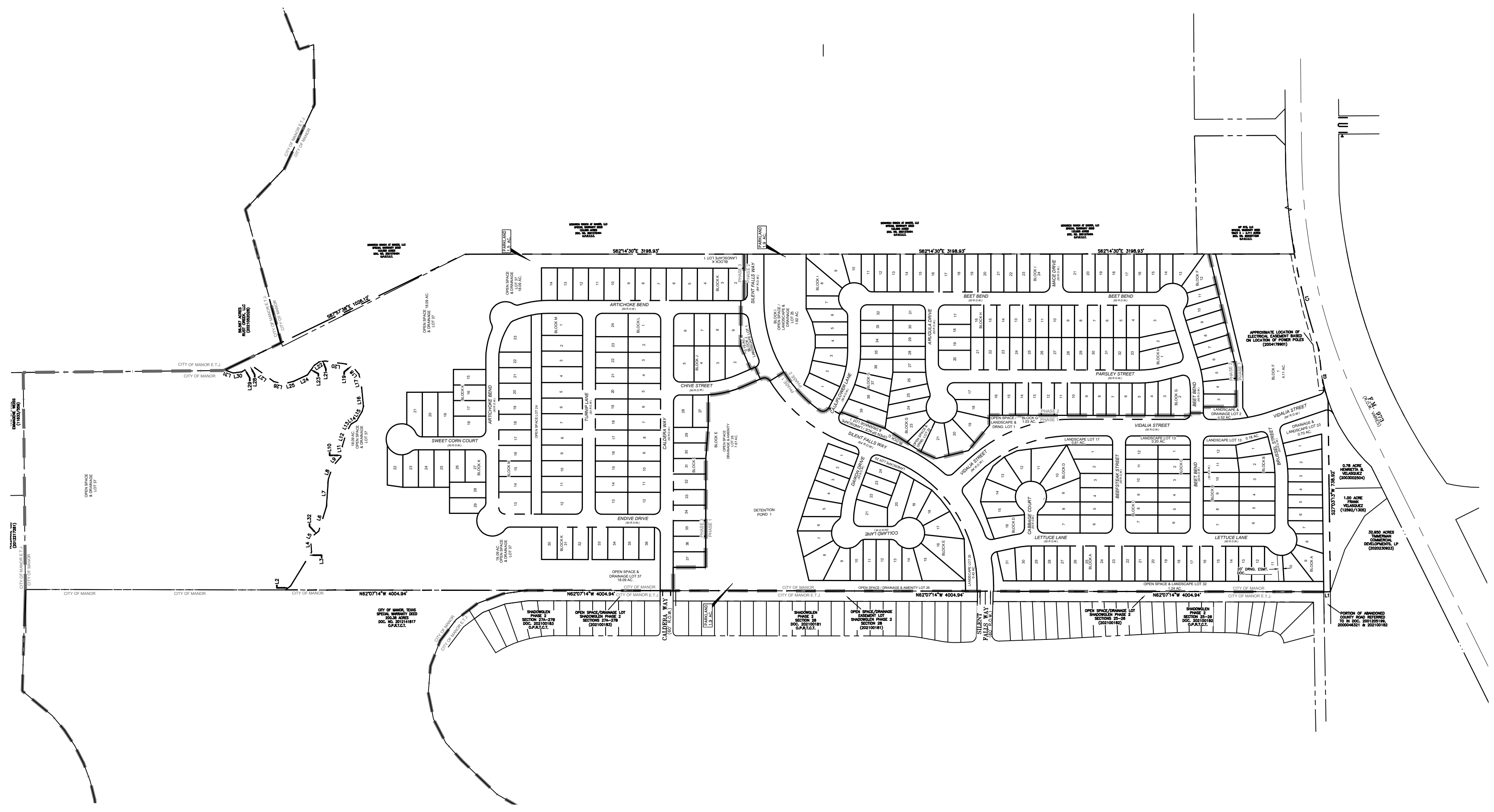
CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
200.38 ACRES
DOC. NO. 2012141817
O.P.R.T.C.T.



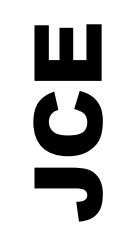
NOT TO SCALE

LEGEND

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

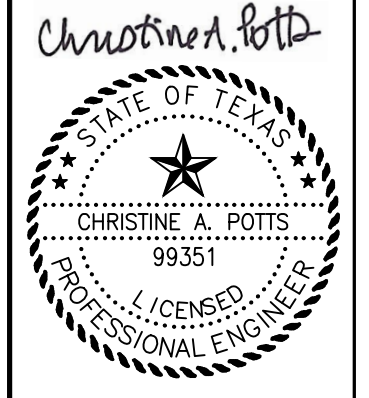


JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM



OKRA SUBDIVISION
CONCEPTUAL PLAN - PHASING PLAN
 MANOR, TEXAS 78653

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



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Scale (Hor.):	Scale (Vert.):
Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

CITY OF MANOR ACKNOWLEDGEMENTS

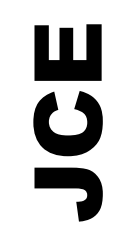
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.

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

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

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

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

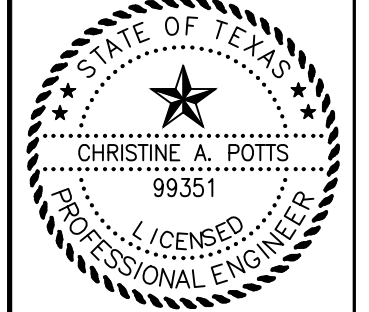


**OKRA SUBDIVISION
CONCEPTUAL PLAN - NOTES**

MANOR, TEXAS 78653

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

Christine Potts



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CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

File:	Job No.	Scale (Hor.):	Scale (Vert.):	Drawn By: DSP
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Date:				
Revision 1:				
Revision 2:				
Revision 3:				
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SHEET
07 of 07



ORDINANCE NO. 720

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

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

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

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

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

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

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

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

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

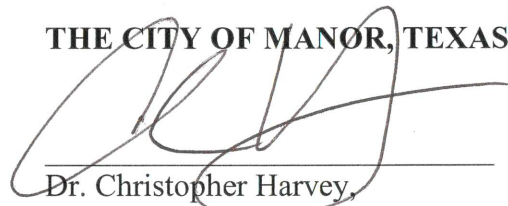
Section 5. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't.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

ORDINANCE NO. 720

PASSED AND APPROVED FIRST READING on this the 20th day of September 2023.

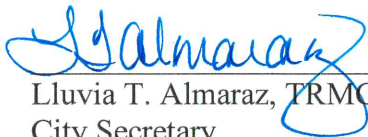
PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of October 2023.

THE CITY OF MANOR, TEXAS



Dr. Christopher Harvey,
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT "A"

Property Legal Description:

LEGAL DESCRIPTION

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

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

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

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

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

ORDINANCE NO. 720

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

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

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

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

ORDINANCE NO. 720

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

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

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

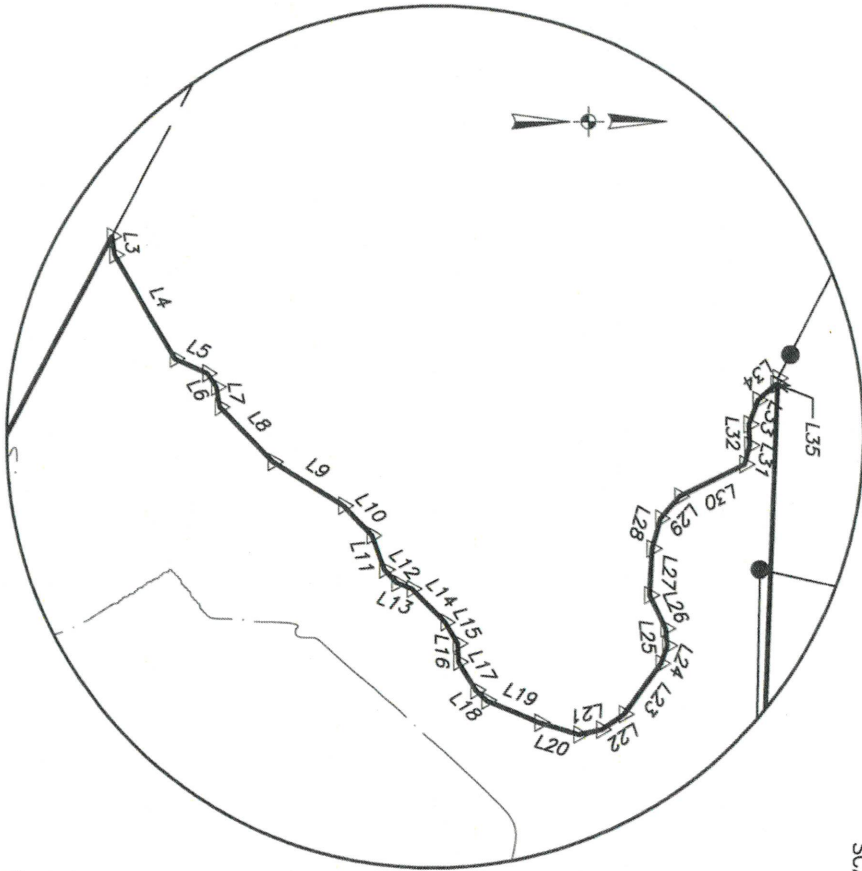
Rex L. Hackett
 Registered Professional Land Surveyor No. 5573
 Email: rhackett@quiddity.com

2-6-2023
 Date

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



SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	N 81°31'45" E	24.47'
L2	N 59°31'17" E	154.72'
L3	N 24°13'41" E	45.69'
L4	N 55°47'03" E	21.00'
L5	N 79°17'12" E	26.15'
L6	N 45°17'07" E	98.71'
L7	N 31°43'45" E	106.97'
L8	N 46°36'22" E	52.57'
L9	N 69°08'44" E	46.82'
L10	N 48°39'08" E	23.13'
L11	N 21°26'53" E	20.89'
L12	N 44°50'59" E	60.89'
L13	N 58°23'35" E	31.80'
L14	N 88°18'54" E	23.62'
L15	N 58°23'32" E	42.40'
L16	N 43°31'54" E	19.16'
L17	N 22°29'47" E	74.42'
L18	N 16°45'20" E	52.54'
L19	N 12°04'54" W	29.48'
L20	N 34°09'35" W	35.25'
L21	N 54°01'40" W	79.81'
L22	N 68°52'29" W	24.57'
L23	S 83°12'38" W	22.03'
L24	S 63°59'48" W	47.52'
L25	N 87°00'48" W	59.98'
L26	N 74°52'32" W	39.93'
L27	N 48°21'59" W	37.63'
L28	N 25°51'28" W	94.35'
L29	N 75°22'45" W	24.76'
L30	S 87°47'48" W	27.11'
L31	N 69°33'00" W	32.80'
L32	N 41°33'10" W	30.63'
L33	N 05°54'22" W	2.49'



Rex L. Hackett
2-6-2023



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

SHEET 2 OF 2

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

RLH/osh

JOB # 17834-0001-01

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



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 8, 2024

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

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

Dear Stephen Jamison,

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

Engineer Review

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

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

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

Jamison Civil Engineering LLC

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

JCE

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

March 12, 2024

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

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

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

- i. Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN, SEE SHEETS 2-5.

- ii. Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.
AS DISCUSSED BY EMAIL ON 3/12/24, AN OVERALL LAND USE SUMMARY TABLE, INCLUDING ACREAGES, WAS INCLUDED ON PAGE 1 OF THE CONCEPT PLAN.

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

SINCERELY,



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



1500 County Road 269
Leander, TX 78641

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

Date: Monday, April 8, 2024

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

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

Dear Stephen Jamison,

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

Engineer Review

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

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

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

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

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

Thank you,

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

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

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

JCE

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

April 15, 2024

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

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

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

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

THE P&Z CHAIRPERSON HAS BEEN UPDATED.

iv. The current Mayor is Dr. Christopher Harvey.

THE MAYOR HAS BEEN UPDATED.

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

THIS INFORMATION HAS BEEN ADDED TO THE FIRST SHEET.

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

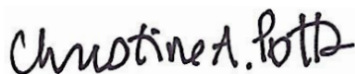
ALL PARKLAND HAS BEEN CALLED OUT AS APPROVED WITH THE DEVELOPMENT AGREEMENT.

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

THE CITY LIMITS LINE IS SHOWN ON THE CONCEPT PLAN.

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

SINCERELY,



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



04/18/24



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 13, 2024

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

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

Dear Stephen Jamison,

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

Engineer Review

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

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

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

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

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

Thank you,

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

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

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

JCE

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

May 17, 2024

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

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

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

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

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

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

SINCERELY,

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



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 20, 2024

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

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

Dear Stephen Jamison,

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

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



5/20/2024

City of Manor Development Services

Notification for a Subdivision Concept plan

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

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

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

Applicant: Jamison Civil Engineering LLC
Owner: Okra Land Incorporated

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

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

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

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

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

ANDERSSON CATHERINE & DANIEL
13917 HEARTLAND DR
Manor, TX 78653

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

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

BIREDDY ANVESH REDDY
14012 Heartland Dr
Manor, TX 78653

BRASSELL REBECCA & PATRICK
14005 HEARTLAND DR
Manor, TX 78653

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

CITY OF MANOR
105 E EGGLESTON ST
Manor, TX 78653

CONROY KEVIN
13916 Heartland Dr
Manor, TX 78653

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

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

DEROCH MANDY BARBER
14108 HEARTLAND DR
Manor, TX 78653

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

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

Enfield Partners LLC ETAL
2303 Camino Alto
Austin, TX 78746

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

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

GLORIA ALVARO F
13904 Heartland Dr
Manor, TX 78653

GUZMAN MASON ANDREW
14208 HEARTLAND DR
Manor, TX 78653

HAYNES BUCHANAN CAROL M
14200 HEARTLAND DR
Manor, TX 78653

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

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

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

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

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

Juan Chaparro
14408 Pernella Rd
Manor, TX 78653

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

Kristine & Matthew Escobedo
14400 Pernella Rd
Manor, TX 78653

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

LAKE ELIJAH & KANESHA
14301 HEARTLAND DR
Manor, TX 78653

LEKCAM Communication LLC
16404 Marcello Dr
Pflugerville, TX 78660

LEONARD SCOTT
13921 Heartland Dr
Manor, TX 78653

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

Mary Clark
14404 Pernella Rd
Manor, TX 78653

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

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

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

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

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

PADILLA ELIAS JOSE
14308 HEARTLAND DR
Manor, TX 78653

PERRY HOMES LLC
PO BOX 34306
Houston, TX 77234

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

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

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

SAMUELANCY & SIJU THOMAS VARGHESE
14325 HEARTLAND DR
Manor, TX 78653

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

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

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

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

SNELL TYLER & MATTIE
13908 HEARTLAND DR
Manor, TX 78653

SNYDER JACOB ADAM
13913 HEARTLAND DR
Manor, TX 78653

SORATHIA BHARGAV
3472 Fitzsimmons Cmn
Fremont, CA 94538

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

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

STEVES DANIEL & JANELLE
14400 HEARTLAND DR
Manor, TX 78653

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

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

SUTT DYLAN J
14104 Heartland Dr
Manor, TX 78653

THOMPSON MATTHEW
14505 HEARTLAND DR
Manor, TX 78653

Timmerman Commercial Investments LP
501 Vale ST
Austin, TX 78746

TRIPATHI ANKIT MANI
14205 HEARTLAND DR
Manor, TX 78653

UNAL BELGIN & AYHAN
14320 HEARTLAND DR
Manor, TX 78653

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

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

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

WILLIAMS LAURA
14305 HEARTLAND DR
Manor, TX 78653

YINGST ALEX BICERA
13920 Heartland Dr
Manor, TX 78653

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

Hello Mr. Burrell,

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

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

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

Thank you,
Anand

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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*

BACKGROUND/SUMMARY:

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

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

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

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

Water and wastewater will be provided by the City.

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

- Preliminary Plat
- Aerial Image
- PUD Ordinance
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

ACTIONS:

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

<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
--------------------------------	--

<i>Actions</i>	Open, Close, Postpone
----------------	-----------------------

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Subdivision 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.

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

OKRA SUBDIVISION PRELIMINARY PLAT

CITY OF MANOR ACKNOWLEDGEMENTS
 THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.
 APPROVED: _____ ATTEST: _____

FELIX PAIZ, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____
 ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20____ A.D.
 APPROVED: _____ ATTEST: _____

DR. CHRISTOPHER HARVEY _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____
 MAYOR OF THE CITY OF MANOR, TEXAS

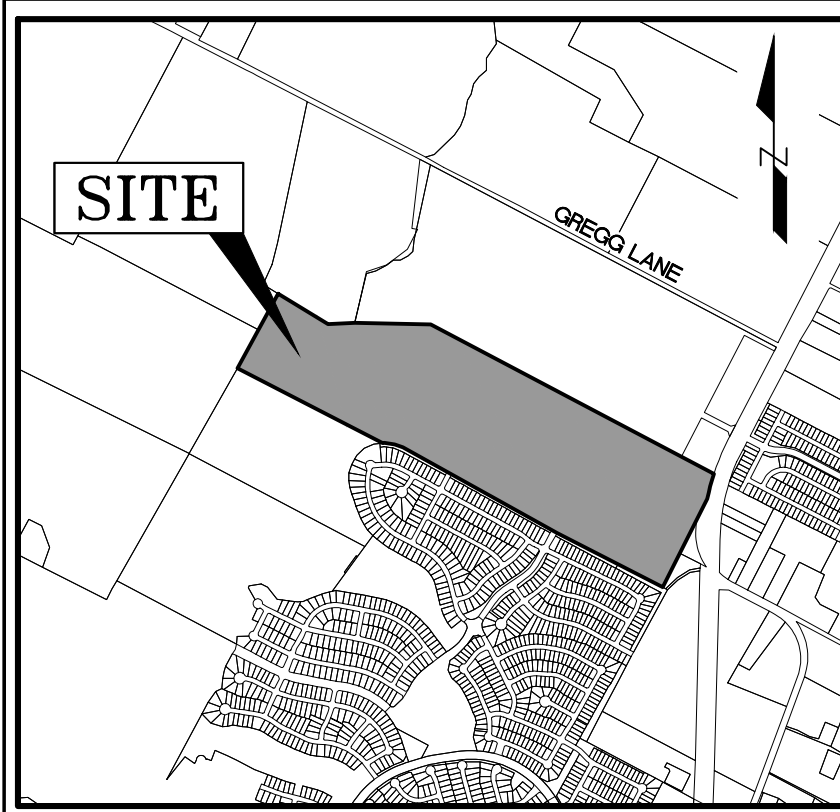
OWNER/DEVELOPER: OKRA LAND INCORPORATED
 9505 JOHNNY MORRIS ROAD
 AUSTIN, TEXAS 78724
 PHONE: 512-466-4782

ACREAGE: 113.415 ACRES
 SURVEY: S. BACON SURVEY, ABSTRACT NO. 62
 DATE PREPARED: 12/20/2023
 NUMBER OF BLOCKS: 11
 NUMBER OF LOTS: 325
 (SEE TABLE THIS SHEET FOR BREAKOUT)
 LINEAR FEET OF NEW STREETS: 19,566 LF

BENCHMARK: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CH92".
 4" ALUMINUM DISK SET IN CONCRETE
 TEXAS STATE PLANE COORDINATES:
 N 10110371.83
 E 3180273.95
 ELEVATION = 590.42'
 VERTICAL DATUM: NAVD 88 (GEOID 18)

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

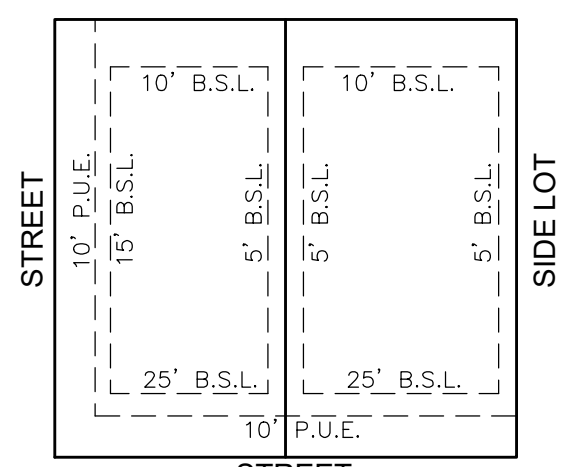
ENGINEER: JAMISON CIVIL ENGINEERING, LLC.
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 TBPE NO. F-17756
 PHONE (737) 484-0880
 STEPHEN R. JAMISON, P.E.



LOCATION MAP
 SCALE: 1" = 2000'

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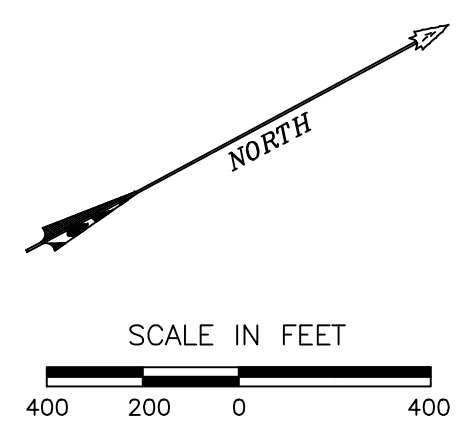
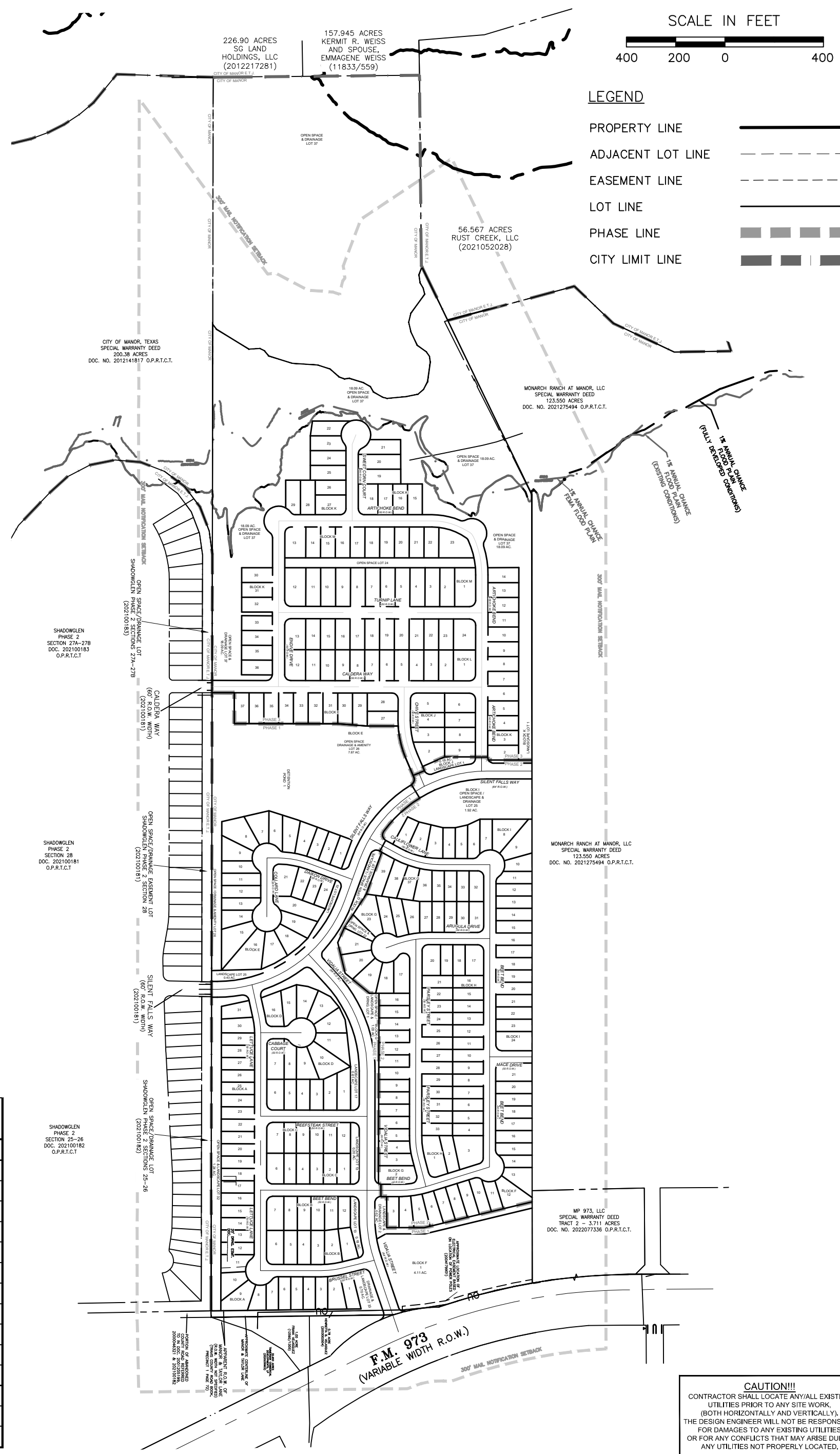


TYPICAL LOT DETAIL
 SCALE = N.T.S.

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

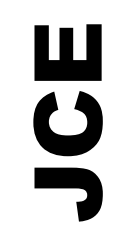
LOT TYPE	NO. LOTS
SINGLE FAMILY	309
COMMERCIAL	1
OPEN SPACE / LANDSCAPE / DRAINAGE	15
TOTAL	325

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



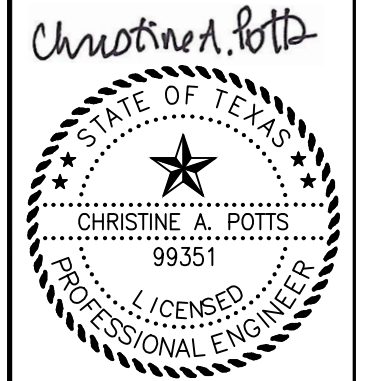
- LEGEND
- PROPERTY LINE
 - ADJACENT LOT LINE
 - EASEMENT LINE
 - LOT LINE
 - PHASE LINE
 - CITY LIMIT LINE

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



**OKRA SUBDIVISION
 OVERALL PRELIMINARY PLAT**
 MANOR, TEXAS 78653

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

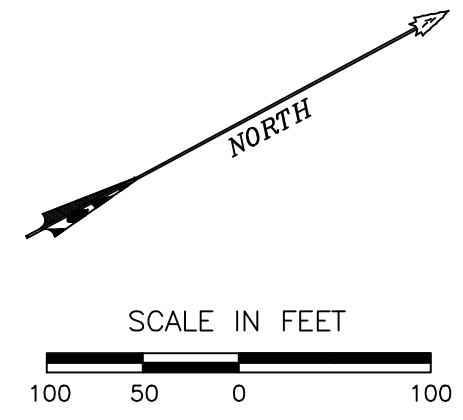


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Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

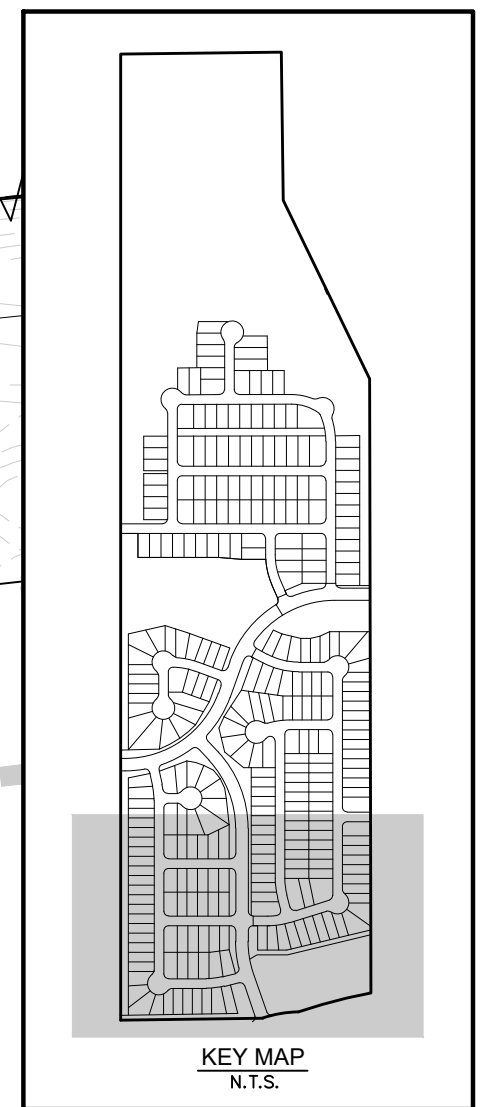
SHEET
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OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

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



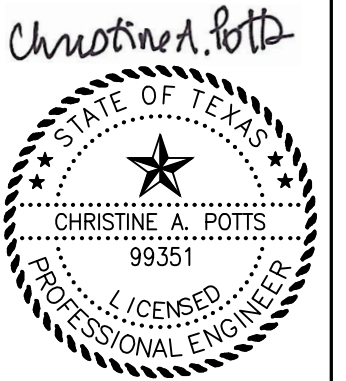
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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 1 OF 4**

MANOR, TEXAS 78653

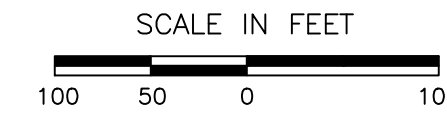
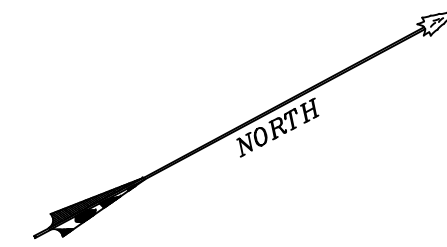
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Revision 3:	
Revision 4:	

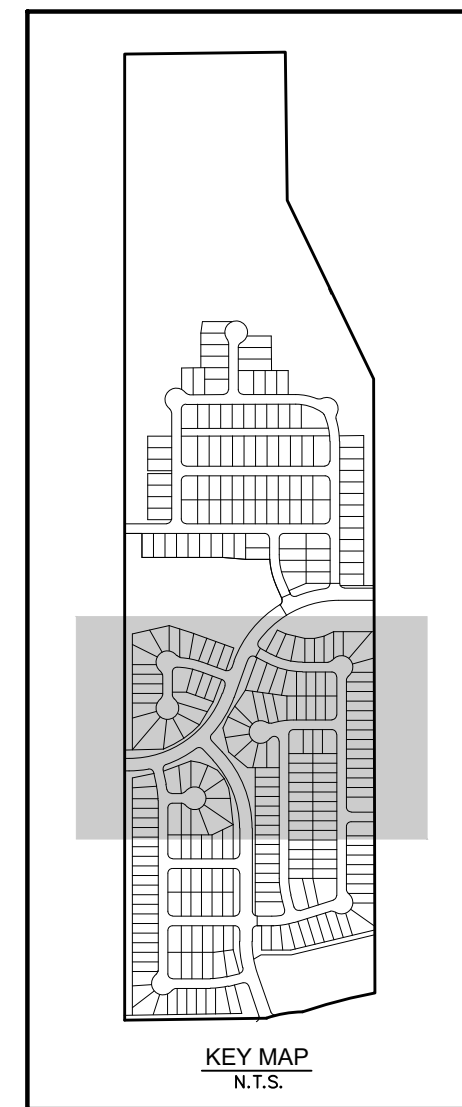
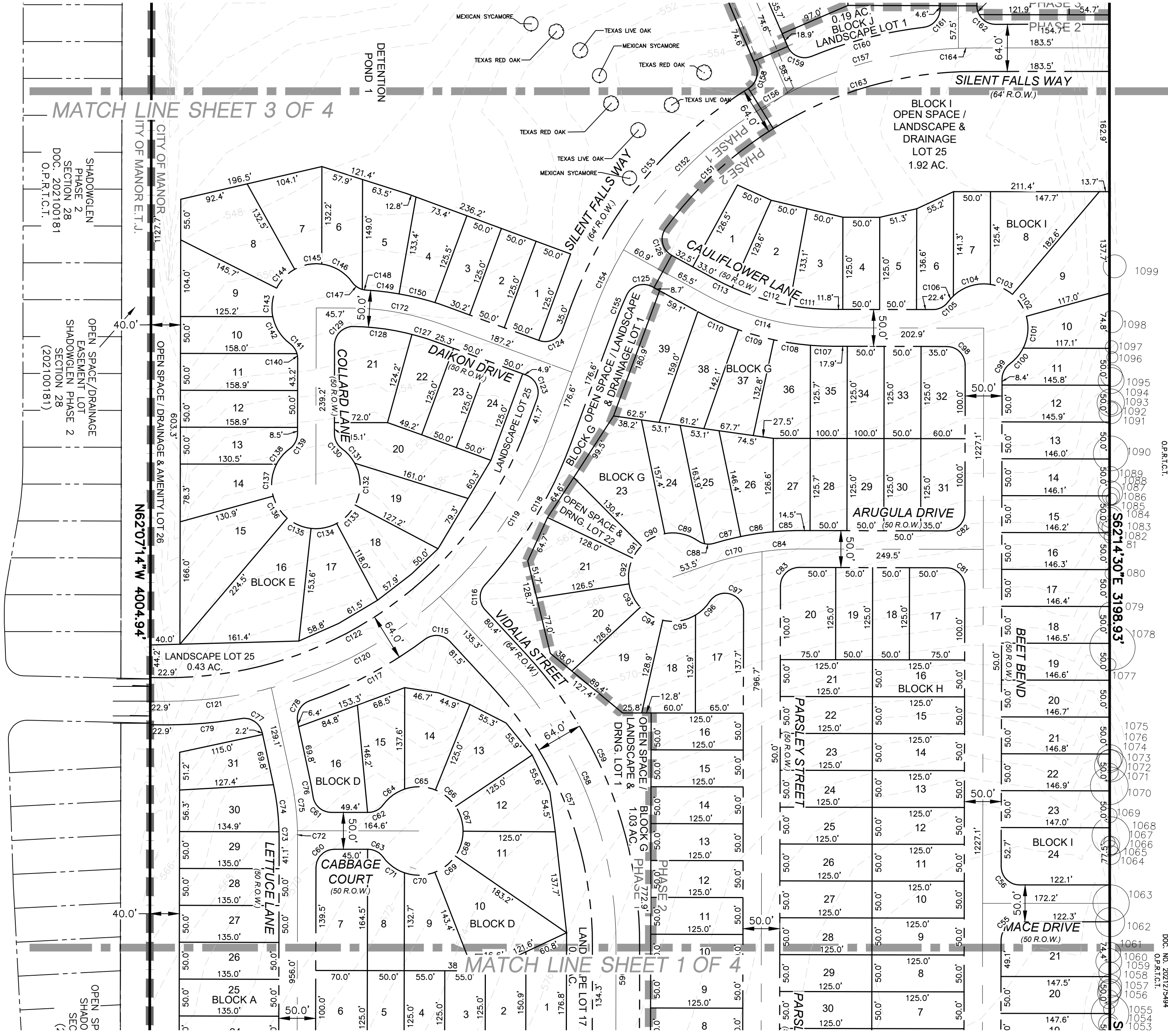
SHEET
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OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

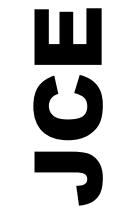
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE
- PROPOSED 3" CALIPER REPLACEMENT TREE



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

MONARCH RANCH AT MANOR, LLC
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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 2 OF 4**

MANOR, TEXAS 78653

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Scale (Hor.):	Scale (Vert.):
Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

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**SHEET
03 of 17**

OKRA SUBDIVISION PRELIMINARY PLAT

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	37.03'	25.00'	N86°32'E	N86°32'25"E	33.74'
C2	14.19'	25.00'	S84°19'E	S84°19'12"E	14.00'
C3	28.00'	25.00'	N25°57'W	N25°56'31"W	24.84'
C4	11.03'	25.00'	N88°23'W	N88°22'43"W	10.95'
C5	37.09'	25.00'	S56°29'W	S56°28'36"W	33.78'
C6	16.89'	390.00'	N15°12'E	N15°12'09"E	16.89'
C7	50.03'	390.00'	N20°06'E	N20°06'13"E	50.00'
C8	27.92'	390.00'	N25°50'E	N25°49'47"E	27.91'
C9	88.57'	365.00'	N20°56'E	N20°55'43"E	88.36'
C10	68.47'	340.00'	N19°45'E	N19°44'46"E	68.35'
C11	14.04'	340.00'	N26°42'E	N26°41'52"E	14.03'
C12	38.18'	25.00'	N30°56'W	N30°55'33"W	35.30'
C13	136.25'	582.00'	S68°56'E	S68°55'26"E	138.92'
C14	181.48'	550.00'	S71°34'E	S71°34'17"E	180.64'
C15	78.87'	518.00'	S78°40'E	S78°39'41"E	78.79'
C16	92.04'	518.00'	S67°13'E	S67°12'35"E	91.82'
C17	23.55'	25.00'	S00°54'W	S00°53'47"W	22.69'
C18	31.97'	60.00'	N10°46'W	N10°46'15"W	31.80'
C19	43.29'	60.00'	N25°07'E	N25°06'58"E	42.36'
C20	35.82'	60.00'	N62°53'E	N62°53'26"E	35.29'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	35.82'	60.00'	S82°54'E	S82°54'00"E	35.29'
C22	60.36'	60.00'	S36°58'E	S36°58'24"E	57.85'
C23	19.39'	25.00'	N30°22'W	N30°22'08"W	18.91'
C24	39.27'	25.00'	N72°53'E	N72°52'50"E	35.36'
C25	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C26	39.27'	25.00'	N72°53'E	N72°52'50"E	35.36'
C27	39.27'	25.00'	N17°07'W	N17°07'10"W	35.36'
C28	28.96'	25.00'	N84°40'E	N84°40'10"E	27.39'
C29	10.29'	25.00'	N39°40'E	N39°40'10"E	10.22'
C30	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C31	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C32	33.40'	436.33'	N23°46'E	N23°45'40"E	33.39'
C33	48.37'	390.00'	N18°07'E	N18°06'59"E	48.34'
C34	28.04'	390.00'	N12°39'E	N12°39'02"E	28.03'
C35	108.31'	383.11'	N19°32'E	N19°32'01"E	106.97'
C36	48.72'	340.00'	N23°57'E	N23°56'39"E	48.68'
C37	42.32'	25.00'	N28°29'W	N28°28'04"W	37.44'
C38	40.33'	25.00'	N56°48'E	N56°48'25"E	36.10'
C39	23.55'	25.00'	S37°35'W	S37°34'30"W	22.69'
C40	4.84'	60.00'	N62°15'E	N62°14'50"E	4.84'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	56.16'	60.00'	N33°07'E	N33°07'16"E	54.13'
C42	34.50'	60.00'	N10°10'W	N10°10'00"W	34.03'
C43	35.27'	60.00'	N43°29'W	N43°28'51"W	34.76'
C44	57.72'	60.00'	N87°53'W	N87°52'42"W	55.52'
C45	24.23'	25.00'	S89°51'E	S89°51'24"E	23.30'
C46	28.23'	390.00'	S74°54'E	S74°54'12"E	28.22'
C47	50.41'	390.00'	S69°08'E	S69°07'36"E	50.38'
C48	22.48'	390.00'	S63°46'E	S63°46'16"E	22.49'
C49	94.85'	365.00'	S89°33'E	S89°32'54"E	94.38'
C50	88.17'	340.00'	S89°33'E	S89°32'54"E	87.92'
C51	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C52	39.27'	25.00'	N17°07'W	N17°07'10"W	35.36'
C53	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C54	39.27'	25.00'	N72°53'E	N72°52'50"E	35.36'
C55	39.22'	25.00'	S17°11'E	S17°10'50"E	35.32'
C56	39.32'	25.00'	N72°49'E	N72°49'10"E	35.39'
C57	387.89'	518.00'	N83°34'W	N83°34'19"W	378.89'
C58	411.86'	550.00'	N83°34'W	N83°34'19"W	402.30'
C59	435.82'	582.00'	N83°34'W	N83°34'19"W	425.71'
C60	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C61	35.64'	25.00'	N68°43'E	N68°43'14"E	32.70'
C62	24.30'	25.00'	N01°44'E	N01°44'10"E	23.36'
C63	23.55'	25.00'	S54°52'W	S54°51'52"W	22.89'
C64	36.66'	60.00'	S08°35'E	S08°34'56"E	36.09'
C65	42.73'	60.00'	S29°19'W	S29°19'25"W	41.83'
C66	35.82'	60.00'	S66°50'W	S66°49'47"W	35.29'
C67	35.82'	60.00'	N78°58'W	N78°57'39"W	35.29'
C68	35.82'	60.00'	N44°45'W	N44°45'08"W	35.29'
C69	35.82'	60.00'	N10°33'W	N10°32'33"W	35.29'
C70	42.18'	60.00'	N26°42'E	N26°42'02"E	41.31'
C71	36.66'	60.00'	N64°21'E	N64°20'38"E	36.09'
C72	10.05'	365.00'	N62°55'W	N62°54'30"W	10.05'
C73	8.63'	340.00'	N62°51'W	N62°50'47"W	8.63'
C74	84.28'	340.00'	N68°59'W	N68°59'16"W	84.17'
C75	88.20'	365.00'	N69°03'W	N69°02'59"W	88.10'
C76	28.98'	390.00'	N72°25'W	N72°25'15"W	28.97'
C77	38.24'	25.00'	S61°47'W	S61°46'45"W	34.82'
C78	36.17'	25.00'	S32°5'E	S32°56'59"E	33.10'
C79	100.78'	582.00'	N22°58'E	N22°58'14"E	100.84'
C80	3.79'	365.00'	N10°53'E	N10°53'20"E	3.79'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C81	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C82	39.27'	25.00'	N17°07'W	N17°07'10"W	35.36'
C83	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C84	50.65'	365.00'	S23°54'W	S23°54'18"W	50.61'
C85	35.54'	390.00'	S25°16'W	S25°16'12"W	35.52'
C86	44.48'	390.00'	S19°24'W	S19°23'41"W	44.42'
C87	37.40'	390.00'	S13°23'W	S13°22'57"W	37.39'
C88	12.97'	25.00'	N25°30'E	N25°30'04"E	12.83'
C89	47.30'	60.00'	S40°08'W	S40°07'41"W	46.09'
C90	36.28'	60.00'	S00°14'W	S00°13'48"W	35.71'
C91	20.58'	60.00'	S28°55'E	S28°54'43"E	20.49'
C92	35.82'	60.00'	S53°51'E	S53°50'46"E	35.29'
C93	35.82'	60.00'	S88°03'E	S88°03'19"E	35.29'
C94	35.82'	60.00'	N57°44'E	N57°44'08"E	35.29'
C95	46.04'	60.00'	N18°36'E	N18°36'52"E	44.92'
C96	26.75'	60.00'	N16°07'W	N16°06'34"W	26.53'
C97	84.04'	25.00'	S44°30'W	S44°29'54"W	47.91'
C98	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C99	23.55'	25.00'	S35°08'E	S35°08'08"E	22.89'
C100	28.39'	60.00'	N21°42'W	N21°42'27"W	28.13'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C101	44.47'	60.00'	N56°30'W	N56°29'54"W	43.46'
C102	35.82'	60.00'	S85°10'W	S85°09'43"W	35.29'
C103	33.20'	60.00'	S52°12'W	S52°11'05"W	32.78'
C104	54.23'	60.00'	S10°27'W	S10°27'23"W	52.40'
C105	23.55'	25.00'	N00°54'E	N00°53'47"E	22.69'
C106	11.15'	60.00'	S20°48'E	S20°48'46"E	11.14'
C107	32.12'	390.00'	N30°14'E	N30°14'23"E	32.11'
C108	50.03'	390.00'	N36°16'E	N36°16'27"E	50.00'
C109	50.03'	390.00'	N43°37'E	N43°37'30"E	50.00'
C110	60.26'	390.00'	N51°44'E	N51°43'36"E	60.20'
C111	61.00'	340.00'	N33°01'E	N33°01'13"E	60.92'
C112	81.49'	340.00'	N45°02'E	N45°01'34"E	81.29'
C113	27.34'	340.00'	N54°12'E	N54°11'48"E	27.33'
C114	182.31'	365.00'	N42°11'E	N42°11'23"E	180.43'
C115	36.67'	25.00'	S32°57'W	S32°57'16"W	33.47'
C116	37.17'	25.00'	S82°26'E	S82°26'03"E	33.84'
C117	178.47'	582.00'	N00°17'W	N00°16'58"W	177.77'
C118	225.24'	582.00'	N30°58'W	N30°58'51"W	223.84'
C119	285.12'	550.00'	N28°13'W	N28°12'31"W	282.56'
C120	282.97'	550.00'	N00°42'W	N00°42'07"W	280.47'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C121	142.89'	550.00'	N20°26'E	N20°26'16"E	142.49'
C122	631.98'	517.76'	N07°04'W	N07°04'08"W	583.47'
C123	33.20'	25.00'	N87°01'W	N87°01'05"W	33.36'
C124	39.27'	25.00'	N02°59'E	N02°58'55"E	35.36'
C125	43.92'	25.00'	S12°23'W	S12°23'08"W	38.57'
C126	42.50'	25.00'	S74°48'E	S74°47'54"E	37.96'
C127	34.21'	340.00'	S45°06'W	S45°05'59"W	34.19'
C128	80.49'	340.00'	S35°26'W	S35°26'08"W	80.30'
C129	39.61'	25.00'	S16°44'E	S16°43'58"E	35.59'
C130	23.55'	25.00'	S89°06'E	S89°06'13"E	22.89'
C131	26.37'	60.00'	S78°30'W	S78°30'08"W	26.16'
C132	59.11'	60.00'	N82°41'W	N82°41'12"W	58.75'
C133	35.82'	60.00'	N17°22'W	N17°21'38"W	35.29'
C134	35.82'	60.00'	N16°51'E	N16°50'55"E	35.29'
C135	35.82'	60.00'	N51°03'E	N51°03'29"E	35.29'
C136	35.82'	60.00'	N85°16'E	N85°16'02"E	35.29'
C137	44.53'	60.00'	S56°22'E	S56°22'00"E	43.52'
C138	28.23'	60.00'	S21°38'E	S21°37'41"E	27.97'
C139	23.55'	25.00'	N35°08'W	N35°08'08"W	22.89'
C140	6.88'	25.00'	N89°59'W	N89°58'48"W	6.84'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C141	16.89'	25.00'	S83°02'W	S83°02'10"W	16.38'
C142	44.47'	60.00'	N88°08'E	N88°08'42"E	43.46'
C143	39.88'	60.00'	S54°38'E	S54°34'48"E	39.15'
C144	35.82'	60.00'	S18°26'E	S18°26'00"E	35.29'
C145	38.02'	60.00'	S16°49'W	S16°49'20"W	37.36'
C146	48.67'	60.00'	S58°41'W	S58°41'12"W	48.26'
C147	17.03'	25.00'	N62°53'E	N62°53'03"E	16.70'
C148	5.34'	25.00'	N37°15'E	N37°14'43"E	5.33'
C149	44.87'	390.00'	S34°25'W	S34°25'06"W	44.84'
C150	50.03'	390.00'	S41°23'W	S41°23'22"W	50.00'
C151	200.14'	518.00'	S15°02'E	S15°01'37"E	198.90'
C152	270.05'	550.00'	S18°01'E	S18°01'27"E	267.35'
C153	388.61'	582.00'	S22°59'E	S22°59'17"E	379.54'
C154	95.30'	550.00'	S37°03'E	S37°03'15"E	95.18'
C155	38.66'	518.00'	S39°53'E	S39°52'48"E	38.65'
C156	41.91'	550.00'	S01°47'E	S01°46'31"E	41.90'
C157	241.28'	550.00'	S12°58'W	S12°58'20"W	239.33'
C158	35.59'	25.00'	N44°45'W	N44°44'45"W	32.66'
C159	38.81'	25.00'	N49°59'E	N49°59'20"E	38.03'
C160	157.58'	582.00'	S13°16'W	S13°16'07"W	157.11'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C161	36.28'	25.00'	N20°33'W	N20°32'48"W	33.18'
C162	26.81'	25.00'	N58°29'E	N58°28'36"E	25.54'
C163	286.74'	518.00'	S11°54'W	S11°54'00"W	283.08'
C164	21.28'	550.00'	S28°39'W	S28°38'59"W	21.26'
C165	50.22'	340.00'	S81°18'E	S81°18'07"E	

OKRA SUBDIVISION PRELIMINARY PLAT

LOT AREAS

BLOCK A	
LOT NO.	AREA (SF)
1	7840
2	8662
3	6626
4	6653
5	6689
6	6725
7	6157
8	6085
9	10698
10	8062
11	8027
12	6750
13	6750
14	6750
15	6750
16	6750
17	6750
18	6750
19	6750
20	6750
21	6750
22	6750
23	6750
24	6750
25	6750
26	6750
27	6750
28	6750
29	6850
30	7941
31	7269
32	54150
33	30386

BLOCK B	
LOT NO.	AREA (SF)
1	7703
2	8881
3	7604
4	7605
5	7605
6	9545
7	9545
8	7605
9	7605
10	7605
11	7439
12	6416
13	7705

BLOCK C	
LOT NO.	AREA (SF)
1	6875
2	6875
3	6875
4	6875
5	6250
6	8616
7	8616
8	6250
9	6875
10	6875
11	6875
12	6875
13	8519

BLOCK D	
LOT NO.	AREA (SF)
1	9012
2	7587
3	6875
4	6875
5	6250
6	8616
7	11379
8	7484
9	8880
10	13260
11	11574
12	9008
13	9162
14	8629
15	8335
16	9927
17	26570

BLOCK E	
LOT NO.	AREA (SF)
1	6250
2	6250
3	6253
4	7910
5	8751
6	7577
7	8677
8	12534
9	9118
10	6962
11	7945
12	7947
13	7442
14	7643
15	14192
16	16012
17	9829
18	8447
19	9115
20	12009
21	11279
22	6792
23	6250
24	6250
25	18718
26	342992
27	7500
28	9094
29	7897
30	7632
31	7500
32	7500
33	7500
34	7500
35	7500
36	7500
37	7500

BLOCK F	
LOT NO.	AREA (SF)
1	179085
2	22569
3	6326
4	6870
5	7447
6	7110
7	6943
8	7104
9	7265
10	7322
11	6123
12	10810
13	9380
14	6008
15	7336
16	7398
17	7392
18	7387
19	7382
20	7376
21	10811

BLOCK G	
LOT NO.	AREA (SF)
1	45044
2	11162
3	6878
4	6409
5	6255
6	6250
7	6250
8	6250
9	6250
10	6250
11	6250
12	6250
13	6250
14	6250
15	6250
16	6250
17	9951
18	7391
19	9579
20	9595
21	9814
22	5402
23	12203
24	7850
25	7805
26	7898
27	6269
28	6250
29	6250
30	6250
31	7366
32	7366
33	6250
34	6250
35	6264
36	8258
37	7999
38	8984
39	10158

BLOCK H	
LOT NO.	AREA (SF)
1	12595
2	7752
3	13790
4	6250
5	6250
6	6250
7	6250
8	6250
9	6250
10	6250
11	6250
12	6250
13	6250
14	6250
15	6250
16	6250
17	9241
18	6250
19	6250
20	9241
21	6250
22	6250
23	6250
24	6250
25	6250
26	6250
27	6250
28	6250
29	6250
30	6250
31	6250
32	6250
33	6250

BLOCK I	
LOT NO.	AREA (SF)
1	7076
2	8687
3	7938
4	6250
5	6541
6	7243
7	6455
8	12090
9	11942
10	6630
11	6776
12	7291
13	7296
14	7302
15	7307
16	7312
17	7318
18	7323
19	7328
20	7334
21	7339
22	7344
23	7350
24	11285
25	83724

BLOCK J	
LOT NO.	AREA (SF)
1	8284
2	9093
3	8025
4	8338
5	10834
6	9719
7	7500
8	7500
9	7500

BLOCK K	
LOT NO.	AREA (SF)
1	2189
2	7488
3	7500
4	7500
5	7500
6	7500
7	7500
8	7500
9	7500
10	7500
11	7500
12	7500
13	7500
14	7636
15	7500
16	7500
17	7500
18	9866
19	10327
20	10327
21	8981
22	7813
23	8149
24	8674
25	8674
26	7500
27	9866
28	8400
29	7917
30	7517
31	7500
32	7500
33	7500
34	7500
35	7500
36	7497
37	788143

BLOCK L	
LOT NO.	AREA (SF)
1	11169
2	7535
3	7535
4	7535
5	7535
6	7535
7	7535
8	7535
9	7535
10	7535
11	7535
12	10541
13	10541
14	7535
15	7535
16	7535
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18	7535
19	7535
20	7535
21	7535
22	7535
23	7535
24	11169

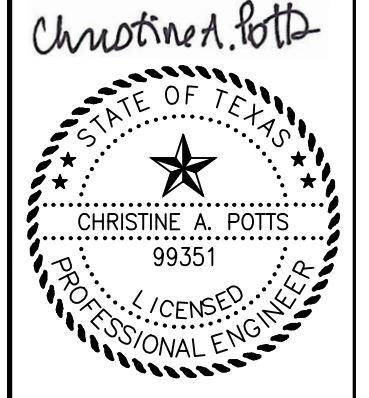
BLOCK M	
LOT NO.	AREA (SF)
1	13373
2	9565
3	9491
4	9677
5	9472
6	9534
7	9526
8	9518
9	9510
10	9502
11	9495
12	13276
13	10492
14	7500
15	7500
16	7500
17	7500
18	7500
19	7500
20	7500
21	7500
22	7485
23	13522
24	30784

JAMISON CIVIL ENGINEERING LLC
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**OKRA SUBDIVISION
 PRELIMINARY - LOT AREA**
 MANOR, TEXAS 78653

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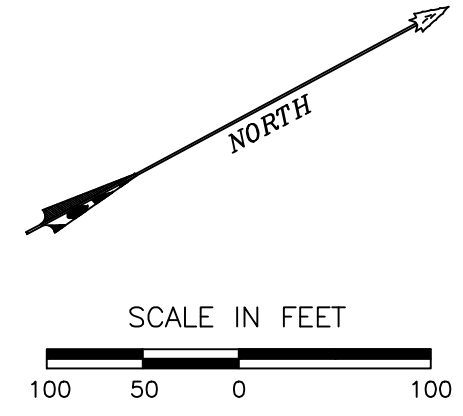
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Date:	Checked By:
Drawn By:	DSP
Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
 07 of 17

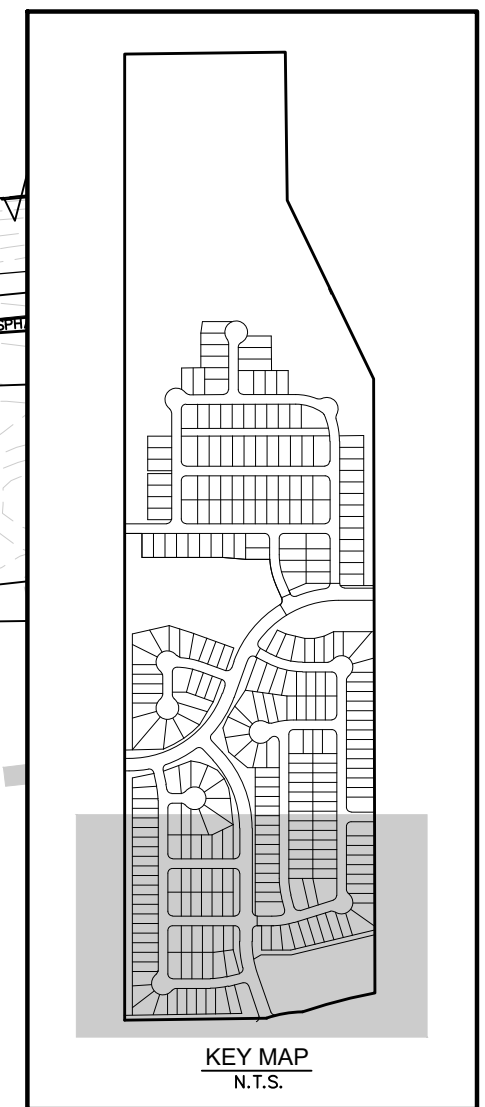
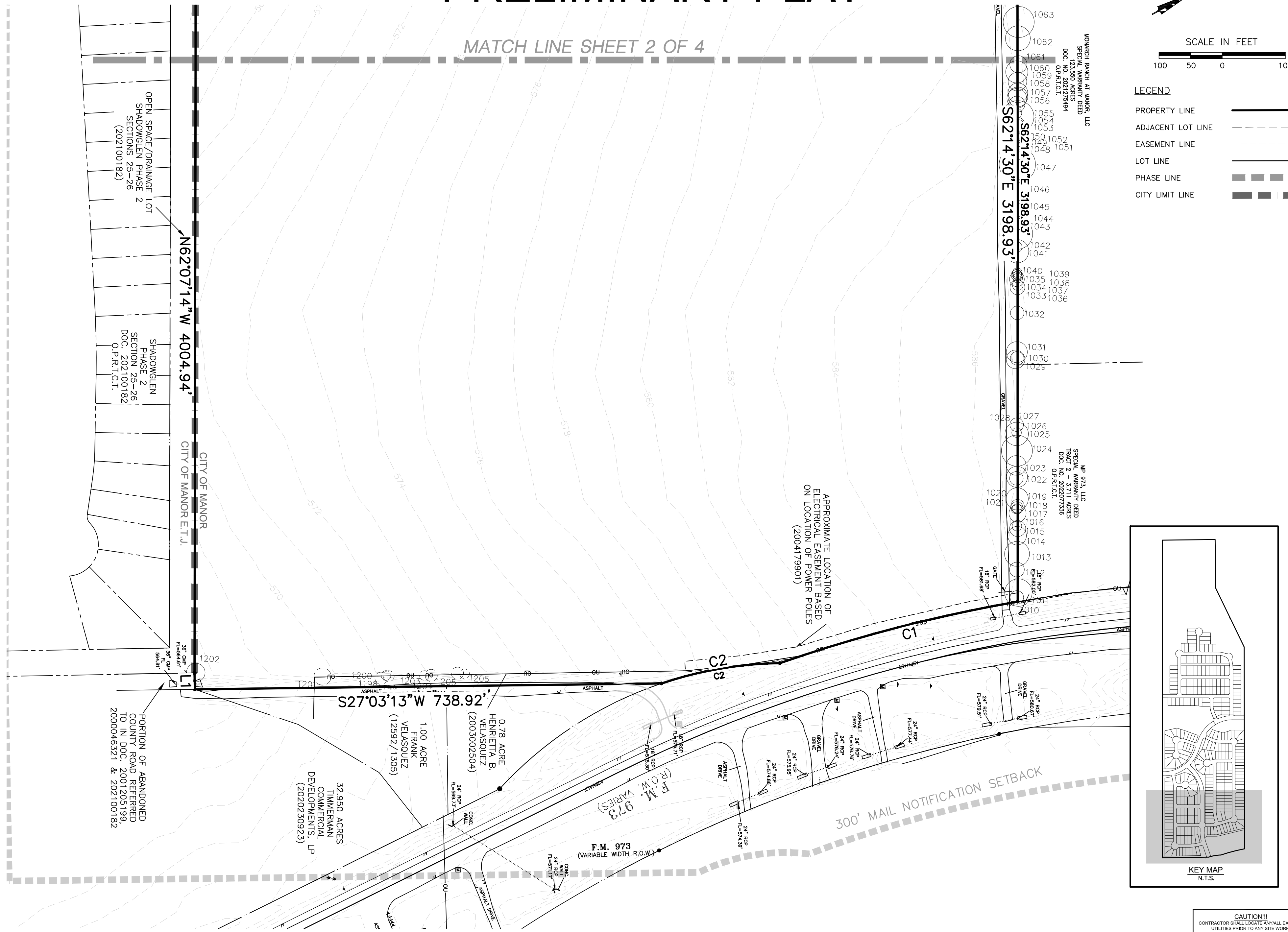
OKRA SUBDIVISION PRELIMINARY PLAT

MATCH LINE SHEET 2 OF 4



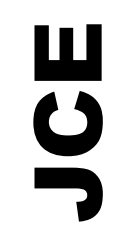
LEGEND

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



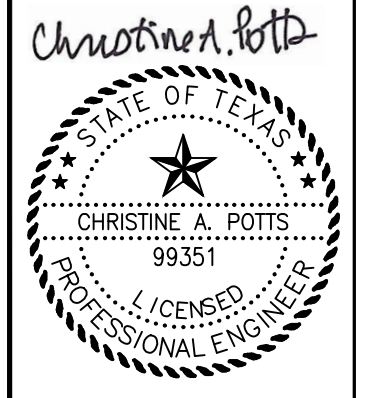
CAUTION!!!
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OKRA SUBDIVISION
 EXISTING CONDITIONS - SHEET 1 OF 4
 MANOR, TEXAS 78653

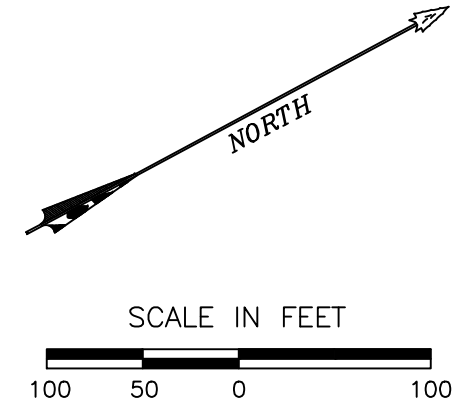
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Revision 2:			
Revision 3:			
Revision 4:			

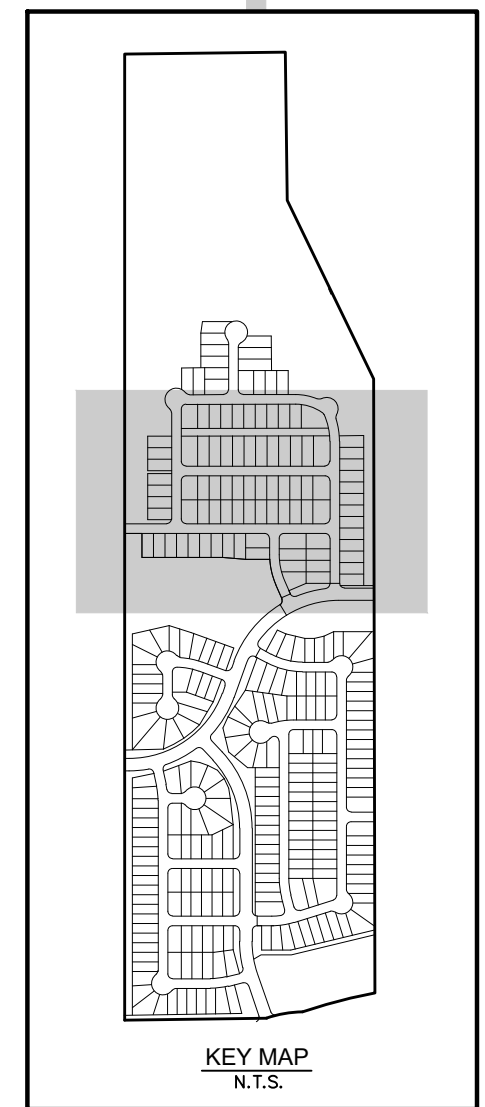
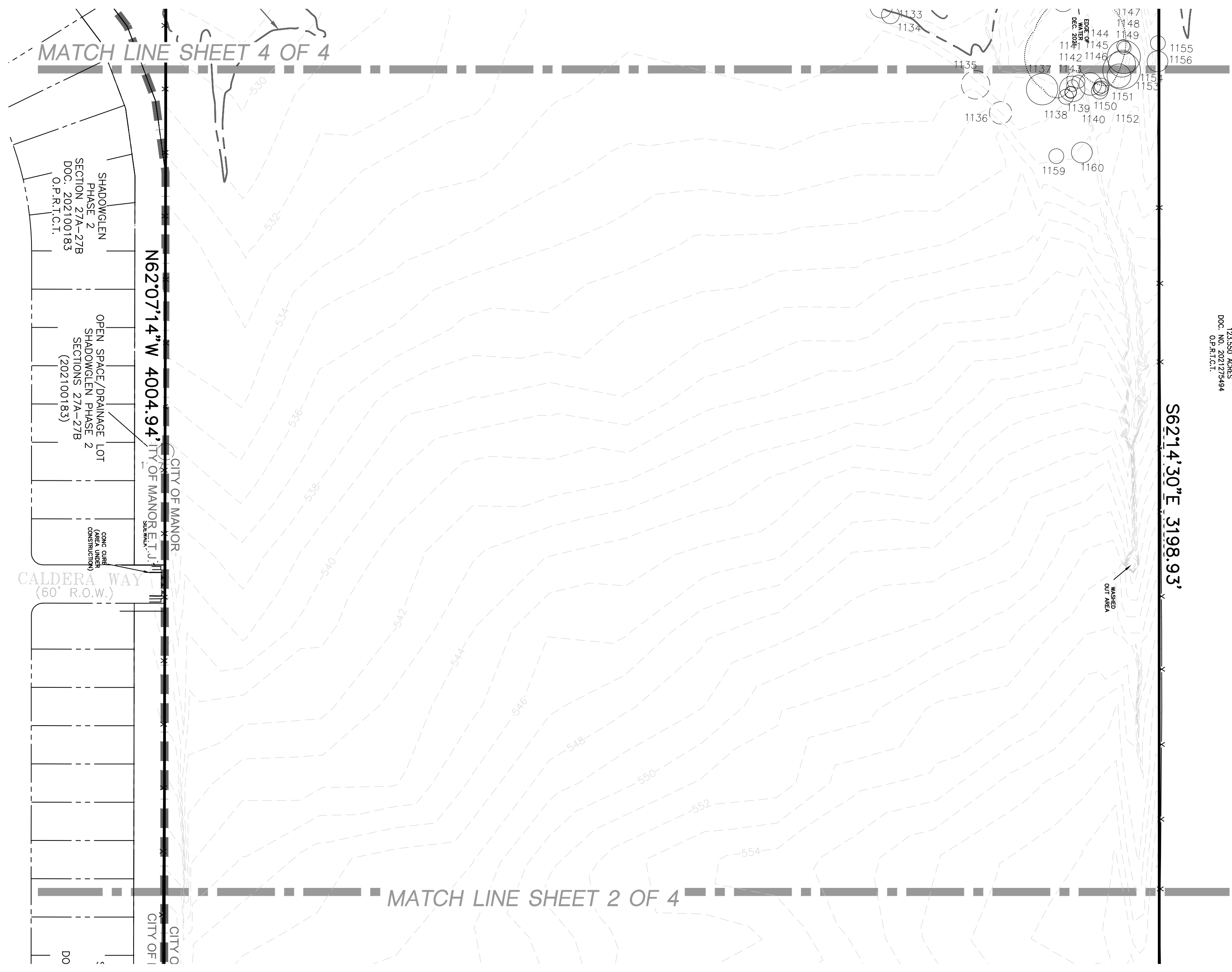
SHEET
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OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

PROPERTY LINE	—
ADJACENT LOT LINE	- - - -
EASEMENT LINE	- · - · -
LOAD LINE	—
PERMIT LINE	—
300' MAIL NOTIFICATION SETBACK	- · - · -

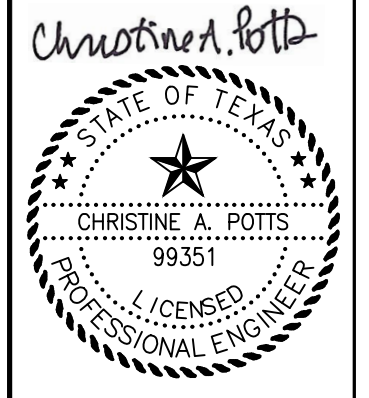


MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021001834
O.P.R.T.C.T.

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OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 3 OF 4
MANOR, TEXAS 78653

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

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

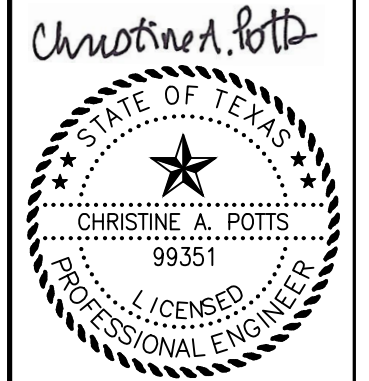
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OKRA SUBDIVISION PRELIMINARY PLAT

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**OKRA SUBDIVISION
EXISTING CONDITIONS - TREE LIST**
 MANOR, TEXAS 78653

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

CAUTION!!!
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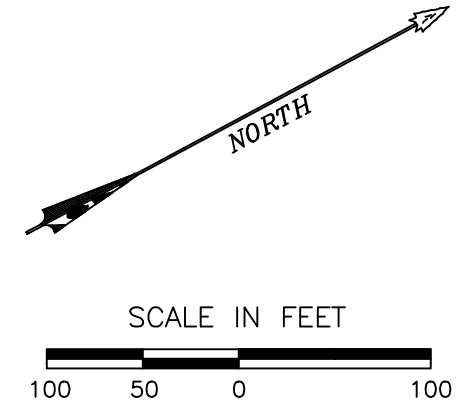
SHEET
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KEY	TREE NO.	DIA.	DESCRIPTION
	1010	11"	Hackberry
	1011	22"	Twin Hackberry (17",11")
	1012	12"	Hackberry
	1013	20"	Multi-stem Hackberry (13",9",6")
	1014	15"	Hackberry
	1015	13"	Twin Hackberry (10",7")
	1016	8"	Hackberry
	1017	14"	Twin Hackberry (10",8")
	1018	8"	Hackberry
	1019	10"	Multi-stem Hackberry (6",5",4")
	1020	11"	Hackberry
	1021	18"	Hackberry
	1022	17"	Twin Hackberry (13",8")
	1023	11"	Hackberry
	1024	16"	Multi-stem Hackberry (7",6",5",4",4")
	1025	25"	Multi-stem Hackberry (14",12",10")
	1026	19"	Multi-stem Hackberry (12",8",7")
	1027	8"	Hackberry
	1028	11"	Twin Hackberry (8",6")
	1029	15"	Twin Hackberry (11",9")
	1030	11"	Hackberry
	1031	17"	Twin Hackberry (13",9")
	1032	11"	Twin Hackberry (8",7")
	1033	12"	Twin Hackberry (8",8")
	1034	9"	Hackberry
	1035	12"	Hackberry
	1036	8"	Hackberry
	1037	8"	Hackberry
	1038	9"	Hackberry
	1039	8"	Hackberry
	1040	8"	Hackberry
	1041	19"	Multi-stem Hackberry (12",8",7")
	1042	9"	Hackberry
	1043	25"	Multi-stem Hackberry (16",11",8")
	1044	11"	Hackberry
	1045	21"	Twin Hackberry (15",12")
	1046	17"	Twin Hackberry (12",10")
	1047	29"	Multi-stem Hackberry (12",11",10",8",6")
	1048	13"	Hackberry
	1049	9"	Hackberry
	1050	9"	Hackberry
	1051	11"	Twin Hackberry (8",7")
	1052	8"	Hackberry
	1053	11"	Hackberry
	1054	14"	Hackberry
	1055	26"	Multi-stem Hackberry (11",10",9",6",6")
	1056	8"	Hackberry
	1057	13"	Hackberry
	1058	16"	Hackberry
	1059	16"	Twin Hackberry (12",9")
	1060	16"	Multi-stem Hackberry (10",7",6")
	1061	15"	Hackberry
	1062	18"	Twin Hackberry (14",9")
	1063	14"	Hackberry
	1064	20"	Multi-stem Hackberry (15",6",4")
	1065	25"	Multi-stem Hackberry (15",14",6")
	1066	13"	Hackberry
	1067	11"	Twin Hackberry (8",7")
	1068	13"	Twin Hackberry (9",9")
	1069	8"	Hackberry
	1070	26"	Multi-stem Hackberry (14",14",10")
	1071	10"	Twin Hackberry (7",6")
	1072	26"	Twin Hackberry (21",11")
	1073	12"	Hackberry
	1074	22"	Multi-stem Hackberry (14",9",7")
	1075	16"	Twin Hackberry (12",8")
	1076	18"	Twin Hackberry (13",10")
	1077	9"	Cedar
	1078	31"	Multi-stem Hackberry (16",12",10",9")
	1079	16"	Hackberry
	1080	9"	Hackberry
	1081	9"	Hackberry
	1082	17"	Twin Hackberry (14",6")
	1083	11"	Hackberry
	1084	19"	Twin Hackberry (13",12")
	1085	14"	Twin Hardwood (11",7")
	1086	8"	Hardwood
	1087	12"	Hardwood
	1088	17"	Twin Hardwood (14",6")
	1089	11"	Hardwood
	1090	24"	Twin Hackberry (21",6")
	1091	16"	Twin Hackberry (11",10")
	1092	9"	Twin Hackberry (6",6")
	1093	19"	Twin Hackberry (15",9")
	1094	18"	Twin Hackberry (12",13")
	1095	15"	Twin Hackberry (11",9")

KEY	TREE NO.	DIA.	DESCRIPTION
	1096	8"	Cedar Elm
	1097	9"	Twin Hackberry (7",5")
	1098	15"	Twin Hackberry (11",9")
	1099	16"	Twin Hackberry (11",11")
	1100	18"	Cedar Elm
	1101	10"	Cedar Elm
	1102	10"	Cedar Elm
	1103	11"	Cedar Elm
	1104	11"	Cedar Elm
	1105	19"	Twin Cedar Elm (15",9")
	1106	9"	Cedar Elm
	1107	10"	Cedar Elm
	1108	13"	Twin Cedar Elm (9",8")
	1109	10"	Cedar Elm
	1110	13"	Cedar Elm
	1111	12"	Cedar Elm
	1112	9"	Cedar Elm
	1115	20"	Cedar Elm
	1116	9"	Hackberry
R	1117	16"	Hackberry
R	1118	11"	Hackberry
R	1119	15"	Twin Hackberry (12",7")
R	1120	18"	Hackberry
	1121	22"	Hackberry
	1122	17"	Hackberry
	1123	10"	Hackberry
	1124	12"	Hackberry
	1125	13"	Hackberry
	1126	15"	Hackberry
	1127	15"	Twin Hackberry (10",10")
	1128	13"	Hackberry
	1129	12"	Hackberry
	1130	14"	Hackberry
	1131	9"	Hackberry
	1132	14"	Hackberry
	1133	15"	Hackberry
	1134	12"	Hackberry
R	1135	19"	Twin Cedar (14",11")
R	1136	15"	Hackberry
	1137	21"	Twin Willow (16",10")
	1138	10"	Willow
	1139	8"	Willow
	1140	8"	Willow
	1141	17"	Multi-stem Willow (10",9",5")
	1142	9"	Willow
	1143	9"	Willow
	1144	15"	Multi-stem Willow (9",8",7")
	1145	9"	Willow
	1146	11"	Willow
	1147	10"	Twin Willow (7",6")
	1148	10"	Willow
	1149	16"	Multi-stem Willow (8",6",6",4")
	1150	25"	Multi-stem Willow (9",8",8",7",4",4")
	1151	18"	Multi-stem Willow (8",7",7",5")
	1152	22"	Multi-stem Willow (10",7",6",6",4")
	1153	9"	Willow
	1154	9"	Willow
	1155	10"	Twin Hackberry (7",5")
	1156	14"	Twin Bois d'arc (10",8")
	1157	21"	Twin Cedar Elm (14",14")
	1158	15"	Twin Willow (10",9")
	1159	10"	Hackberry
	1160	14"	Hackberry
	1161	16"	Hackberry
	1162	19"	Twin Ash (13",12")
	1163	20"	Multi-stem Willow (12",8",7")
	1164	13"	Twin Willow (9",8")
	1165	17"	Multi-stem Willow (9",8",8")
	1166	14"	Multi-stem Willow (7",7",7")
	1167	24"	Multi-stem Willow (11",7",7",6",5")
	1168	15"	Twin Willow (8",7",6")
	1169	10"	Ash
	1170	20"	Multi-stem Ash (10",10",9")
	1171	13"	Hackberry
	1172	11"	Hackberry
	1173	11"	Hackberry
	1174	13"	Hackberry
	1175	15"	Hackberry
	1176	22"	Multi-stem Willow (10",9",9",6")
	1177	9"	Willow
	1178	28"	Multi-stem Willow (8",6",6",6",5",5",5")
	1179	12"	Multi-stem Willow (6",6",5")
	1180	16"	Twin Hackberry (11",10")
	1181	10"	Hackberry

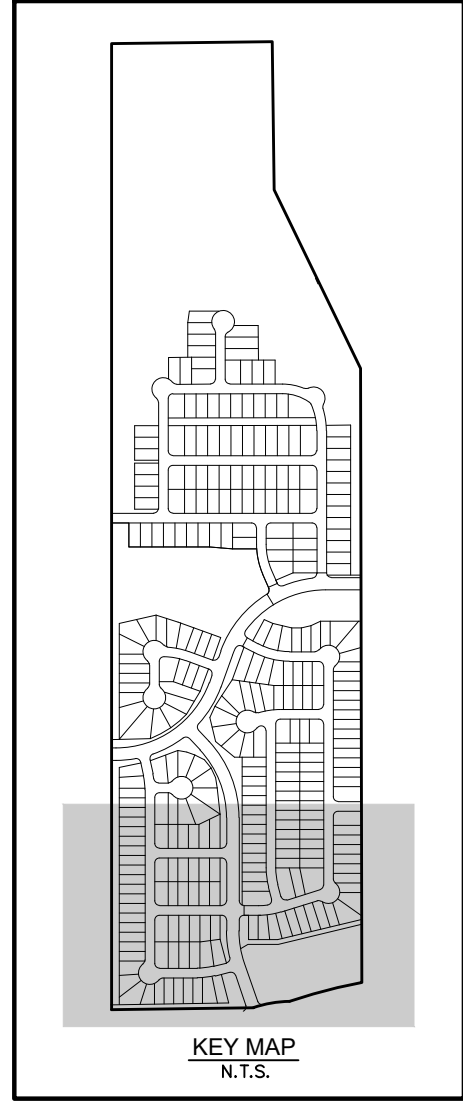
KEY	TREE NO.	DIA.	DESCRIPTION
	1182	13"	Hackberry
	1183	10"	Hackberry
	1184	14"	Hackberry
	1185	14"	Hackberry
	1186	9"	Hackberry
	1187	17"	Hackberry
	1188	13"	Hackberry
	1189	13"	Hackberry
	1190	14"	Hardwood
	1191	14"	Hackberry
	1192	15"	Twin Hardwood (10",9")
	1193	27"	Twin Hackberry (19",16")
	1194	12"	Twin Bois d'arc (8",7")
	1195	23"	Twin Hackberry (18",9")
	1196	9"	Twin Hackberry (6",6")
	1197	11"	Twin Hackberry (8",6")
	1198	8"	Cedar Elm
	1199	9"	Cedar Elm
	1200	10"	Twin Cedar Elm (7",6")
	1201	14"	Twin Hackberry (9",9")
	1202	15"	Twin Hackberry (12",5")
	1203	8"	Hackberry
	1204	10"	Hackberry
	1205	10"	Hackberry
	1206	8"	Hackberry

OKRA SUBDIVISION PRELIMINARY PLAT REPLACEMENT TREE CALCULATIONS	
TOTAL INCHES PROTECTED REMOVED:	27
MITIGATION RATIO (8"-18"):	1 TO 1
TOTAL INCHES PROPOSED:	27



LEGEND

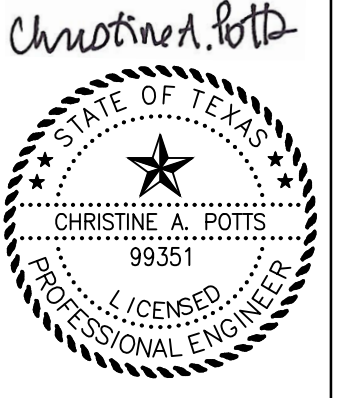
PROPERTY LINE	———
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	———
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬



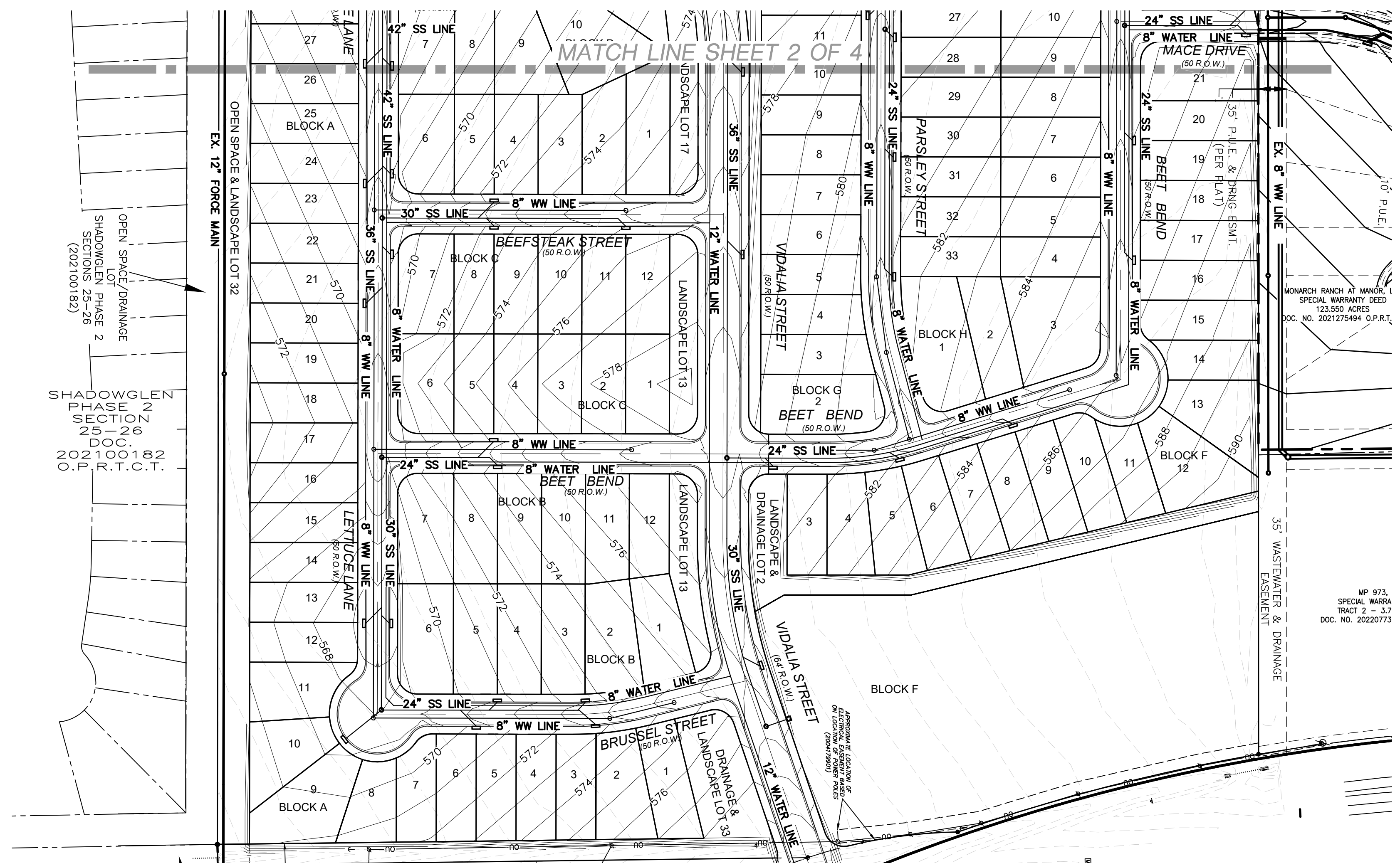
JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM

**OKRA SUBDIVISION
 PROPOSED IMPROVEMENTS - SHEET 1 OF 4**

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



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	Snapshot: PRELIM	Scale (Vert.):	Checked By:				
			Drawn By: DSP				



EXTEND EX. 24" CULVERT
 TIE TO EXISTING 12" WATERLINE

F.M. 973
 (VARIABLE WIDTH R.O.W.)

WATER CALCULATIONS (Per COA Criteria)

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

WASTEWATER CAPACITY CALCULATIONS

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

PORTION OF ABANDONED COUNTY ROAD REFERRED TO IN DOC. 2001205199, 2000046321 & 202100182

APPROXIMATE CENTERLINE OF MANOR & TAYLOR LANE

APPROXIMATE CENTERLINE OF MANOR & TAYLOR LANE (R.O.W. WIDTH NOT SPECIFIED) (TRANS COUNTY ROAD BOOK, PRECINCT 1 PAGE 72)

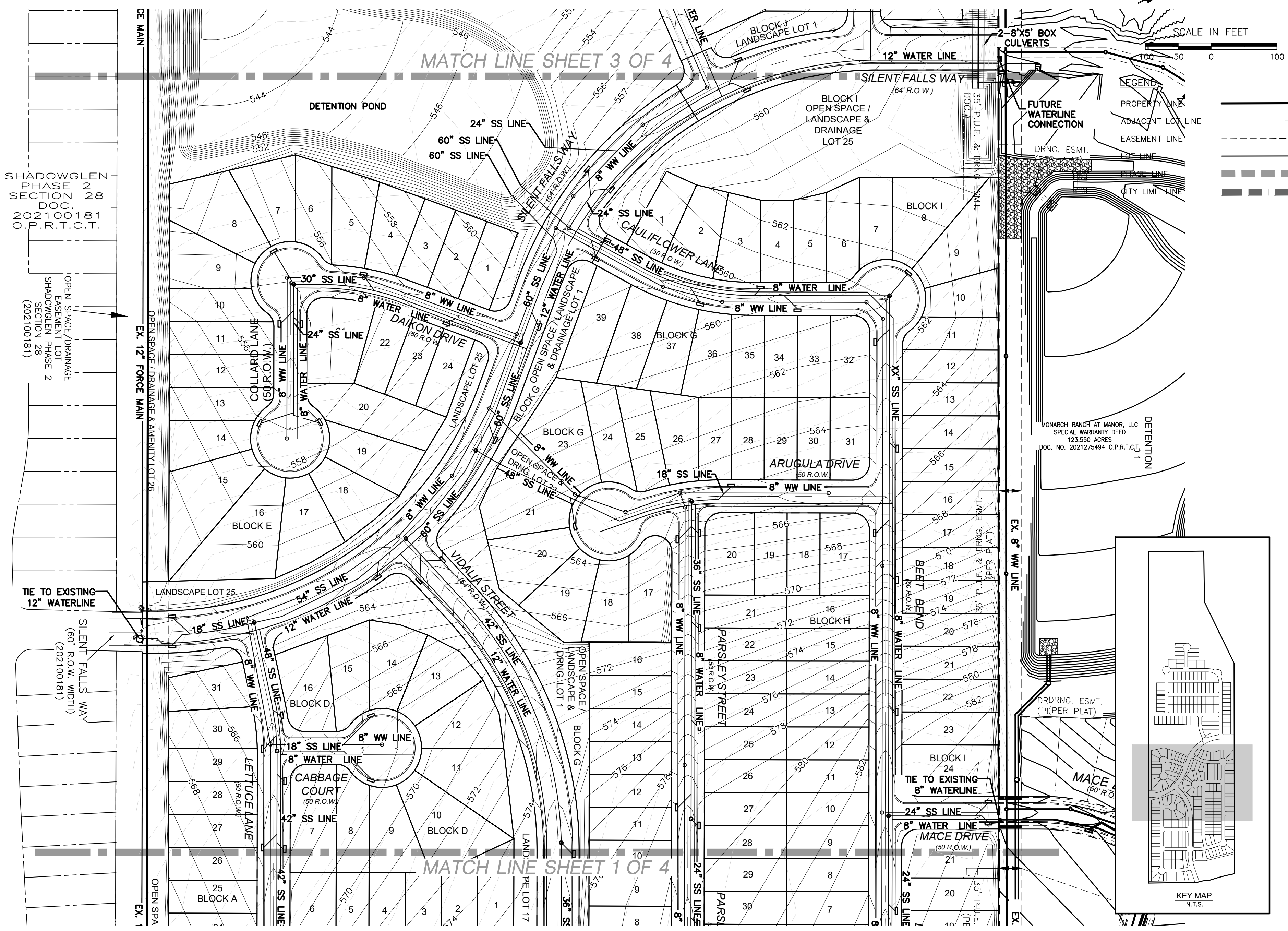
1.00 ACRE FRANK VELASQUEZ (12592/1305)

0.78 ACRE HENRIETTA B. VELASQUEZ (2003002504)

32,950 ACRES TIMBERMAN COMMERCIAL DEVELOPMENTS, LP (2020230923)

SHADOWGLEN PHASE 2 SECTION 20 N 100.182 D.O.C. P.R.T.O.C.T. (202100182)

OPEN SPACE/ DRAINAGE LOT SECTIONS 25-26 (202100182)



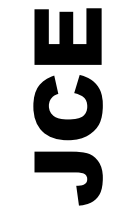
SHADOWGLEN
PHASE 2
SECTION 28
DOC. NO. 202100181
O.P.R.T.C.T.

OPEN SPACE/DRAINAGE
EASEMENT LOT
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

TIE TO EXISTING
12" WATERLINE
SILENT FALLS WAY
(60' R.O.W. WIDTH)
(202100181)

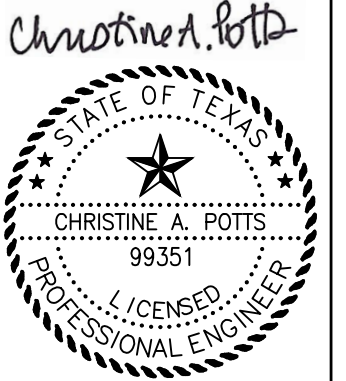
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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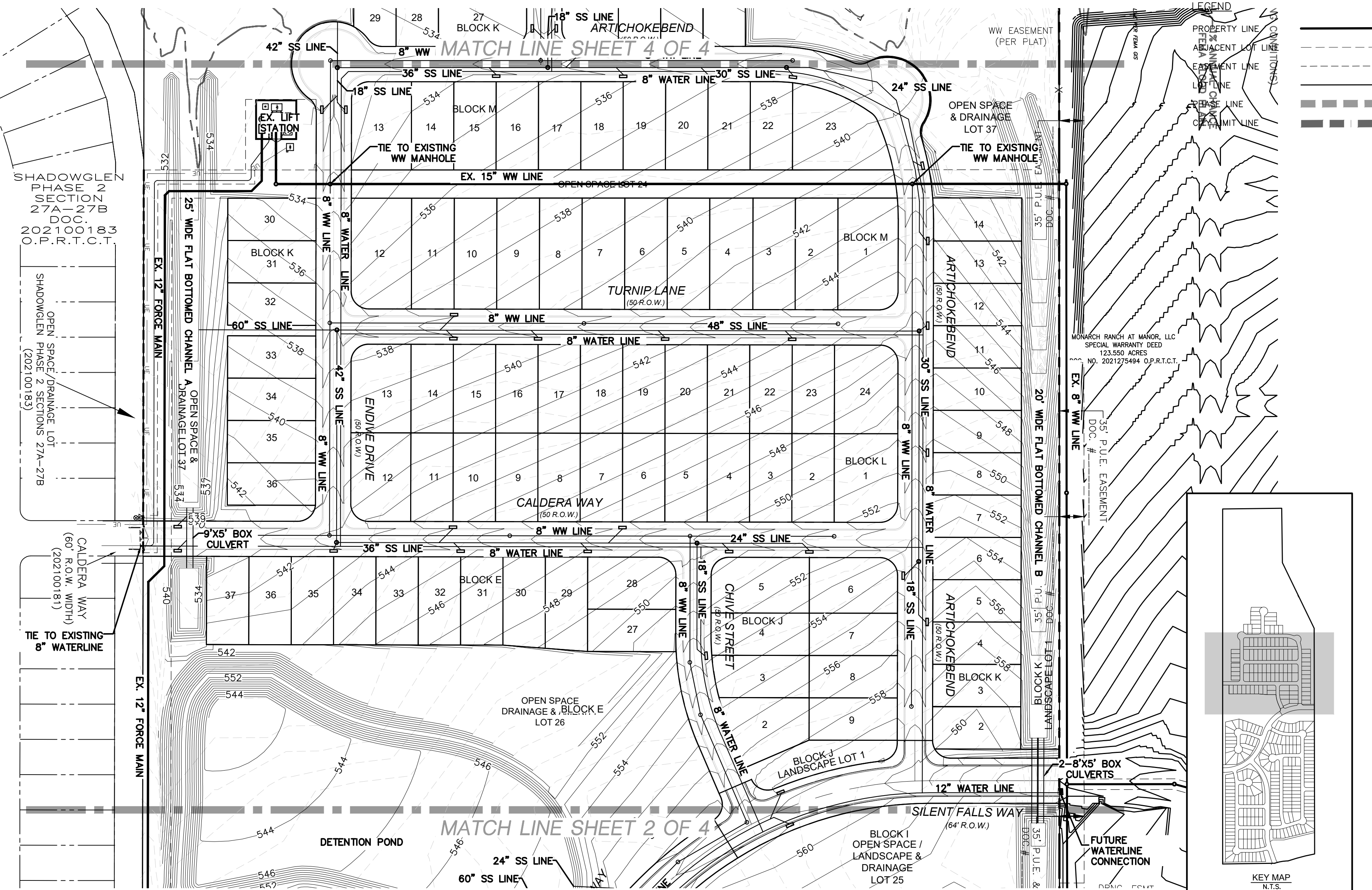
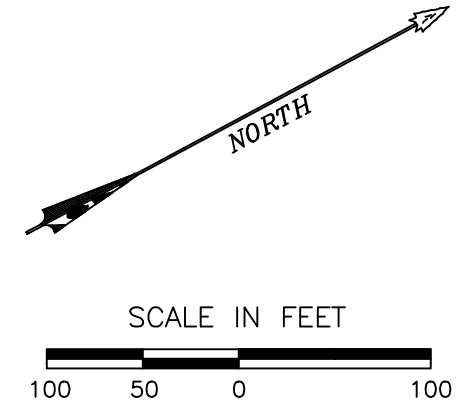


**OKRA SUBDIVISION
PROPOSED IMPROVEMENTS - SHEET 2
OF 4
MANOR, TEXAS 78653**

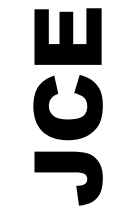
The seal appearing on this document was authorized by
CHRISTINE A. POTTS
on 04/16, 2024



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

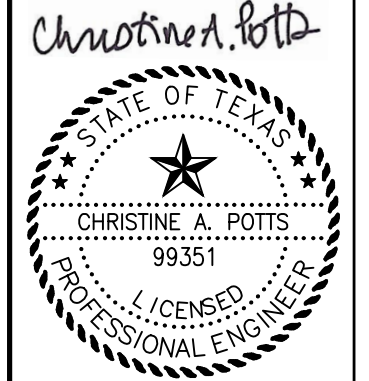


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**OKRA SUBDIVISION
 PROPOSED IMPROVEMENTS - SHEET 3
 OF 4**
 MANOR, TEXAS 78653

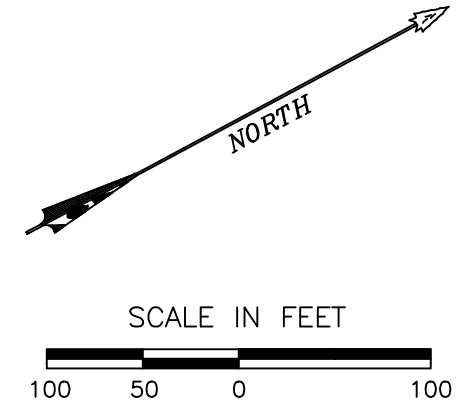
The seal appearing on this document was authorized by
 CHRISTINE A. POTTS
 on 04/16/2024



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

CAUTION!!!
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**SHEET
 16 of 17**



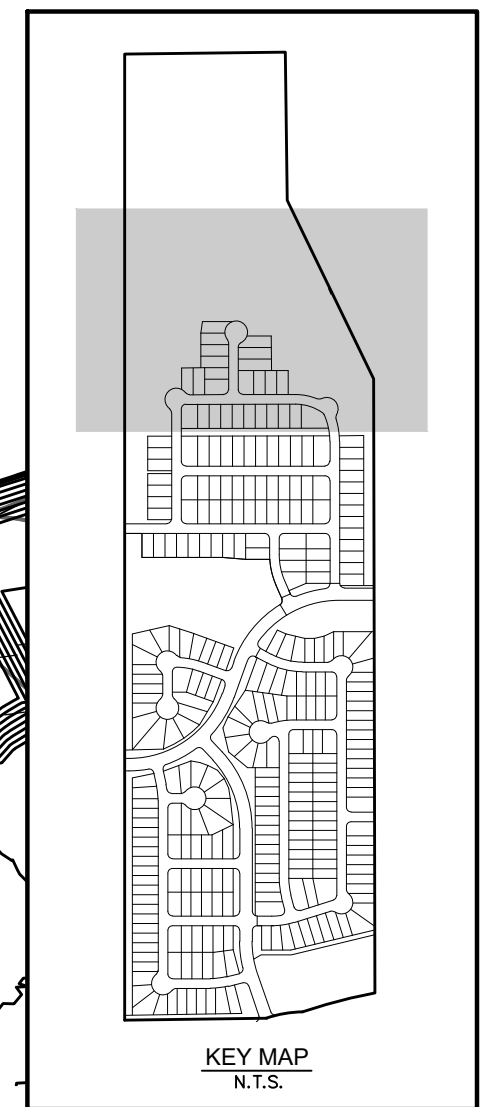
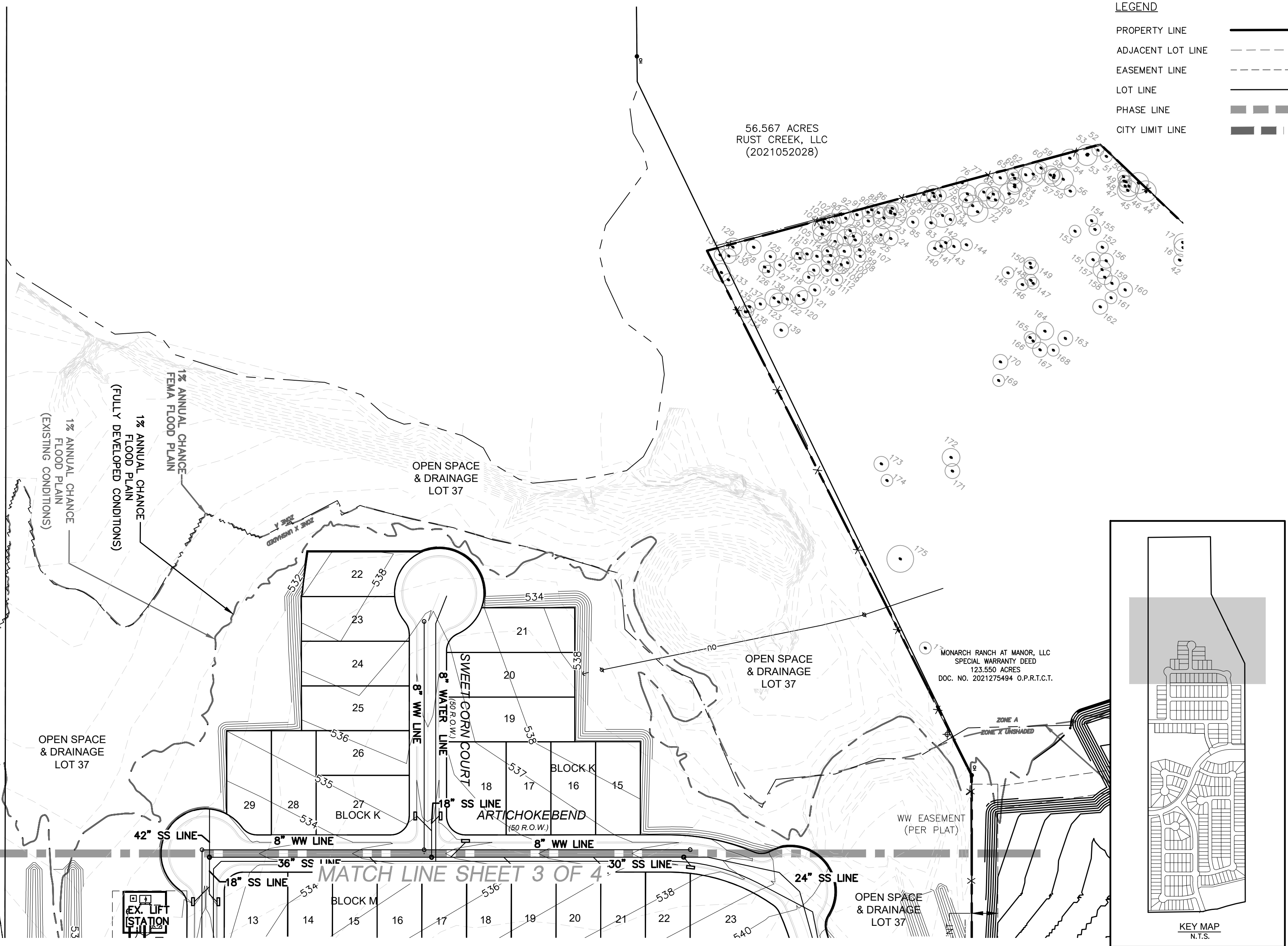
LEGEND

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

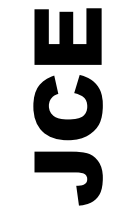
56.567 ACRES
RUST CREEK, LLC
(2021052028)

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

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

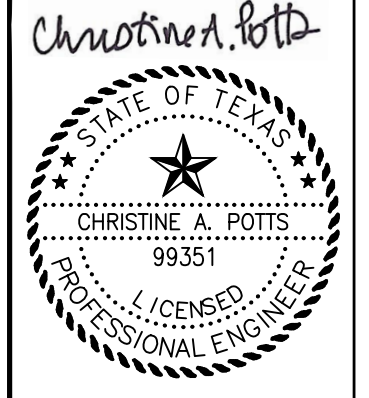


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INFO@JAMISONENG.COM



OKRA SUBDIVISION
PROPOSED IMPROVEMENTS - SHEET 4 OF 4
MANOR, TEXAS 78653

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on 04/16/2024



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Date:	Checked By:
Revision 1:	Drawn By: DSP
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SHEET
17 of 17



ORDINANCE NO. 720

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

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

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

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

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

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

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

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

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

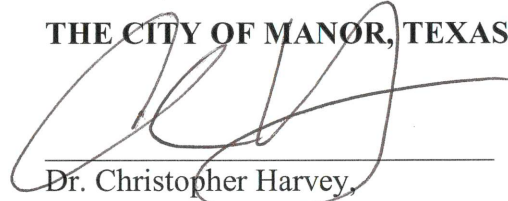
Section 5. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't.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

ORDINANCE NO. 720

PASSED AND APPROVED FIRST READING on this the 20th day of September 2023.

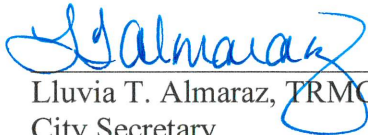
PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of October 2023.

THE CITY OF MANOR, TEXAS



Dr. Christopher Harvey,
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC,
City Secretary



EXHIBIT "A"

Property Legal Description:

LEGAL DESCRIPTION

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

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

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

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

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

ORDINANCE NO. 720

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

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

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

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

ORDINANCE NO. 720

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

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

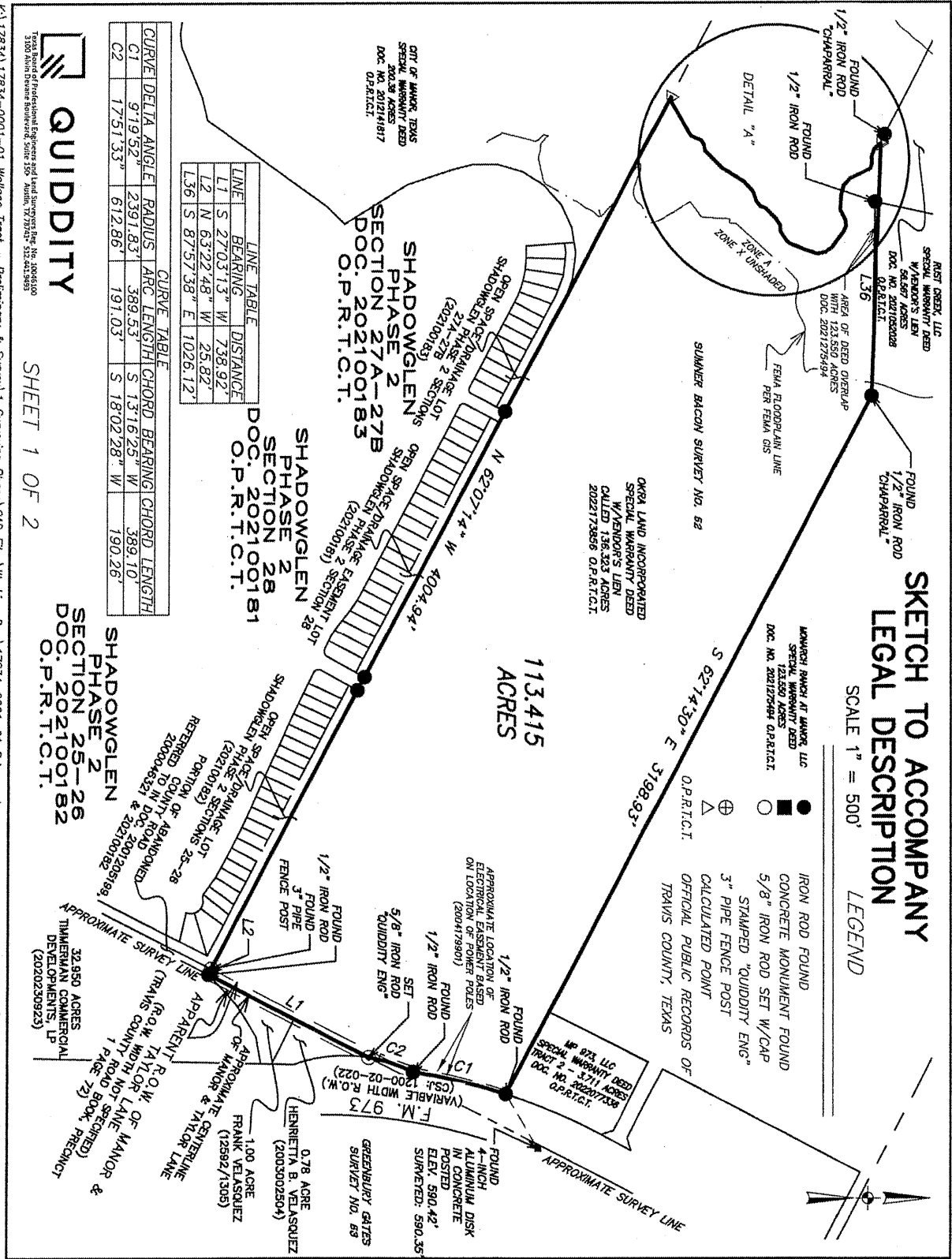
THENCE: South 62°14'30" East a distance of 3198.93 feet along a northeastern line of said 136.342-acre tract, a southwestern line of said 123.550-acre tract and a southwestern line of the said 3.711 acres (Tract 2) to the POINT OF BEGINNING and CONTAINING an area of 113.415-acres of land.

Rex L. Hackett
 Registered Professional Land Surveyor No. 5573
 Email: rhackett@quiddity.com

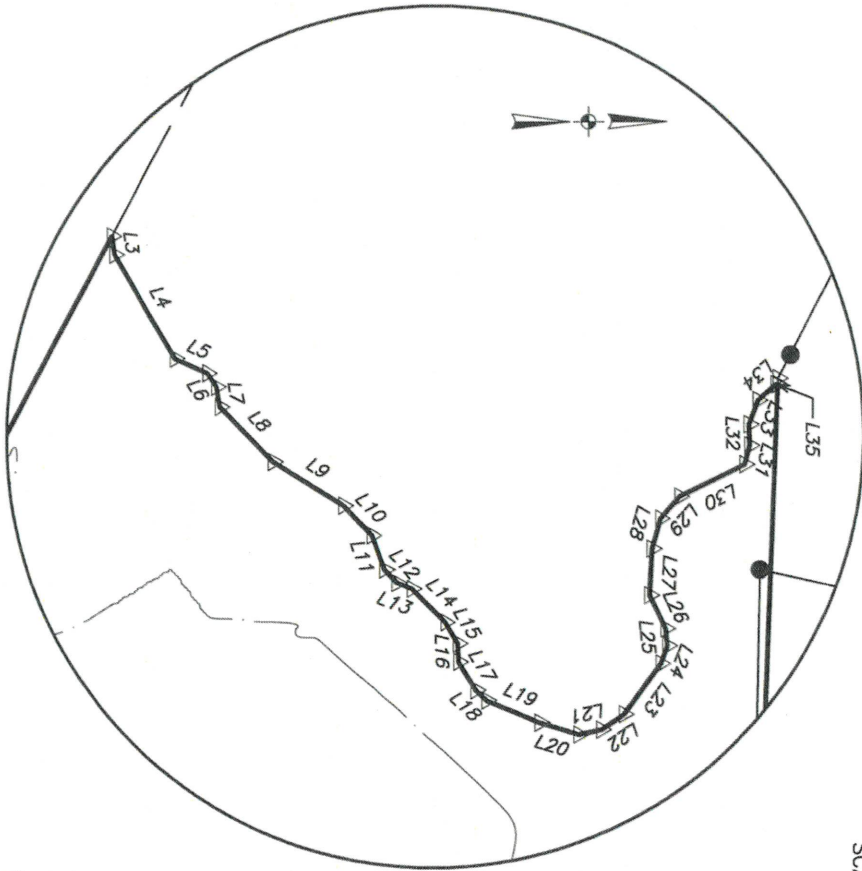
2-6-2023
 Date

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





SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	N 81°31'45" E	24.47'
L2	N 59°31'17" E	154.72'
L3	N 24°13'41" E	45.69'
L4	N 55°47'03" E	21.00'
L5	N 79°17'12" E	26.15'
L6	N 45°17'07" E	98.71'
L7	N 31°43'45" E	106.97'
L8	N 46°36'22" E	52.57'
L9	N 69°08'44" E	46.82'
L10	N 48°39'08" E	23.13'
L11	N 21°26'53" E	20.89'
L12	N 44°50'59" E	60.89'
L13	N 58°23'35" E	31.80'
L14	N 88°18'54" E	23.62'
L15	N 58°23'32" E	42.40'
L16	N 43°31'54" E	19.16'
L17	N 22°29'47" E	74.42'
L18	N 16°45'20" E	52.54'
L19	N 12°04'54" W	29.48'
L20	N 34°09'35" W	35.25'
L21	N 54°01'40" W	79.81'
L22	N 68°52'29" W	24.57'
L23	S 83°12'38" W	22.03'
L24	S 63°59'48" W	47.52'
L25	N 87°00'48" W	59.98'
L26	N 74°52'32" W	39.93'
L27	N 48°21'59" W	37.63'
L28	N 25°51'28" W	94.35'
L29	N 75°22'45" W	24.76'
L30	S 87°47'48" W	27.11'
L31	N 69°33'00" W	32.80'
L32	N 41°33'10" W	30.63'
L33	N 05°54'22" W	2.49'
L34		
L35		



Rex L. Hackett
2-6-2023



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

SHEET 2 OF 2

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

RLH/osh

JOB # 17834-0001-01

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

Jamison Civil Engineering LLC

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

JCE

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

March 14, 2024

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

Re: Okra Tract Preliminary Plat– 2023-P-1606-PP #U1

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

i. Ensure that property lines are drawn sufficiently wide to provide easy identification.

THE PROPERTY BOUNDARY HAS BEEN THICKENED TO PROVIDE EASY IDENTIFICATION.

ii. Ensure that the contoured area extends outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

WE HAVE EXISTING TOPO ON THE ENTIRE PROPERTY TO THE NORTH OF OKRA. THE PROPERTY TO THE SOUTH IS A DEVELOPED SUBDIVISION. IN ADDITION, WE ALSO HAVE CITY TOPO THAT EXTENDS PAST OUR PROPERTY BOUNDARY, UP TO 200'.

iii. Provide the location of building setback lines indicated by dashed lines on the plat as per Manor Municode

Chapter 14 Sec. 14.02.020 (a).

PLEASE REFER TO THE TYPICAL LOT DETAIL ON SHEET 1 OF THE PRELIMINARY FOR THE LOCATIONS OF THE BUILDING SETBACK LINES.

iv. Provide the lengths of each proposed property line of all lots.

THE LENGTHS OF ALL PROPOSED LOTS HAS BEEN SHOWN ON SHEETS

v. Provide Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

THE EXISTING TREES HAVE BEEN SHOWN ON SHEETS 2-5, AS SOLID AND DASHED CIRCLES.

vi. Provide Replacement Trees shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

REPLACEMENT TREES HAVE BEEN SHOWN, AS REQUIRED BY A 1:1 MITIGATION RATIO. SEE SHEETS 3, 4 AND 12 OF THE PRELIMINARY.

- vii. Provide a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance (Manor Municode Chapter 10 Sec.22.04 (i)) and good engineering practices, to ensure the property will be developed in accordance with City drainage policies.

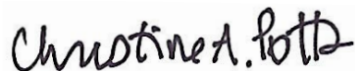
SEE DRAINAGE STUDY SUBMITTED WITH THE INITIAL PP SUBMITTAL. WE HAVE ATTACHED ANOTHER COPY TO THIS UPDATE.

- viii. Reminder this cant be approved until the concept plan is approved.

NOTED

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

SINCERELY,



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

Jamison Civil Engineering LLC

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

JCE

Item 5.

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

April 18, 2024

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

Re: Okra Tract Preliminary Plan– 2023-P-1606-PP U2

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

Engineer Review

The following comments have been provided by Tyler Shows.

iv. Provide the lengths of each proposed property line of all lots. The area of each nonrectangular lot should be provided as well.

THE INFORMATION HAS BEEN ADDED AS REQUESTED.

viii. Reminder this cant be approved until the concept plan is approved.

COMMENT NOTED.

ix. The Mayor is Dr. Christopher Harvey.

MAYOR HAS BEEN UPDATED.

x. The P&Z Chairperson is Felix Paiz.

CHAIRPERSON HAS BEEN UPDATED.

xi. Provide an overall exhibit that clearly shows the existing property as a whole and include bearings and distances.

PLEASE SEE THE OVERALL EXISTING CONDITIONS SHEET.

xii. The location of City Limits and/or ETJ should be shown on the preliminary plat. Shadowglen is in Manor's ETJ.

CITY LIMITS LINE HAS BEEN UPDATED.

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

SINCERELY,

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



04/18/24

Jamison Civil Engineering LLC

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

JCE

Item 5.

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

May 17, 2024

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

Re: Okra Tract Preliminary Plan– 2023-P-1606-PP U2

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

Engineer Review

The following comments have been provided by Tyler Shows.

viii. Reminder this cant be approved until the concept plan is approved.

COMMENT NOTED.

xii. The location of City Limits and/or ETJ should be shown on the preliminary plat. Shadowglen is in Manor's ETJ.

CITY LIMITS LINES HAVE BEEN SHOWN, AND SHADOW GLEN IS SHOWN TO BE IN THE ETJ. SEE SHEETS 2-5.

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

SINCERELY,



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



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 20, 2024

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

Permit Number 2023-P-1606-PP
Job Address: 14418 Old Manor-Taylor Road, Manor 78653

Dear Stephen Jamison,

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

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



5/20/2024

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Okra Tract Preliminary Plat
 Case Number: 2023-P-1606-PP
 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 Preliminary Plat for the Okra Tract being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX. The request will be posted on the agenda as follows:

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

Applicant: Jamison Civil Engineering LLC
Owner: Okra Land Incorporated

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

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat 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.

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

ANDERSSON CATHERINE & DANIEL
13917 HEARTLAND DR
Manor, TX 78653

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

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

BIREDDY ANVESH REDDY
14012 Heartland Dr
Manor, TX 78653

BRASSELL REBECCA & PATRICK
14005 HEARTLAND DR
Manor, TX 78653

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

CITY OF MANOR
105 E EGGLESTON ST
Manor, TX 78653

CONROY KEVIN
13916 Heartland Dr
Manor, TX 78653

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

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

DEROCH MANDY BARBER
14108 HEARTLAND DR
Manor, TX 78653

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

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

Enfield Partners LLC ETAL
2303 Camino Alto
Austin, TX 78746

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

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

GLORIA ALVARO F
13904 Heartland Dr
Manor, TX 78653

GUZMAN MASON ANDREW
14208 HEARTLAND DR
Manor, TX 78653

HAYNES BUCHANAN CAROL M
14200 HEARTLAND DR
Manor, TX 78653

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

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

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

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

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

Juan Chaparro
14408 Pernella Rd
Manor, TX 78653

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

Kristine & Matthew Escobedo
14400 Pernella Rd
Manor, TX 78653

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

LAKE ELIJAH & KANESHA
14301 HEARTLAND DR
Manor, TX 78653

LEKCAM Communication LLC
16404 Marcello Dr
Pflugerville, TX 78660

LEONARD SCOTT
13921 Heartland Dr
Manor, TX 78653

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

Mary Clark
14404 Pernella Rd
Manor, TX 78653

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

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

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

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

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

PADILLA ELIAS JOSE
14308 HEARTLAND DR
Manor, TX 78653

PERRY HOMES LLC
PO BOX 34306
Houston, TX 77234

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

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

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

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

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

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

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

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

SNELL TYLER & MATTIE
13908 HEARTLAND DR
Manor, TX 78653

SNYDER JACOB ADAM
13913 HEARTLAND DR
Manor, TX 78653

SORATHIA BHARGAV
3472 Fitzsimmons Cmn
Fremont, CA 94538

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

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

STEVES DANIEL & JANELLE
14400 HEARTLAND DR
Manor, TX 78653

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

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

SUTT DYLAN J
14104 Heartland Dr
Manor, TX 78653

THOMPSON MATTHEW
14505 HEARTLAND DR
Manor, TX 78653

Timmerman Commercial Investments LP
501 Vale ST
Austin, TX 78746

TRIPATHI ANKIT MANI
14205 HEARTLAND DR
Manor, TX 78653

UNAL BELGIN & AYHAN
14320 HEARTLAND DR
Manor, TX 78653

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

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

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

WILLIAMS LAURA
14305 HEARTLAND DR
Manor, TX 78653

YINGST ALEX BICERA
13920 Heartland Dr
Manor, TX 78653

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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

- May 8, 2024, Planning and Zoning Commission Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the May 8, 2024, Planning and Zoning Commission Minutes.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 8, 2024**

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

PRESENT:

COMMISSIONERS:

- Felix Paiz, Chair, Place 4 (Absent)
- Prince Chavis, Vice Chair, Place 2
- Julie Leonard, Place 1
- Cresandra Hardeman, Place 3 (Absent)
- Celestine Sermo, Place 5 (Absent)
- Cecil Meyer, Place 6
- Jim Terry, Place 7
- Gabriel Nila, Alternate No. 1
- Gabrielle Orion, Alternate No. 2

CITY COUNCIL:

- Maria Amezcua, Council Member, Place 3
- Sonia Wallace, Council Member, Place 4

CITY STAFF:

- Scott Dunlop, Development Services Director
- Michael Burrell, Planning Coordinator
- Mandy Miller, Development Services Supervisor
- Officer Stone

REGULAR SESSION: 6:30 P.M.

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the Regular Session of the Manor P&Z Commission was called to order by Vice Chair Chavis at 6:37 p.m. on Wednesday, May 08, 2024, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Vice Chair Chavis requested Alternate P&Z Commissioner Orion join the Commissioners on the dais in the position of Place 3. Vice Chair Chavis requested Alternate P&Z Commissioner Nila join the Commissioners on the dais in the position of Place 4.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak during public comments regarding his concerns. Mr. Battaile spoke regarding the recent ManorPalooza Event, the New Downtown Plan, and the Comprehensive Plan. He expressed his discontentment with the Commission for allowing the demolition of 104 Towns, their lack of action as a Commission, and the meeting guidelines and procedures the Commission follows. Mr. Battaile criticized the City Council, P&Z Commission, and City Staff for not safeguarding the history of Manor.

PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.** Applicant: Carilu Texas Realty LLC. Owner: Carilu Texas Realty LLC

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

Chair Paiz opened the public hearing.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in support of this item. He stated he felt it was more consistent with what is needed and wanted in Manor.

Director Dunlop detailed the location of the property and the current zoning of the property. He gave a brief history of the occupancy use of the building explaining it had been used as a law office for many years. He stated the zoning request was consistent with the Comprehensive Plan. City Staff would recommend approval of the rezoning request.

Director Dunlop answered questions regarding the vested use of the property. He stated the property was built in the 1990s prior to the City regulating land use through zoning.

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

There was no further discussion.

Motion to Close carried 6-0.

- 2. Conduct a public hearing on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.** Applicant: Rocio Velazquez. Owner: Rocio Velazquez.

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

Vice Chair Chavis opened the public hearing.

Director Dunlop gave background on this item, including location, zoning. He stated the Comprehensive Plan designates this area for employment center which is a mix of commercial and industrial. This zoning request is consistent with the Comprehensive Plan.

Janet Sherman, 14204 FM 1100, Manor, Texas, submitted a speaker card to speak in opposition of this item. Ms. Sherman stated this property borders her owner and use to belong to her mother. She explained this area is mostly farmers or landowners who use the property for agricultural uses. She expressed her concerns for the activities an event center can bring to the area and create traffic issues on the small two lane road while increasing noise and light pollution.

Director Dunlop explained allowable uses under the (C-2) Medium Commercial zoning. He explained that a less zoning like (C-1) Light Commercial would still allow for an event center with a specific use permit with a restriction on hours due to the adjacent residential properties. He gave alternate zoning options for commercial that could be recommended.

Rocio Velazquez, 14122 FM 1100, Manor, Texas submitted a speaker card to speak in support of this item. She answered questions regarding the planned event center. Ms. Velazquez stated that they were still in planning stages but were looking to have small events with a maximum of 300 people for the largest gathering. Most events being held indoors to start with. She answered questions regarding structures, both current and future, setbacks, square footage of the potential event space. She addressed why they choose this location in Manor.

Director Dunlop answered questions regarding future roadway improvements.

Discussion was held regarding the days and hours of use for the event center.

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

There was no further discussion.

Motion to Close carried 6-0.

- 3. Conduct a public hearing on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.** Applicant: ALM Engineering, Inc. Owner: Timmermann Commercial Investments, LP.

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

Vice Chair Chavis opened the public hearing.

Director Dunlop gave background for this property. He explained this item was for the Concept Plans for Manor Commons Phase 3 located in front of Greenbury Subdivision which contains 17 commercial lots and a drainage lot. He stated the developer was working with FEMA to modify the floodplain areas on the property. He gave brief details about the roadway improvements associated with this development.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak regarding this item. Mr. Battaile stated that he felt it was important to point out that he owner of this property sits on the CIF Advisory Committee for the city which he felt was a conflict of interest. He also stated with this size of a development, the city should require the developer to put in a plaza.

Vice Chair Chavis stated the applicant was present if there were any questions for this item.

Director Dunlop confirmed this item was non-discretionary. He answered questions about the content for the concept plan. He explained this would create the layout of the lots within the development. He detailed the phase of the development such as site, concept, and construction plans.

Director Dunlop answered questions regarding the city roads and other traffic improvements that would be created because of this development.

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 6-0.

- 4. Conduct a public hearing on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.** Applicant: Quiddity Engineering. Owner: Ashton Grey.

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

Vice Chair Chavis opened the public hearing.

Director Dunlop gave background for this item. He gave reasons for modifications to the PUD Concept Plan were to bring the PUD into line with the zoning modifications that were approved last month. He recapped the changes that were approved. He explained the updates required to be made to the Concept Plan and Preliminary Plat for the New Haven PUD.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in support of this item. He expressed his disappointment with the lack of detailed information for the parks and the parking availability within the development. He stated he agreed with the In Lieu Parkland fees being paid. Mr. Battaile suggested requiring more parking near the parks and trail system.

Director Dunlop reviewed the changes being made which included additional parking near the trails and Nature Preserve. He reminded the Commission of the enhanced safety measures at the main intersection that would be included in the construction plans for this project.

Discussion was held regarding the lighting for the parks. Director Dunlop informed the Commission that the applicant was present. He also explained more details were available on the Preliminary Plat which was the next item on the agenda.

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 6-0.

- 5. Conduct a public hearing on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.** Applicant: Quiddity Engineering. Owner: Ashton Grey.

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

Vice Chair Chavis opened the public hearing.

Director Dunlop summarized this item for the Commission.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak in support of this item. He spoke regarding the park and ways to create a safer environment within the parks while allowing them to be utilized in the late afternoon hours year-round. He commented on the parking near the water storage tank.

Discussion was held regarding lighting in and near the park areas. Director Dunlop explained different stages of negotiations where implementation of parking and lighting enhancements would be considered.

Brad Carvajal with Quiddity Engineering, 3100 Alvin Devane Blvd., Suite 130, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Carabajal addressed the lighting concerns. He stated this development was proposing lights where the main playground and ping pong tables are located.

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

There was no further discussion.

Motion to Close carried 6-0.

CONSENT AGENDA

6. Consideration, discussion, and possible action to approve the minutes for the April 10, 2024, Planning and Zoning Commission Regular Session.

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

There was no further discussion.

Motion to Approve carried 6-0.

REGULAR AGENDA

7. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business. Applicant: Carilu Texas Realty LLC. Owner: Carilu Texas Realty LLC.

City Staff recommended that the P&Z Commission approve the Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

Director Dunlop summarized this item and reiterated this request was consistent with the previous, current, and future land use map as laid out in the Comprehensive Plan.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Leonard to approve the Rezoning Application for one (1) lot on 0.26 acres, more or less, and being located at 310 W. Murray St., Manor, TX from (SF-1) Single-Family Suburban to (NB) Neighborhood Business.

There was no further discussion.

Motion to Approve carried 6-0.

- 8. Consideration, discussion, and possible action on a Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.** Applicant: Rocio Velazquez. Owner: Rocio Velazquez.

City Staff recommended that the P&Z Commission approve the Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Director Dunlop recapped the details of this rezoning application.

Robert Battaile, 502 E. Eggleston Street, Manor, Texas, submitted a speaker card to speak regarding this item. He stated that he did not feel the applicant was adequately prepared to make this request. He recommended postponement of this item.

Director Dunlop detailed all the different options for approval.

Rocio Velazquez answered questions regarding the square footage of the proposed event center.

Discussion was held regarding the different zoning options available for approval. Director Dunlop answered questions about the differences between C-1 and C-2 zoning. He clarified this request was for the zoning only and not the site or concept plans for this property. He explained, if approved, the developer could develop anything within the approved list of uses for that specific zoning and did not have to create the event center.

MOTION: Upon a motion made by Commissioner Meyer to deny the Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-2) Medium Commercial.

Motion to Deny – Mr. Meyer withdrew his motion.

Additional discussion was held regarding the different zoning options available for approval. Director Dunlop answered questions regarding the ability to motion on a C-1 or any less zoning. He explained the recommendation would be sent to City Council for consideration. He made clear City Council had the discretion to approve the P&Z recommendation or change the zoning to originally requested C-2 or even approve a lesser zoning.

MOTION: Upon a motion made by Commissioner Orion and seconded by Commissioner Terry to approve the Rezoning Application for one (1) lot on 3.75 acres, more or less, and being located at the 14122 FM 1100, Manor, TX from (SF-1) Single-Family Suburban to (C-1) Light Commercial

There was no further discussion.

Motion to Approve failed 3-3. Opposed by Vice Chair Chavis, Commissioner Leonard and Commissioner Meyer.

- 9. Consideration, discussion, and possible action on a Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.**
Applicant: ALM Engineering, Inc. Owner: Timmermann Commercial Investments, LP.

City Staff recommended that the P&Z Commission approve the Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

Director Dunlop stated this Subdivision Concept Plan was approved by City Engineers and reminded the commissioners that this item was non-discretionary. He recounted the details for this item and answered questions regarding the location of the drainage and retention areas.

Mike Hoffman, 18201 Maxa Drive, Manor, Texas, submitted a speaker card to speak in opposition of this item. He stated that he resides in the Greenbury Subdivision. He expressed concerns for the types of commercial businesses that would occupy this development.

Director Dunlop answered questions pertaining to the different types of businesses that could potentially occupy this development. He gave information regarding buffer yard requirements that would be used to shield the property from nearby residents.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Nila to approve the Subdivision Concept Plan for Manor Commons Northeast Commercial, eighteen (18) lots on 33.93 acres, more or less, and being located at the northeast corner of the intersection of US HWY 290 and FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

- 10. Consideration, discussion, and possible action on a Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.** Applicant: Quiddity Engineering. Owner: Ashton Grey.

Brad Carvajal with Quiddity Engineering, 3100 Alvin Devane Blvd., Suite 130, Austin, Texas, submitted a speaker card in support of this item. Mr. Carabajal did not wish to speak; however, He was available for any questions.

City Staff recommended that the P&Z Commission approve the Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Travis Janik with Ashton Gray Development, 101 Parkland Blvd., Sugar Land, Texas, submitted a speaker card to speak in support of this item. He stated the purpose of the request was to bring the Concept Plan and Preliminary Plat into compliance with the PUD Agreement.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Terry to approve the Revised Subdivision Concept Plan for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

- 11. Consideration, discussion, and possible action on a Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.** Applicant: Quiddity Engineering. Owner: Ashton Grey.

Brad Carvajal with Quiddity Engineering, 3100 Alvin Devane Blvd., Suite 130, Austin, Texas, submitted a speaker card in support of this item. Mr. Carabajal did not wish to speak; however, He was available for any questions.

Travis Janik with Ashton Gray Development, 101 Parkland Blvd., Sugar Land, Texas, submitted a speaker card in support of this item. Mr. Carabajal did not wish to speak; however, He was available for any questions

City Staff recommended that the P&Z Commission approve the Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

Director Dunlop stated that this related to the prior item. He reiterated this was to bring the Preliminary Plat into compliance with the PUD Agreement.

- MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Orion to approve the Revised Subdivision Preliminary Plat for New Haven, two hundred sixty-one (261) lots on 91 acres, more or less, and being located near the intersection of Gregg Lane and FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

- 12. Consideration, discussion, and possible action on a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, six MPDs, three diesel MPDs, and associated parking and drive aisles.** Applicant: Professional StruCIVIL Engineers Inc. Owner: Najib Wehbe.

City Staff recommended that the P&Z Commission approve a Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for and includes a 14,020 sf general retail / Mexican market building, _(specify)_ MPDs, _(specify)_ diesel MPDs, and associated parking and drive aisles.

Director Dunlop gave background information on this item. He recapped the reasons for postponement and detailed the changes that were made for the project explaining whether the developer was compliant with the Commissioner's requests.

Director Dunlop answered questions about the backup information presented to the Commissioners for the meeting. He stated the owner had an annexation petition in with the city as indicated on the map. The annexation would be contingent upon the approval of the Specific Use Request. Director Dunlop warned the commission of the potential to see this item again if the developer chooses not to proceed with the annexation.

Discussion was held regarding the adjustments made by the developer to work with the City's requests.

Mirra Tahir Balg with PSCE, Inc., 2205 W. Parmer Lane, Austin, Texas, submitted a speaker card in support of this item. Mr. Balg answered questions about the reasons for leaving the diesel pumps when asked to remove them. He stated the developer felt the roadway improvements that would be made as part of this project would offset most of the traffic issues created by this type of project. Mr. Balg stated the developer wanted to annex into the city due to a decrease in out-of-pocket costs for the project but would still be able to develop without these changes if he did not annex. He explained the developer felt removing the diesel would be detrimental to the project.

Discussion was held regarding the road improvements. Mr. Balg pointed out on the map the areas where the improvements would be made.

Consideration was given to the increase in the fueling stations for this project.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Nila to approve the Specific Use Request for one (1) lot on 1.273 acres, more or less, and being located at 13105 FM 1100, Manor, TX to allow for a that includes a 14,020sf general retail / Mexican market building, 8 (eight) MPDs, 4 (four) diesel MPDs, 3 (three) EV Charging Stations, associated parking and drive aisles, a shifted canopy, traffic improvements per TXDOT Traffic Improvement Analysis requirements, with special condition of No Overnight Parking as shown in the backup.

There was no further discussion.

Motion to Approve carried 4-2. Opposed by Vice Chair Chavis and Commissioner Leonard.

13. Consideration, discussion, and possible action on a Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn and Associates. Owner: Meritage Homes of Texas, LLC.

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

City Staff recommended that the P&Z Commission approve the Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty-four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

Director Dunlop summarized this item. He confirmed this item was non-discretionary.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Nila to approve the Final Plat for the Shadowglen Subdivision Phase 3, Section 2, one-hundred sixty-four (164) lots on 45.32 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX

There was no further discussion.

Motion to Approve carried 6-0.

14. Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 3 and 4, Block 35, Town of Manor, and being in the 600 Block of Samaripa Street, Manor, TX. Applicant: Pedro Lopez. Owner: Pedro Lopez.

City Staff recommended that the P&Z Commission approve the Joined Lot Affidavit for Lots 3 and 4, Block 35, Town of Manor, and being in the 600 Block of Samaripa Street, Manor, TX.

Director Dunlop gave information regarding the two lots the applicant is requesting to join. He explained one of the lots is only a portion of a lot and too small to develop. The owner is requesting to join the lots to have a slightly larger lot to build on.

Discussion was held regarding the location and current zoning of the property. Director Dunlop confirmed that the zoning was currently (SF-1) Single Family Residential. He stated that he was unaware of any desires to rezone; therefore, the owner would be allowed to build a single residential unit on the property.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Terry to approve the Joined Lot Affidavit for Lots 3 and 4, Block 35, Town of Manor, and being in the 600 Block of Samaripa Street, Manor, TX.

There was no further discussion.

Motion to Approve carried 6-0.

15. Consideration, discussion, and possible action on a Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback. Applicant: Uriel Ocampo Lopez. Owner: Uriel Ocampo Lopez.

City Staff recommended that the P&Z Commission approve the Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.

Director Dunlop gave explanations for waivers of this type. He described the City Code requirements for residential new build. He outlined the difficulties with conforming to the code on the smaller lots in town.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Nila to approve the Setback Waiver for Lot 2, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback.

There was no further discussion.

Motion to Approve carried 6-0.

16. Consideration, discussion, and possible action on a Setback Waiver for Lot 3, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback. Applicant: Uriel Ocampo Lopez. Owner: Uriel Ocampo Lopez.

City Staff recommended that the P&Z Commission approve the Setback Waiver for Lot 3, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20' front setback, 10' rear setback, and 5' side setback

Director Dunlop stated that this is the same owner as the previous agenda item and the rationale is the same for both item numbers.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Orion to approve the Setback Waiver for Lot 3, Block 15, Town of Manor, located in the 400 Block of East Carrie Manor, to allow a 20’ front setback, 10’ rear setback, and 5’ side setback

There was no further discussion.

Motion to Approve carried 6-0.

17. Consideration, discussion, and possible action on a Coordinated Sign Plan for 10800-10804 US Hwy 290 E and being Lots 1 and 2, Block A, Las Entradas North 9900 Subdivision. Applicant: ES&A Sign & Awning. Owner: Llano Las Entradas, LLC.

City Staff recommended that the P&Z Commission approve the Coordinated Sign Plan for 10800-10804 US Hwy 290 E and being Lots 1 and 2, Block A, Las Entradas North 9900 Subdivision.

Director Dunlop described the sign plan. He explained the plan was only for the pylon sign. The owner wanted to keep the wall sign as per City of Manor Code. The coordinated sign plan would allow for multiple tenants to utilize the pylon sign.

Discussion was held regarding the sign plan. Director Dunlop answered questions regarding the current sign locations on the property along this section of U S Hwy 290 East. Consideration was given to safety concerns.

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Orion to approve the Coordinated Sign Plan for 10800-10804 US Hwy 290 E and being Lots 1 and 2, Block A, Las Entradas North 9900 Subdivision.

There was no further discussion.

Motion to Approve carried 6-0.

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Leonard and seconded by Commissioner Meyer to adjourn the Regular Session of the Manor P&Z Commission at 8:39 p.m. on Wednesday, May 8, 2024.

There was no further discussion.

Motion to Adjourn carried 6-0.

These minutes were approved by the Planning and Zoning Commission on the 12th day of June 2024.

APPROVED:

Felix Paiz
Chairperson

ATTEST:

Mandy Miller
Development Services Supervisor



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 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 4.475 acres, more or less, and being located at 16011 E US Hwy 290, Manor, TX from (A) Agricultural to (C-3) Heavy Commercial.

Applicant: Phantastic Endeavor LLC

Owner: Kimley-Horn

BACKGROUND/SUMMARY:

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

This property has direct frontage on US Hwy 290 (approximately 237') and is located almost to the eastern extent of the city limits. It is near the intersection of US 290 and Ballerstedt Rd as well as US 290 and Abrahamson Road. The area is a mix of commercial, industrial, and residential uses. Most of the residential uses are on the lots behind the subject lot along Voelker Lane with the closest residential unit being 425' from the subject lot's southern property line. The property to the west and across US 290 are vacant, and the property to the east is an existing small business that was rezoned to General Office on September 7th, 2022, by Ordinance 673. Within 750' are an industrial building housing a large mechanical/plumbing company, a concrete manufacturing facility, a storage unit business, and the residential units along Voelker Lane.

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

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

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

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

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

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

- Letter of Intent
- Rezoning Map
- Aerial Image
- C-3 permitted uses
- Comprehensive Plan FLUM
- 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 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 with certain permitted uses removed.

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



April 12, 2024

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

Via Electronic Submittal

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

Dear Mr. Dunlop,

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

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

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

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

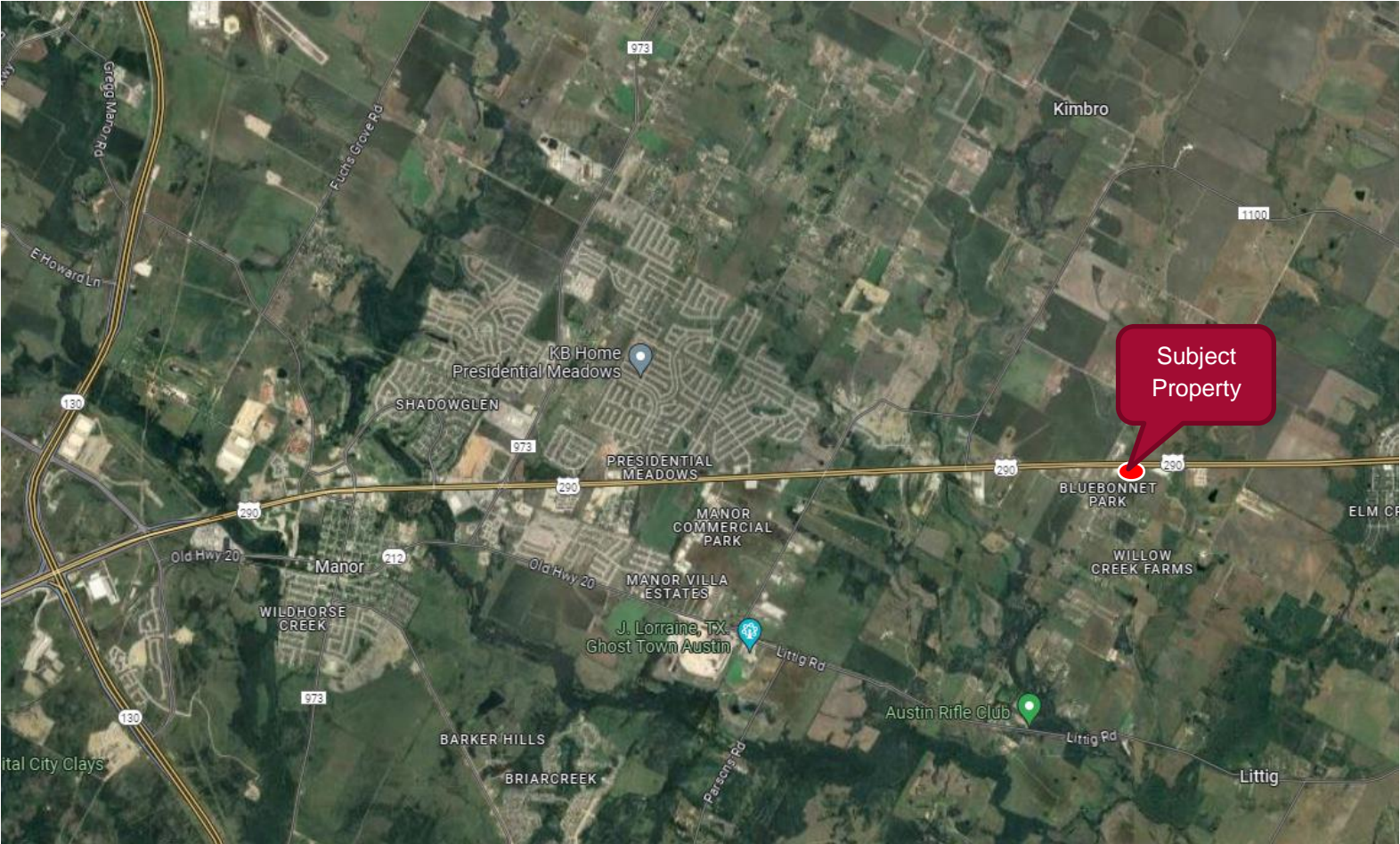
Sincerely,

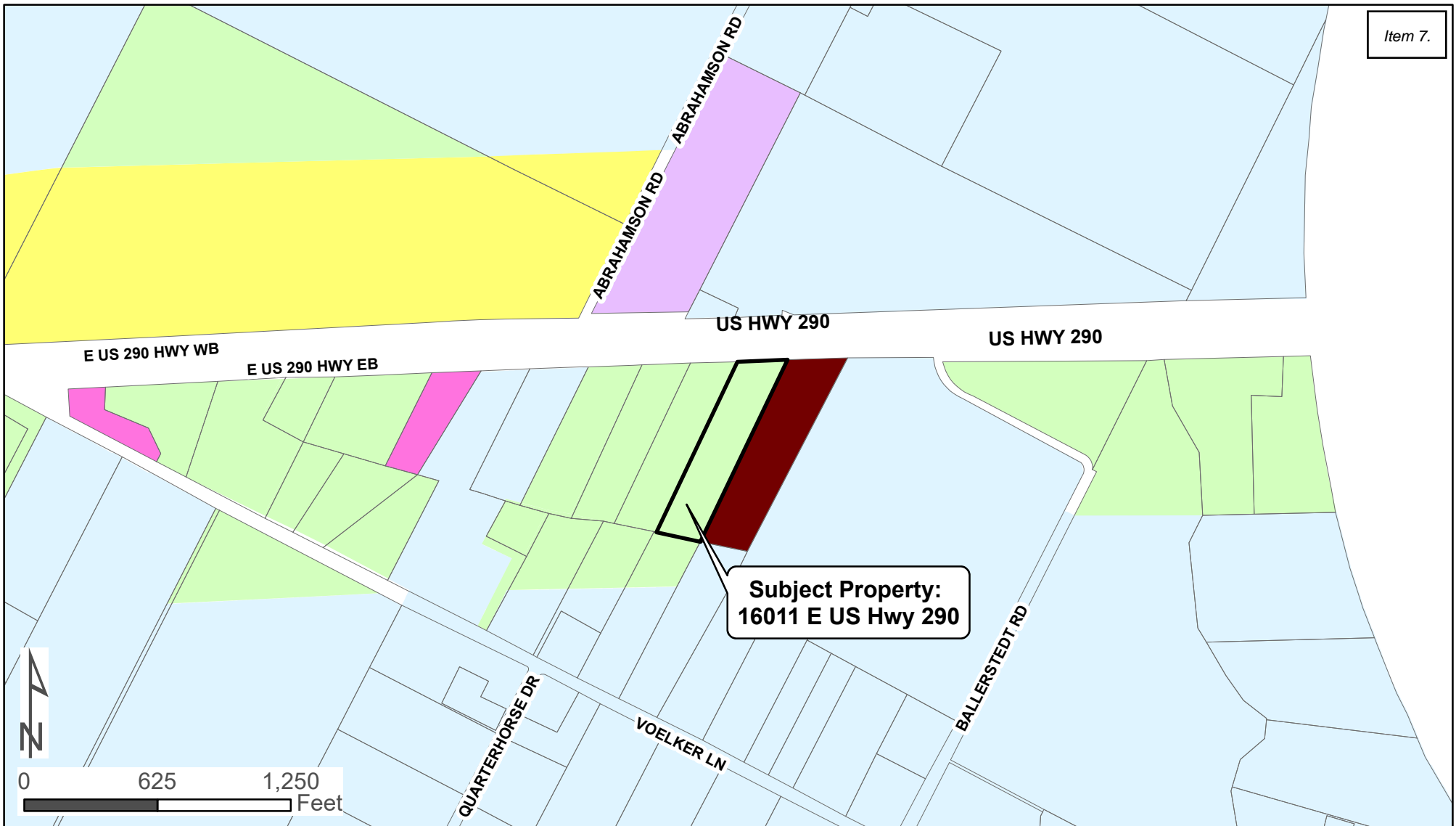
Jonathan Sosebee, AICP

Location Map



Location Context





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



**Current:
(A) Agricultural**

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

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







COMMERCIAL CORRIDOR

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

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

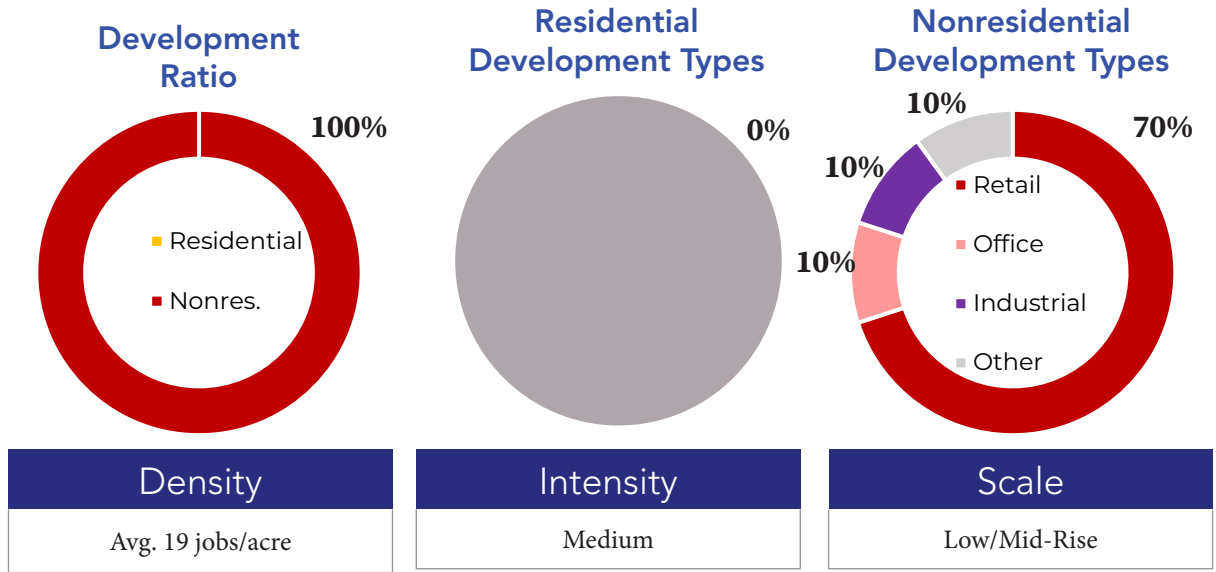
Commercial corridors often consist of traditional and suburban commercial development with large surface parking lots that front a major roadway or highway.

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

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

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

Figure 3.6. Commercial Corridor Land Use Mix Dashboard



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

C-3

Heavy Commercial

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

Permitted and Conditional Uses

Non-residential Uses

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

C-3 Heavy Commercial

Site Development Standards

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

¹ Corner lots add 10 ft

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

³ 2 Trees per 600 s.f. of landscaped area.
4 shrubs per 600 s.f. of landscaped area.

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

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

⁶ Setback to non-residential can be 15 ft



5/20/2024

City of Manor Development Services

Notification for a Rezoning Application

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

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

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

Applicant: Phantastic Endeavor LLC
Owner: Kimley-Horn

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

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

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

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

LOUGRACE VERNA
15916 VOELKER LN
ELGIN, TX 78621-4111

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

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

Item 7.

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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.*

BACKGROUND/SUMMARY:

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

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

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

- Letter of Intent
- Overall Site Plan
- Aerial Image
- FLUM
- 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 Modifications/Conditions, Deny, Postpone
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STAFF RECOMMENDATION:

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

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

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

May 15, 2024

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

VIA EMAIL

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

Mr. Dunlop,

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

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

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

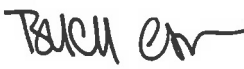
As you may be aware, medical office is specifically called out as an approved use in the development's REA, as the industry leading retailers (HEB and Home Depot, who drive the REA document) know that tenants like Heartland are found in the best retail shopping centers throughout Texas (including both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

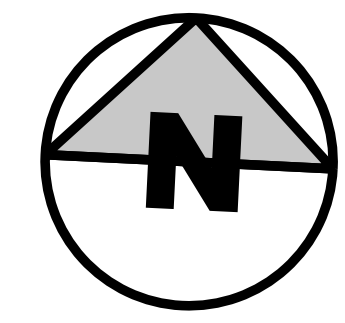
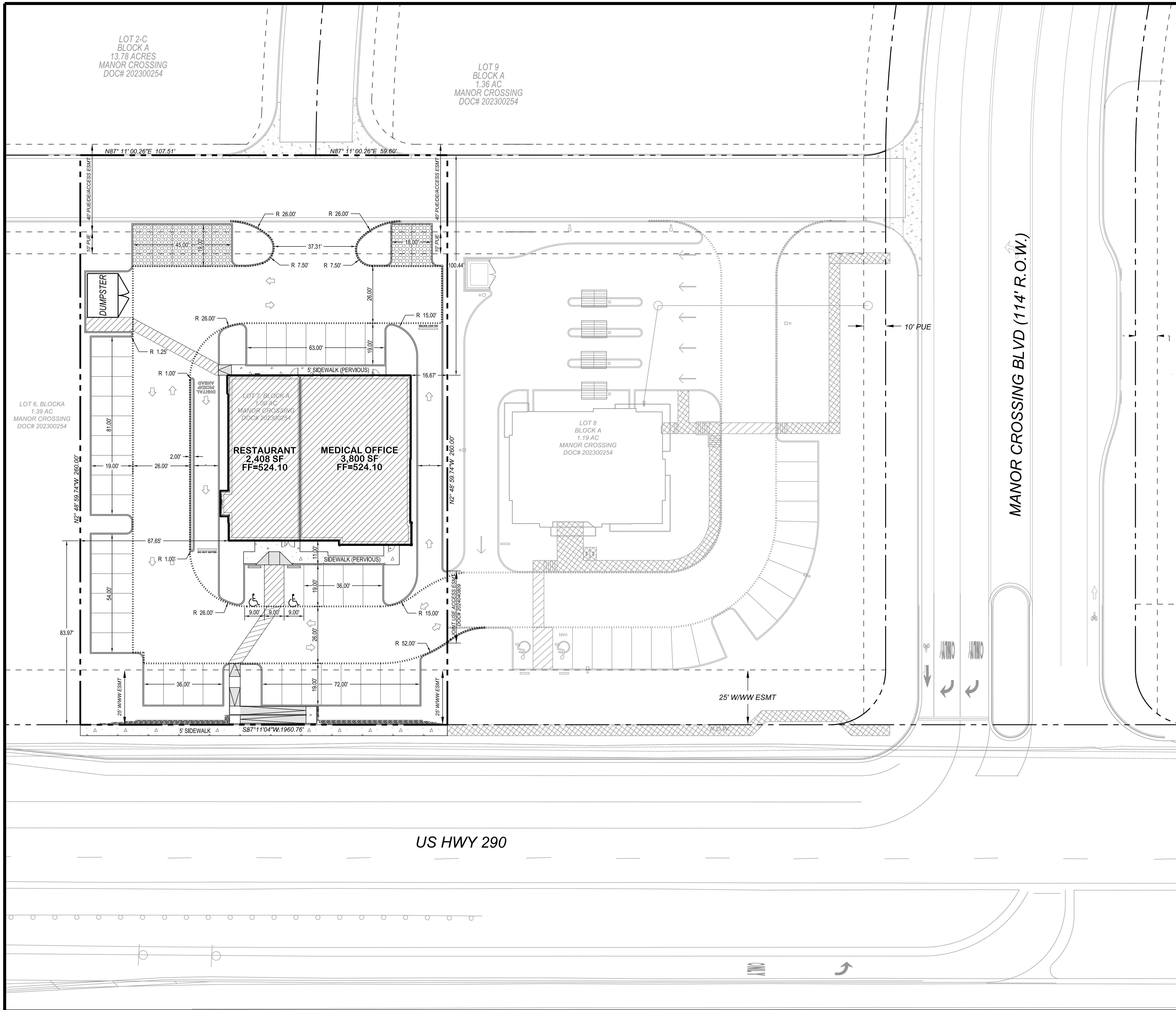
When reviewing requirements associated with the SUP we ask that both P&Z and City Council recognize that this permit “will not alter the character of the area adjacent to the property, will not impair the use of the adjacent conforming property, and will not impair the purpose of the regulations of the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

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

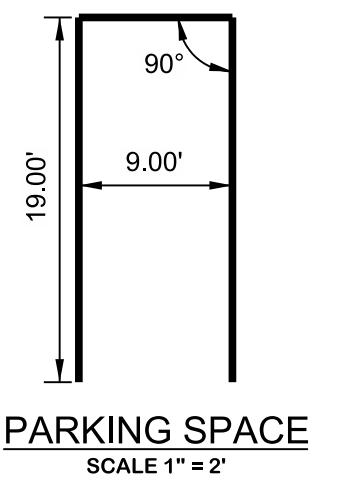
We sincerely appreciate the time and attention to this matter to date and are very proud of and thankful for the role we have played and will continue to play bringing best in class operators to Manor Crossing.

Highest and best regards,

By: 
Name: Buck Cody
Title: Manager



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



811
know what's below.
Call before you dig.

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

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

Rev	Description	Date

Development Collaborative

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

James R. McCann
04/25/2024

MANOR CROSSING, LOT 7, BLOCK A

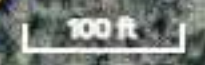
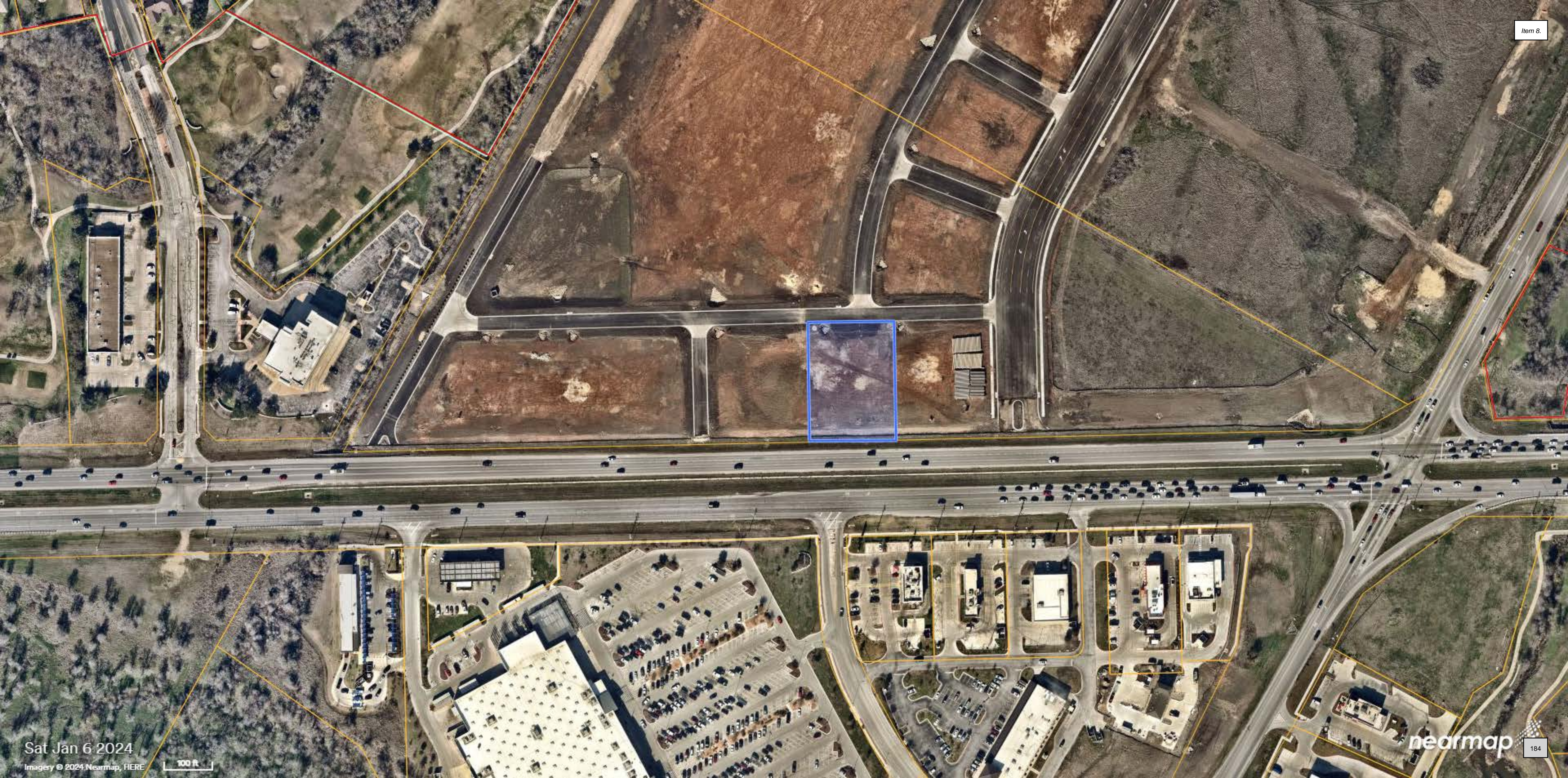
Plans for Site Improvements
13100 N FM 973, Manor Texas 78653

SITE PLAN

SP1

07

21



COMMUNITY MIXED-USE

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

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

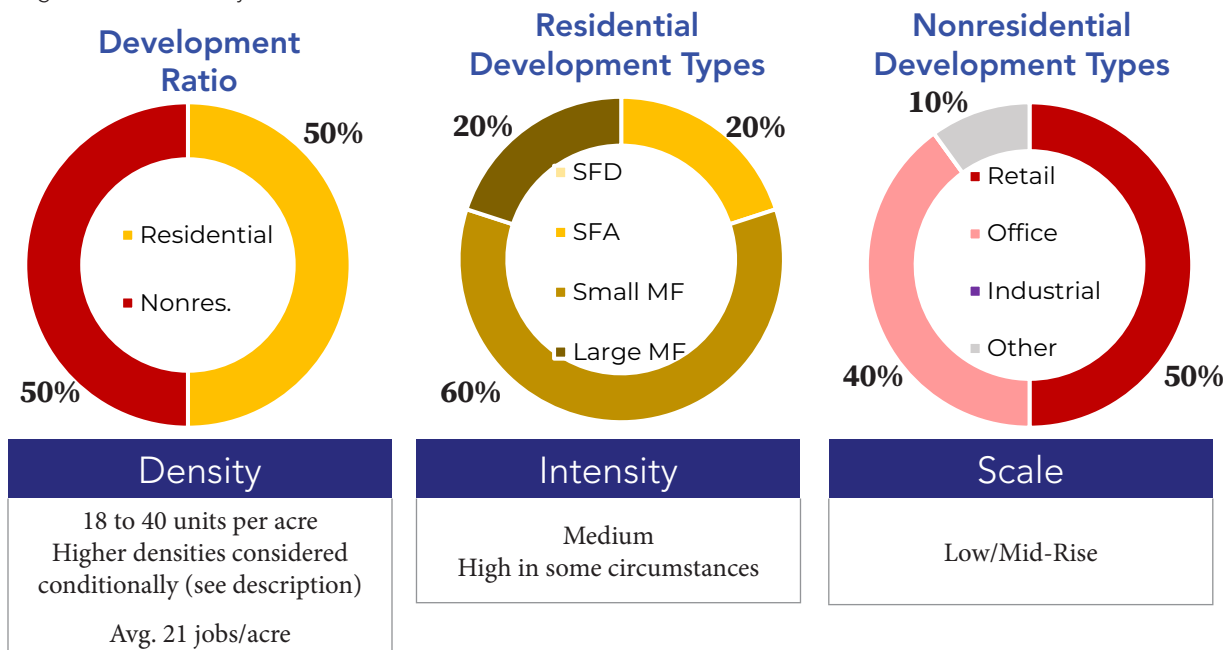
Community Mixed-Use areas allow residential units in close proximity to goods, services and civic activities, reducing residents' dependence on the car.

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

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

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

Figure 3.9. Community Mixed-Use Land Use Mix Dashboard



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



5/20/2024

City of Manor Development Services

Notification for a Specific Use Request

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 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)**

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

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

ACTIONS:

<i>Discretion</i>	Discretionary
<i>Subdivision Review Type</i>	NA
<i>Actions</i>	Approve, Approve with Conditions, Deny, Postpone

STAFF RECOMMENDATION:

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

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



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

Item 9.

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.

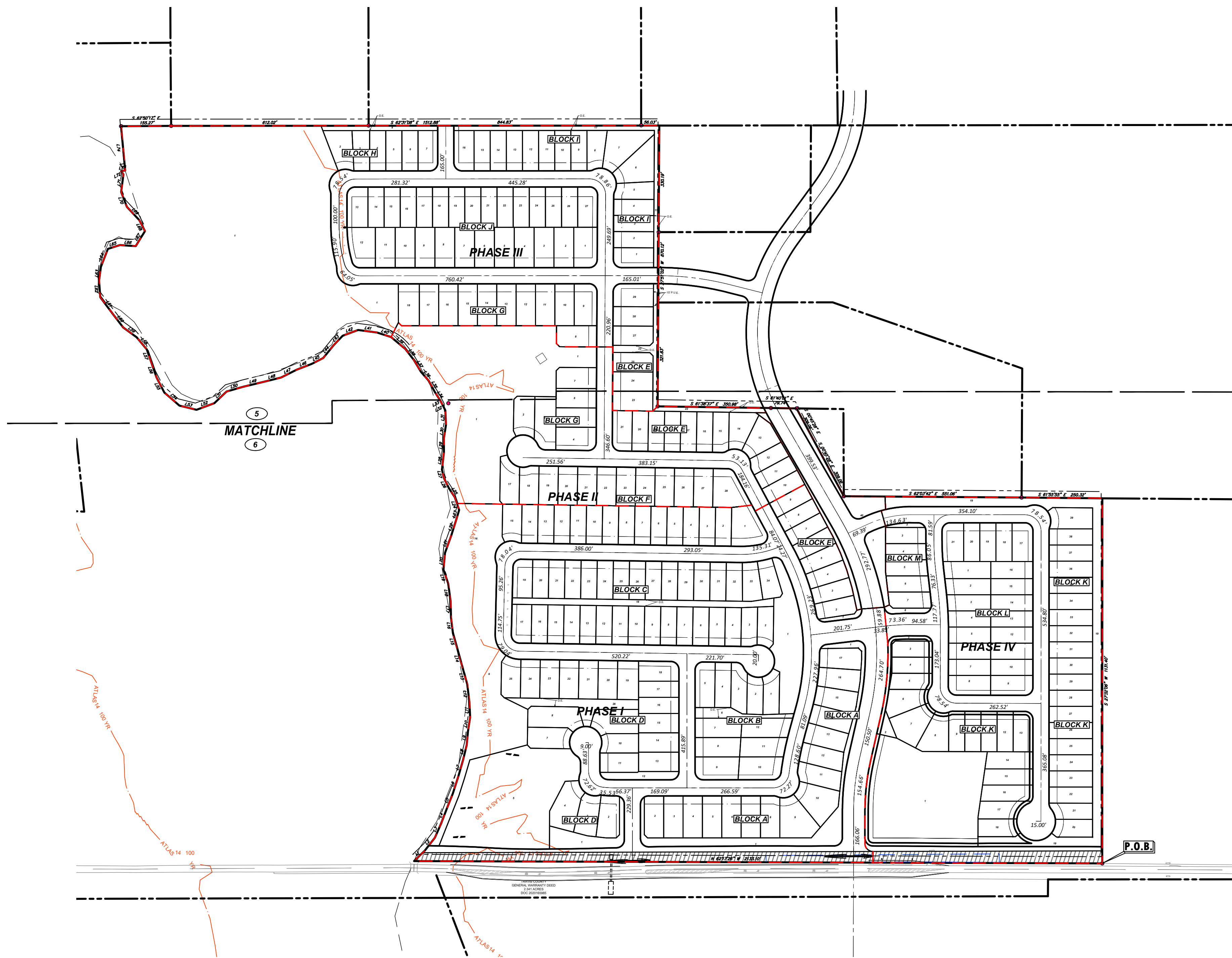
We believe that this variance not only addresses the unique conditions in Manor but also provides a practical and economically feasible solution that aligns with the overarching goals of the City's infrastructure development plans. We are confident that our approach will meet the necessary performance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

Sincerely,

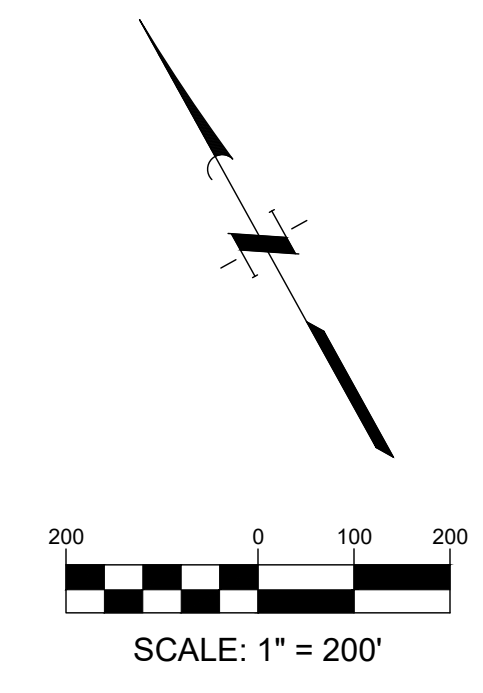


Brad Carabajal, PE
Project Engineer

LINE	BEARING	DISTANCE
L1	N 73°20'52" E	46.73
L2	N 65°28'25" E	150.67
L3	N 51°10'42" E	148.58
L4	N 48°30'24" E	46.23
L5	N 49°14'49" E	152.77
L6	N 45°14'53" E	155.96
L7	N 43°43'26" E	152.86
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	152.83
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)
PUBLIC STREETS	
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

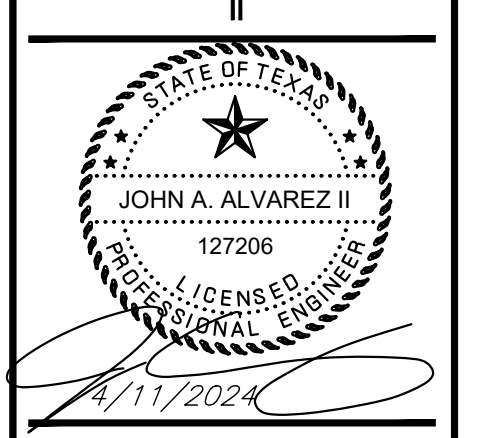
- LEGEND**
- PHASE LINE

No.	Date	REVISIONS

QUIDDITY
 3100 Allen Avenue, Suite 150 • Austin, Texas 78704 • 512.441.8893

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
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	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

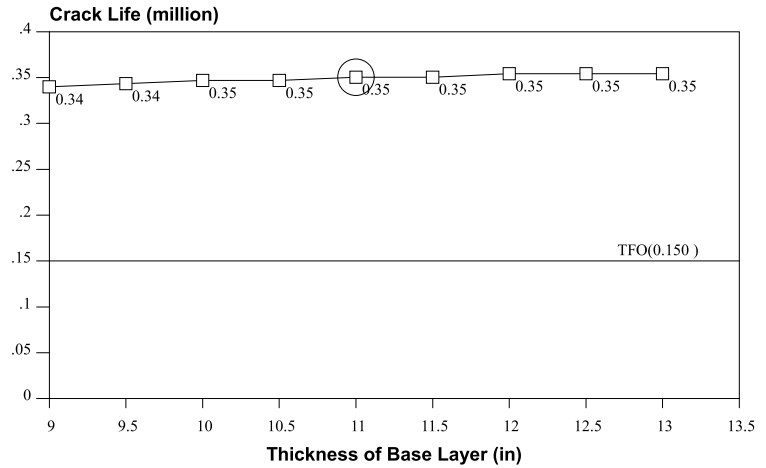
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/4/2024	3

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:

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

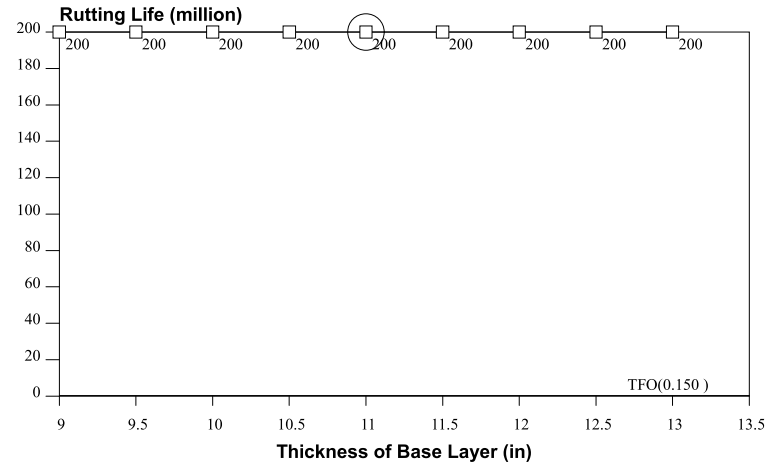
$$f_5 = 4.477$$

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

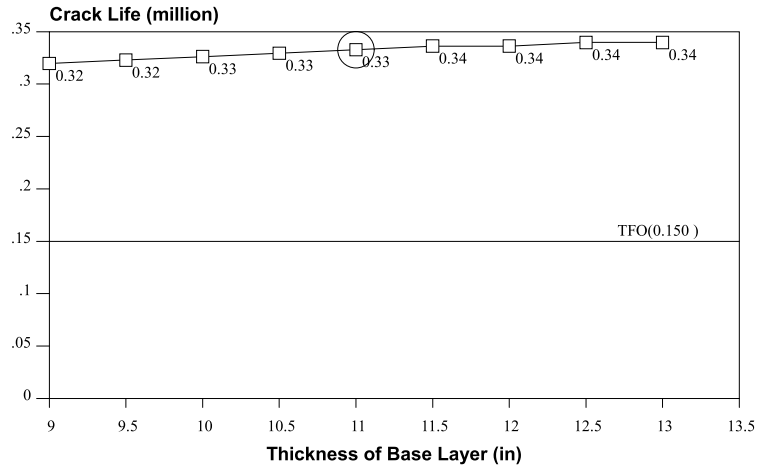


Mechanistic Check Conclusion:

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:

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

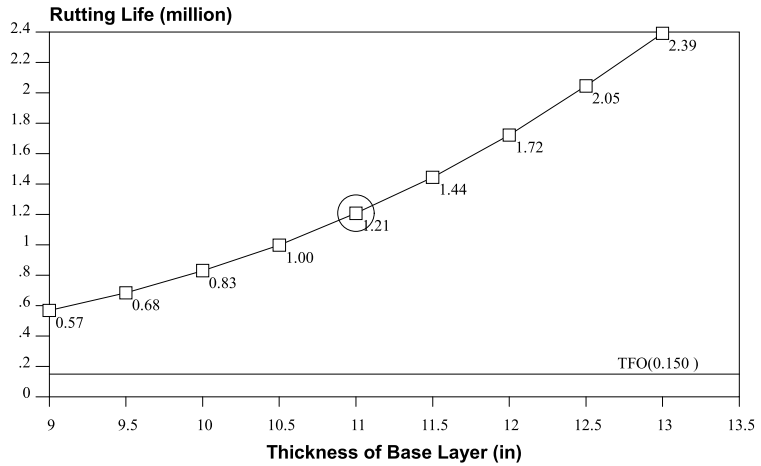
$f_3 = .854$
 $f_4 = 1.37E-09$
 $f_5 = 4.477$

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:

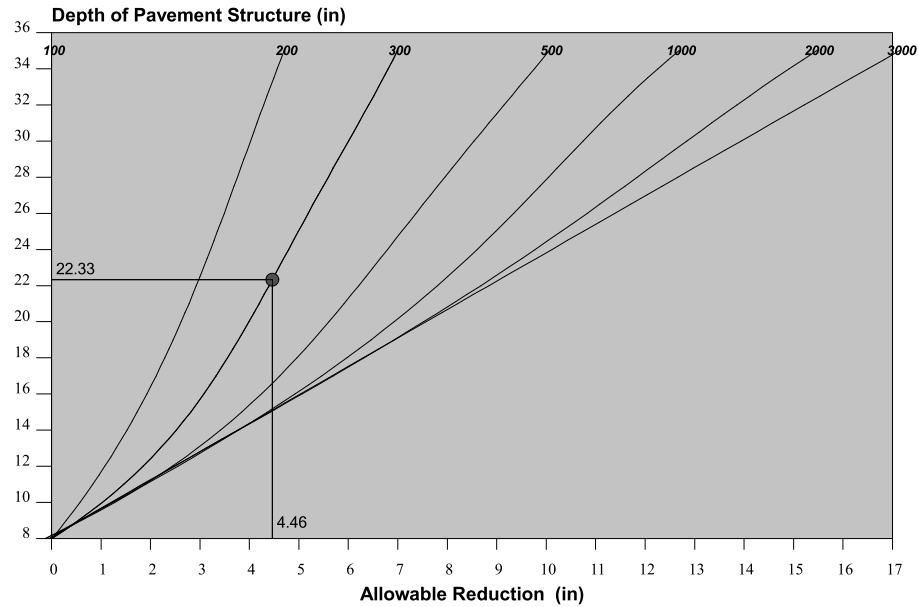
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

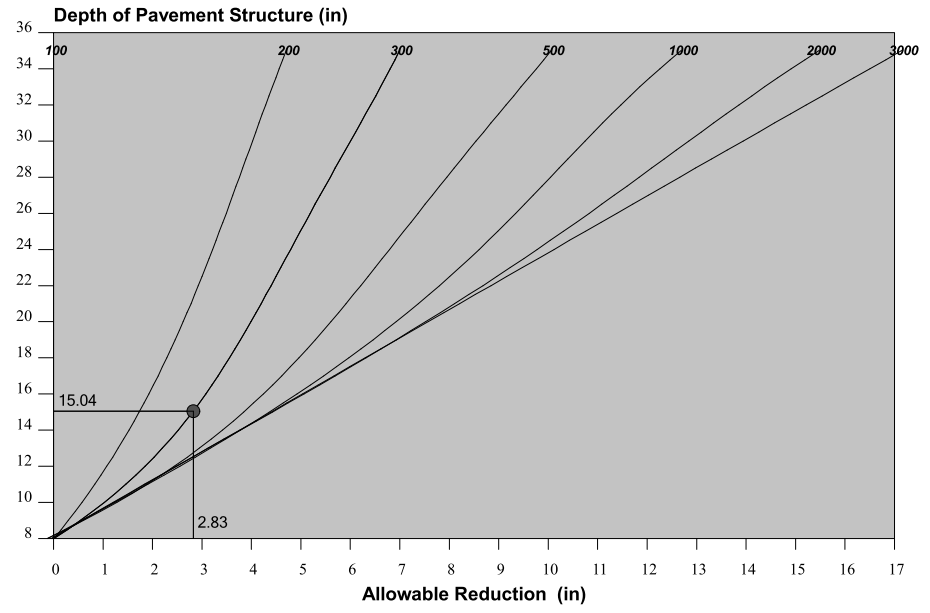
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

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
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

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

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

COMMENTS ABOUT THIS PROBLEM

Newhaven Residential - Option 2

BASIC DESIGN CRITERIA

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

PROGRAM CONTROLS AND CONSTRAINTS

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

TRAFFIC DATA

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

TEXAS DEPARTMENT OF TRANSPORTATION
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	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

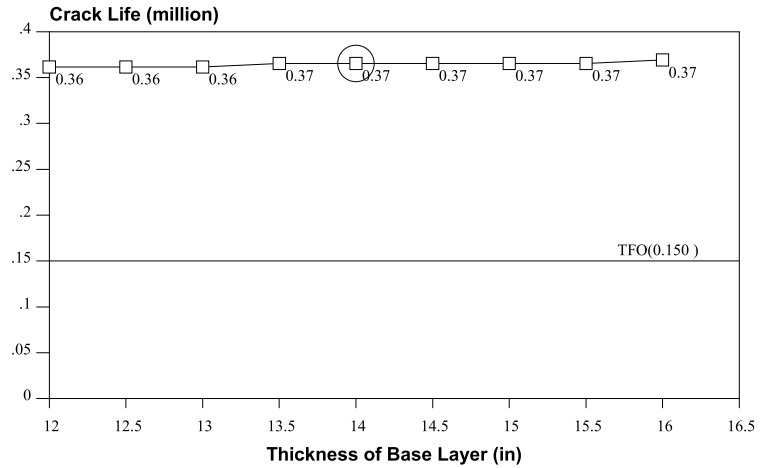
NO.OF PERF.PERIODS 1

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:

$$N_d = f_4 (\epsilon_v)^{f_5} \quad f_3 = .854$$

$$f_4 = 1.37E-09$$

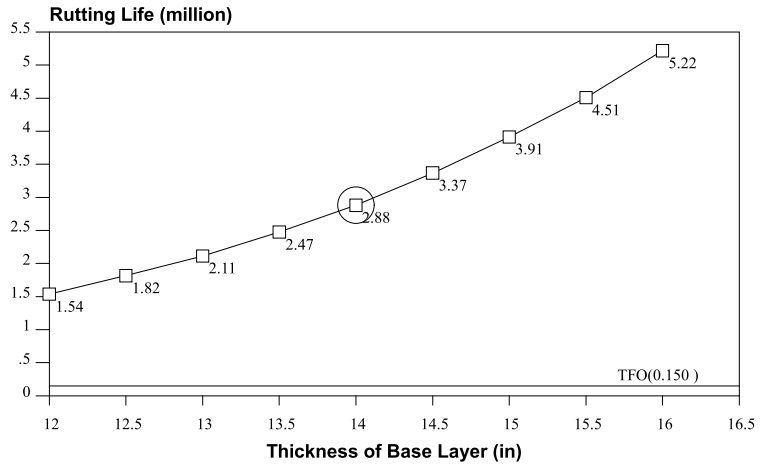
$$f_5 = 4.477$$

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

Crack Life: 0.37 (million) $\epsilon_t = 314.00 (\mu\epsilon)$

Rut Life: 2.88 (million) $\epsilon_v = -378.00 (\mu\epsilon)$

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



Mechanistic Check Conclusion:

The design is OK !

FPS 21 Mechanistic Design Check Output (FPS21-1.5Release:12-12-2018)			
Highway	2	Problem	1
C-S-J	0123 - 4 - 567	Date	4/5/2024
District	Austin	County	TRAVIS
Design Type:Asphalt concrete + Flexible Base + Stabilized Subgrade over Subgrade			

	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:

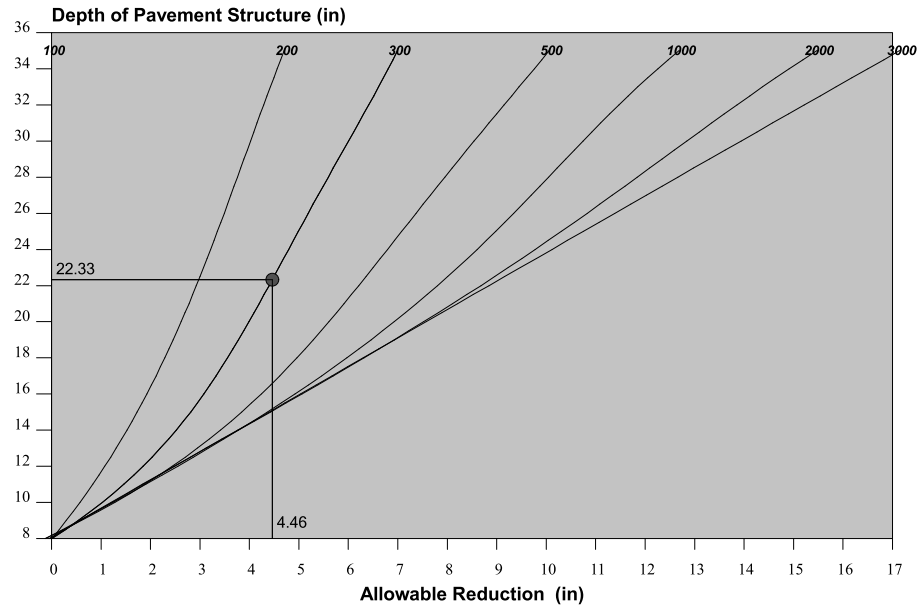
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

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 Arterial (Anderson (Option 1))

BASIC DESIGN CRITERIA

LENGTH OF THE ANALYSIS PERIOD (YEARS)	20.0
MINIMUM TIME TO FIRST OVERLAY (YEARS)	20.0
MINIMUM TIME BETWEEN OVERLAYS (YEARS)	10.0
DESIGN CONFIDENCE LEVEL (95.0%)	C
SERVICEABILITY INDEX OF THE INITIAL STRUCTURE	4.5
FINAL SERVICEABILITY INDEX P2	3.0
SERVICEABILITY INDEX P1 AFTER AN OVERLAY	4.2
DISTRICT TEMPERATURE CONSTANT	31.0
SUBGRADE ELASTIC MODULUS by COUNTY (ksi)	8.00
INTEREST RATE OR TIME VALUE OF MONEY (PERCENT)	7.0

PROGRAM CONTROLS AND CONSTRAINTS

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

TRAFFIC DATA

ADT AT BEGINNING OF ANALYSIS PERIOD (VEHICLES/DAY)	5000.
ADT AT END OF TWENTY YEARS (VEHICLES/DAY)	10950.
ONE-DIRECTION 20YEAR 18 kip ESAL (millions)	2.100
AVERAGE APPROACH SPEED TO THE OVERLAY ZONE (MPH)	70.0
AVERAGE SPEED THROUGH OVERLAY ZONE (OVERLAY DIRECTION) (MPH)	45.0
AVERAGE SPEED THROUGH OVERLAY ZONE (NON-OVERLAY DIRECTION) (MPH)	50.0
PROPORTION OF ADT ARRIVING EACH HOUR OF CONSTRUCTION (PERCENT)	6.0
PERCENT TRUCKS IN ADT	8.0

TEXAS DEPARTMENT OF TRANSPORTATION

FP S21-1.5

FLEXIBLE PAVEMENT SYSTEM

Release:12-12-2018

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

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

INPUT DATA CONTINUED

CONSTRUCTION AND MAINTENANCE DATA

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

DETOUR DESIGN FOR OVERLAYS

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

PAVING MATERIALS INFORMATION

LAYER CODE	MATERIALS NAME	COST PER CY	E MODULUS	POISSON RATIO	MIN. DEPTH	MAX. DEPTH	SALVAGE PCT.
1	A ASPH CONC PVMT	150.00	650000.	0.35	5.50	6.00	30.00
2	B FLEXIBLE BASE	54.00	40000.	0.35	12.00	16.00	75.00
3	C LOW PI FILL	15.00	20000.	0.30	48.00	48.00	90.00
4	D SUBGRADE (200)	2.00	8000.	0.40	200.00	200.00	90.00

TEXAS DEPARTMENT OF TRANSPORTATION
 FLEXIBLE PAVEMENT SYSTEM

FP S21-1.5

Release:12-12-2018

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

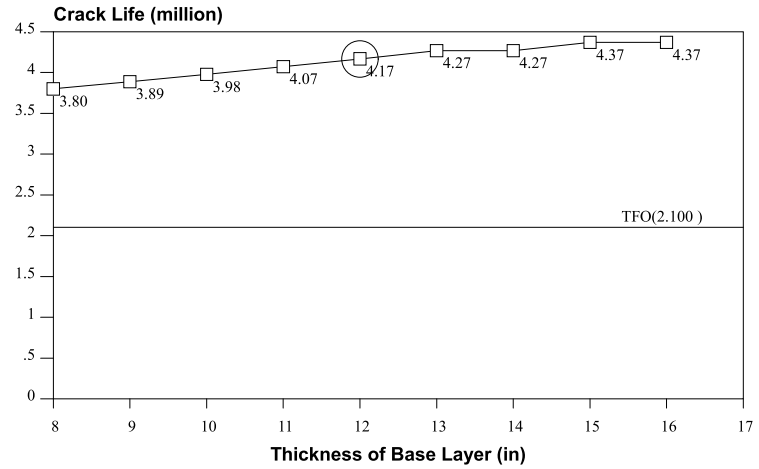
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

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

MATERIAL ARRANGEMENT	ABC
INIT. CONST. COST	60.92
OVERLAY CONST. COST	0.00
USER COST	0.00
ROUTINE MAINT. COST	0.00
SALVAGE VALUE	-9.92
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:

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

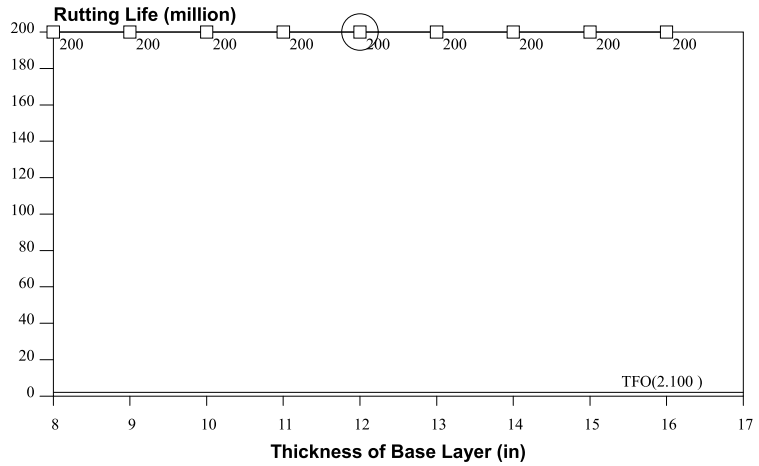
$$f_5 = 4.477$$

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

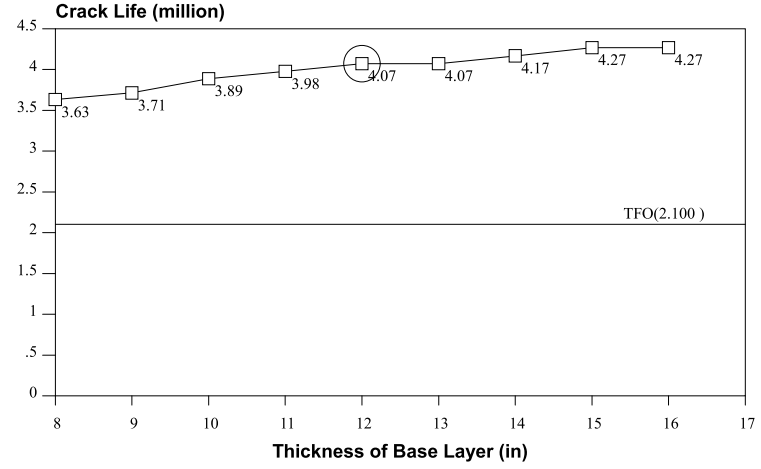


Mechanistic Check Conclusion:

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:

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

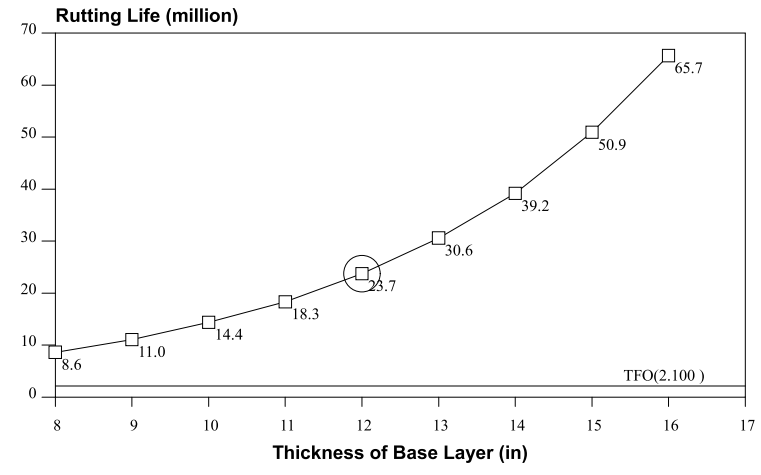
$$f_5 = 4.477$$

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:

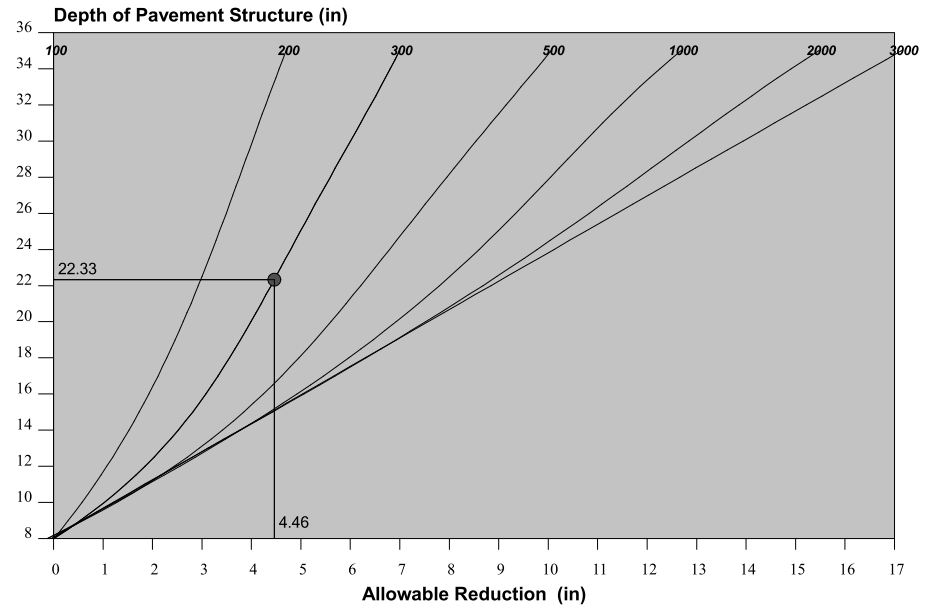
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

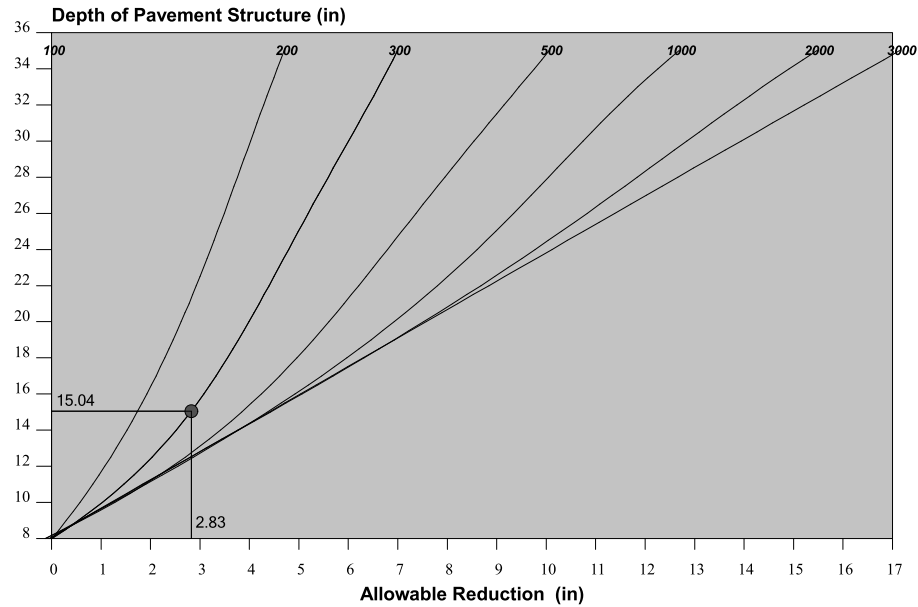
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	4.55
Calculated TTC based on input soil PI	
User Input Sub-Grade Plasticity Index (PI)	20.00

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

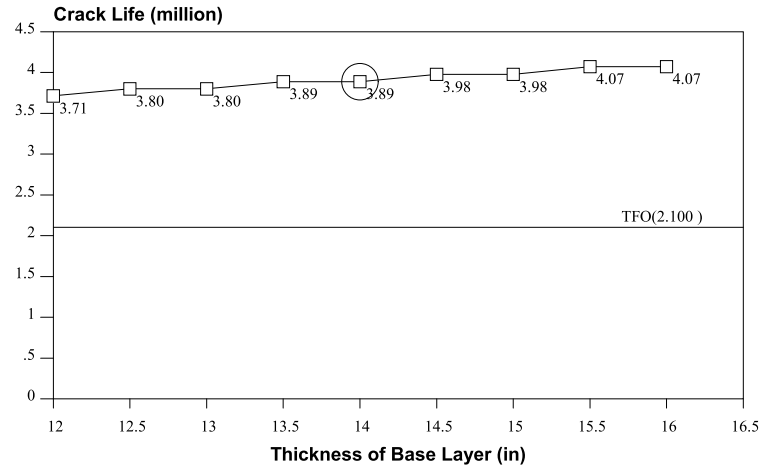
PROB	DIST.-14	COUNTY-227	CONT.	SECT.	JOB	HIGHWAY	DATE	PAGE
1	Austin	TRAVIS	0123	4	567	2	4/5/2024	3

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:

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

$$f_2 = 3.291$$

Rutting Model:

$$f_3 = .854$$

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

$$f_4 = 1.37E-09$$

$$f_5 = 4.477$$

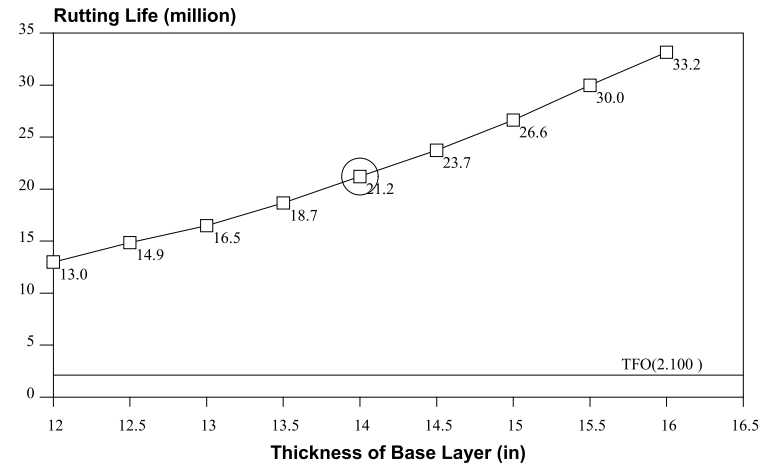
TFO(Traffic to 1st Overlay): 2.10 (million)

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

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:

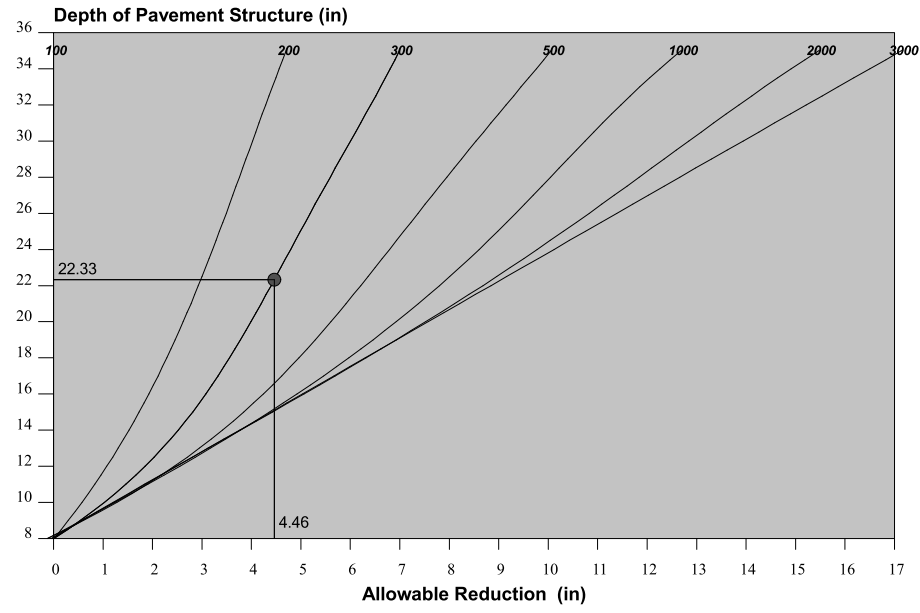
The Heaviest Wheel Loads Daily (ATHWLD)	10000.0 (lb)
Percentage of TandemAxles	49.0 (%)
Modified Cohesionmeter Value	300.0
Design Wheel Load	10000.0 (lb)
Subgrade Texas Triaxial Class Number (TTC)	5.80
TTC is based on Texas County Soil Database for (TRAVIS)	
For soils type : clay of high plasticity,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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,
 After reviewing the Supplemental Pavement recommendations report for Newhaven Subdivision, the City is receptive to these updates to your proposed option 2 for each street type based on Manor's historical pavement performance:

- Use Geogrid for both street types
- Meet or exceed a treated subgrade thickness of at least 16"
- Consider cement stabilized treated subgrade

For this requested exception to the City criteria, the HMAC surface, HMAC base, and flex base thickness shown are acceptable in option 2 for each street type; however, the City has experienced better performance with deeper depths of treated subgrade, therefore, 16" is noted above.



Nikki Conley PE (MO,KS,TX, IL) Senior Engineer

16305 Swingley Ridge Road, Ste 300 | Chesterfield, Missouri

9601 Amberglen Boulevard, Ste 109 | Austin, Texas

d 737.247.7536



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From: Brad J. Carabajal PE <bcarabajal@quiddity.com>
Sent: Tuesday, April 23, 2024 8:37 AM
To: Nikki Conley <nconley@gbateam.com>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>
Subject: RE: Newhaven - Pavement Section Comments

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Good morning Nikki,

I wanted to follow up on this review.

Thanks,



Brad Carabajal, P.E.

Project Engineer

Email: bcarabajal@quiddity.com

T: 512-685-5117

From: Nikki Conley <nconley@gbateam.com>
Sent: Wednesday, April 17, 2024 5:33 PM
To: Brad J. Carabajal PE <bcarabajal@quiddity.com>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>
Subject: RE: Newhaven - Pavement Section Comments

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brad,
Thank you this is under review.

Nikki Conley PE (MO, KS, TX, IL) Senior Engineer

d 737.247.7536

From: Brad J. Carabajal PE <bcarabajal@quiddity.com>
Sent: Wednesday, April 17, 2024 3:01 PM
To: Nikki Conley <nconley@gbateam.com>; Pauline Gray <pgray@gbateam.com>
Cc: John A. Alvarez II <jalvarez@quiddity.com>; 'Scott Dunlop' <sdunlop@manortx.gov>
Subject: RE: Newhaven - Pavement Section Comments

CAUTION: This email originated from outside the organization. Do not click or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Nikki and Pauline,

I wanted to follow up on this. Have you been able to review the updated proposal from Raba Kistner?

Thanks,



Brad Carabajal, P.E.

Project Engineer

Email: bcarabajal@quiddity.com

T: 512-685-5117

From: Brad J. Carabajal PE
Sent: Tuesday, April 16, 2024 8:02 AM
To: Nikki Conley <nconley@gbateam.com>; 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

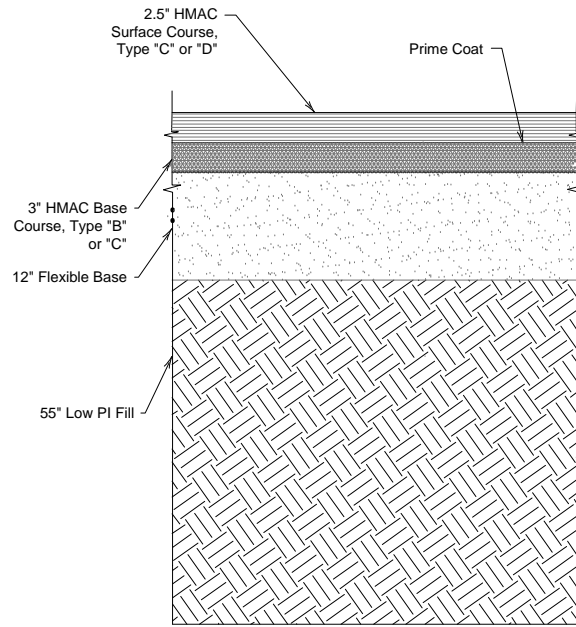
Item 9.

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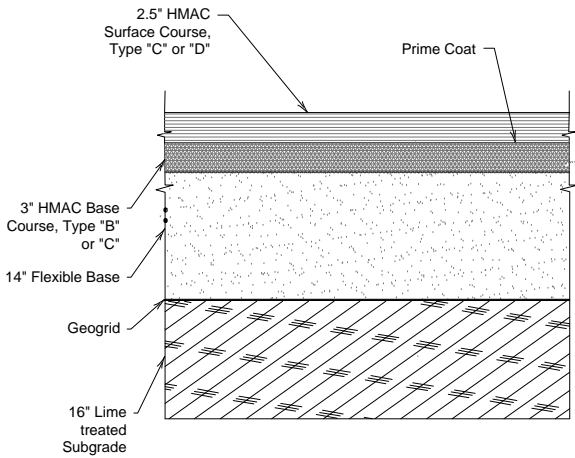
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COLLECTOR

POTENTIAL CODE REQUIRED SECTION



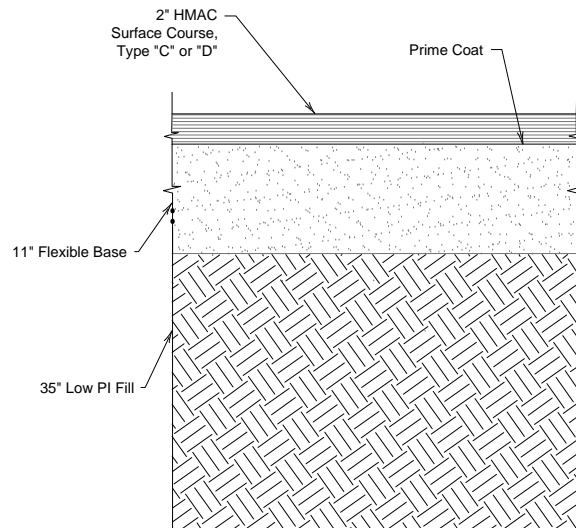
APPROVED ALTERNATIVE



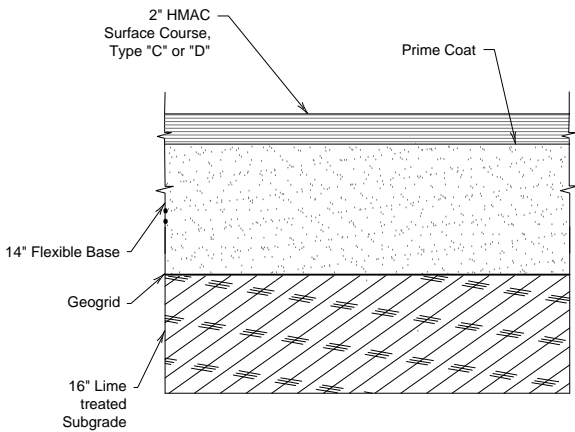
REFER TO GEOTECHNICAL REPORT BY RABA KISTNER, "Supplemental Pavement Revision No. 3 - Emailed 04-15-2024" PROJECT NUMBER AAA23-130-00, DATED April 15, 2024 FOR MORE DETAILS.

RESIDENTIAL


POTENTIAL CODE REQUIRED SECTION



APPROVED ALTERNATIVE



NEWHAVEN
PAVEMENT VARIANCE
EXHIBIT



QUIDDITY

Texas Board of Professional Engineers and Land Surveyors Registration Nos. F-23290 & 10046100
3100 Alvin Devane Boulevard, Suite 150 Austin, Texas 78741 512.441.9493

SCALE: _____ NTS _____

DATE: _____ 05/15/2024 _____

JOB NO: _____ 16759-0007-02 _____

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: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

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

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

Water and wastewater will be provided by the City.

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

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

ACTIONS:

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

<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
--------------------------------	--

<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 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.

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

OKRA SUBDIVISION CONCEPTUAL PLAN

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

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

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

WATER CALCULATIONS (Per COA Criteria)

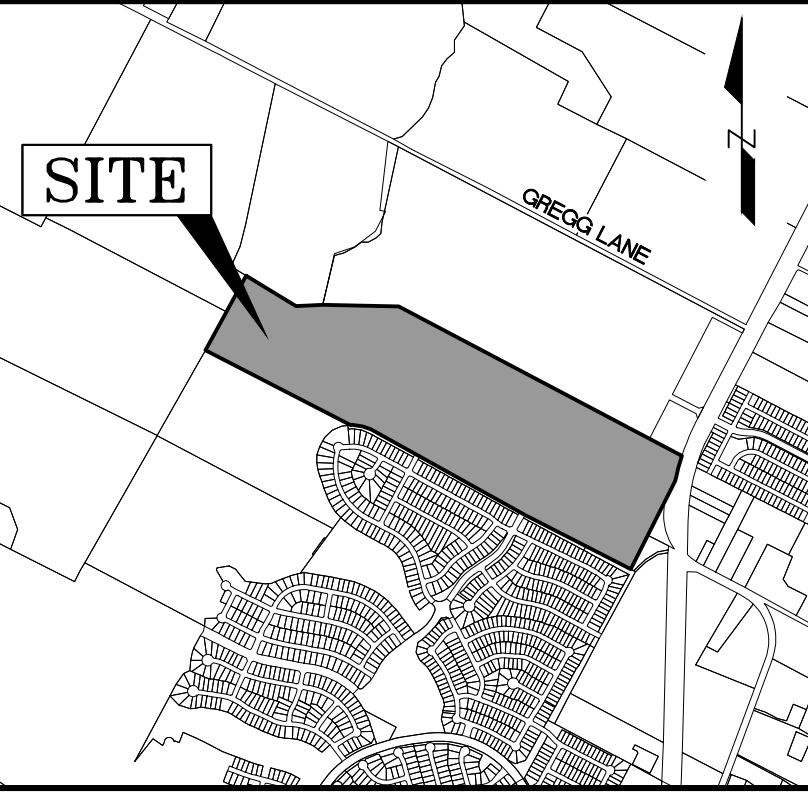
Single Family:				
Peak Hour	309 LUEs	x	3.5 people x	900 gal/person/day = 973350 gpd = 675.9 gpm
Peak Day	309 LUEs	x	3.5 people x	530 gal/person/day = 573195 gpd = 398.1 gpm
Fire Demand	1000 gpm	for	1 HR	
Commercial:				
Peak Hour	30 LUEs	x	3.5 people x	900 gal/person/day = 94880 gpd = 65.9 gpm
Peak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

WASTEWATER CAPACITY CALCULATIONS

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

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

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



LOCATION MAP
SCALE: 1" = 2000'

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

ACREAGE: 113.415 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 62

DATE PREPARED: 12/20/2023

NUMBER OF BLOCKS: 11

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

LINEAR FEET OF NEW STREETS: 19,566 LF

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

4" ALUMINUM DISK SET IN CONCRETE

TEXAS STATE PLANE COORDINATES:
 N 10110371.83
 E 3180273.95

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

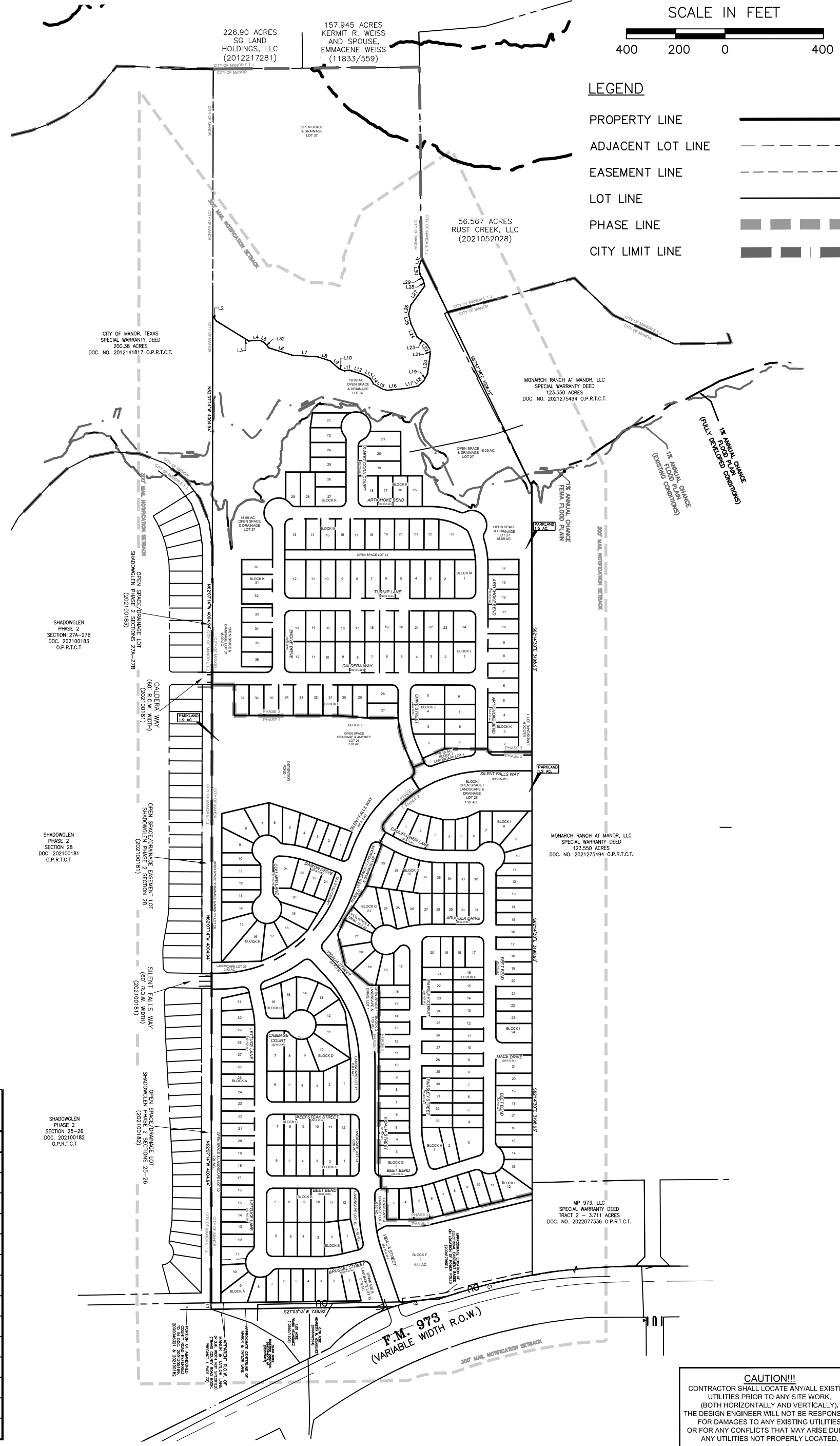
SURVEYOR: CHAPARRAL PROFESSIONAL LAND SURVEYING
 3500 McCALL LANE
 AUSTIN, TEXAS 78744
 TBPES FIRM NO. 10124500
 PHONE: (512) 443-1724

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

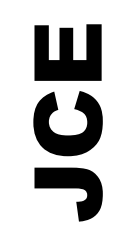
LAND USE SUMMARY TABLE

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

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

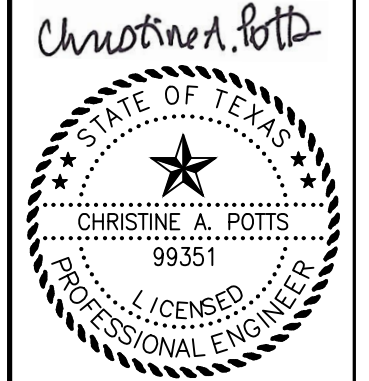


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 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM



OKRA SUBDIVISION
CONCEPTUAL PLAN - OVERALL
MANOR, TEXAS 78653

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 CHRISTINE A. POTTS
 on 05/15/2024



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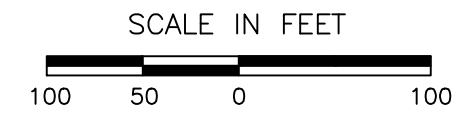
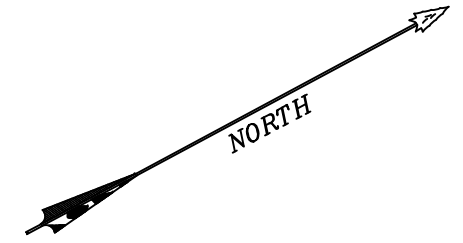
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Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
 01 of 07

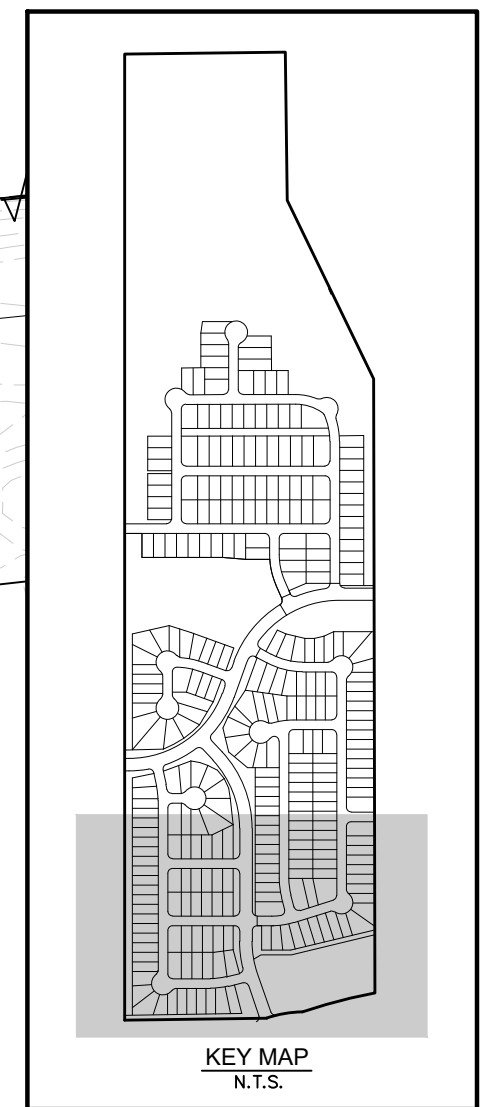
OKRA SUBDIVISION CONCEPTUAL PLAN

MATCH LINE SHEET 2 OF 4

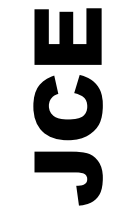


LEGEND

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



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

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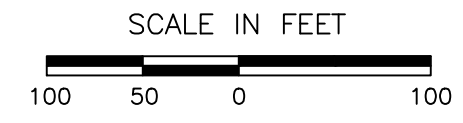
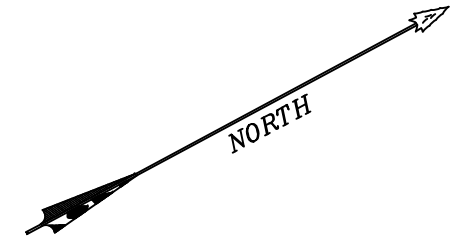


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Scale (Hor.):	Checked By:	Checked By:	Revision 1:
Date:	Revision 2:	Revision 3:	Revision 4:

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SHEET
02 of 07

OKRA SUBDIVISION CONCEPTUAL PLAN



LEGEND

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

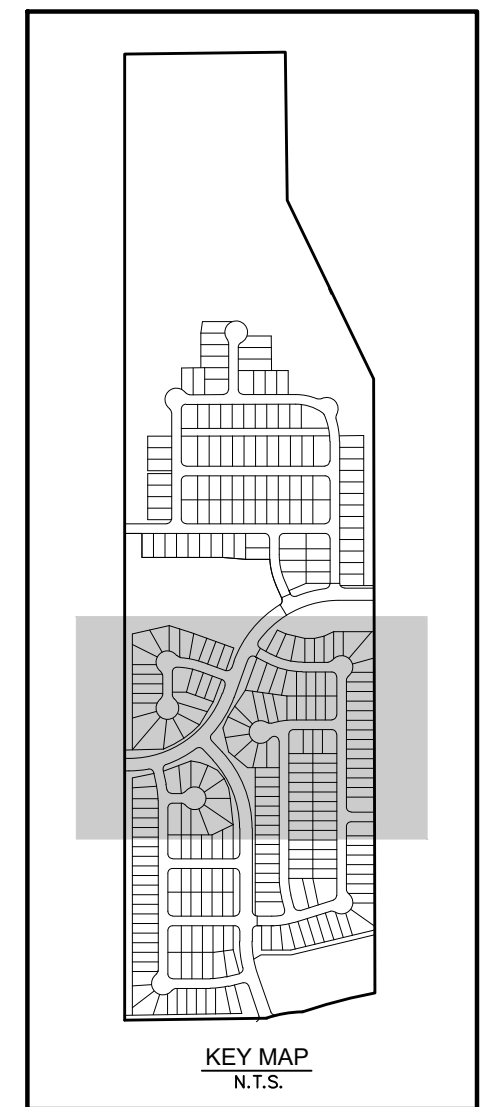


PARKLAND
1.9 AC.

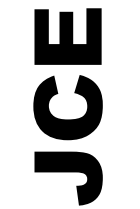
BLOCK I
OPEN SPACE /
LANDSCAPE &
DRAINAGE
LOT 25
1.92 AC.

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

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



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

MANOR, TEXAS 78653

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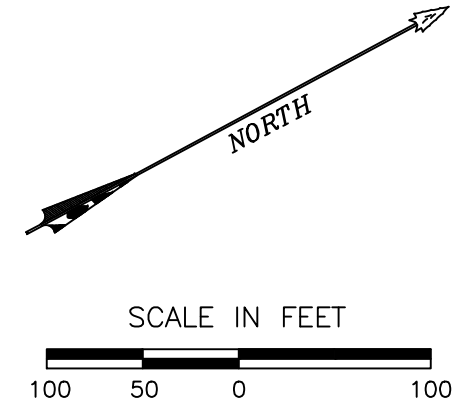


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Revision 3:	
Revision 4:	

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 OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
 ANY UTILITIES NOT PROPERLY LOCATED.

**SHEET
03 of 07**

OKRA SUBDIVISION CONCEPTUAL PLAN



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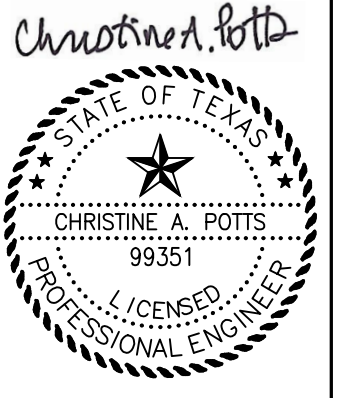
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ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- - - - -
LOT LINE	—————
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬

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

JCE

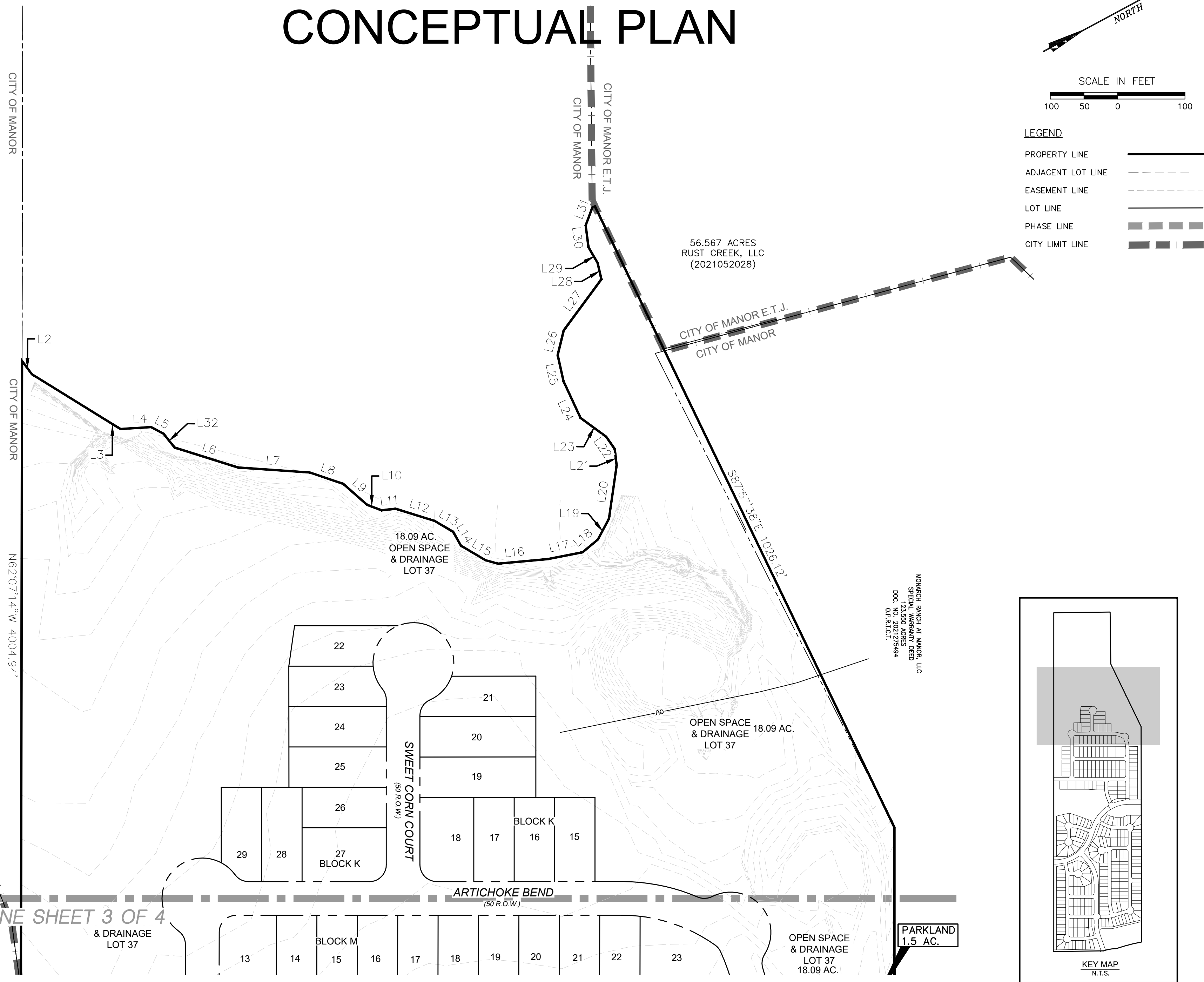
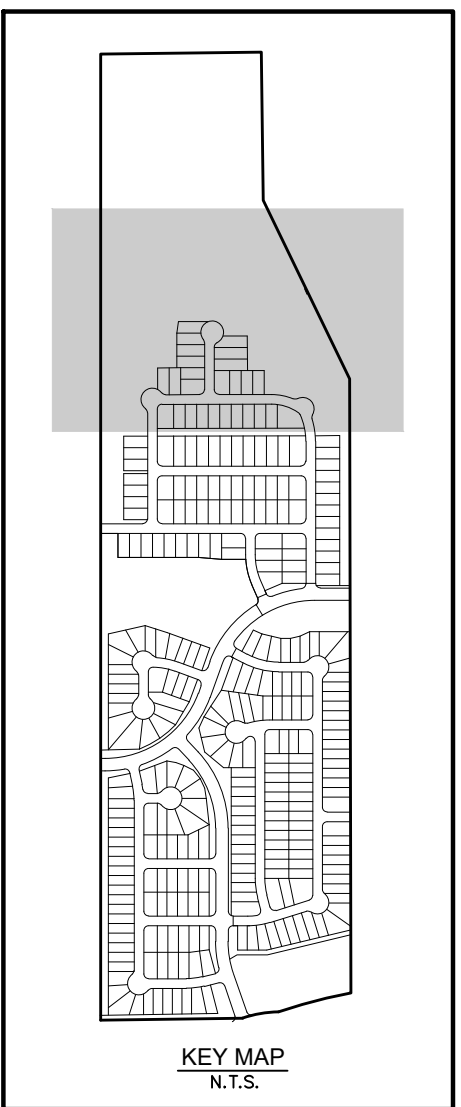
OKRA SUBDIVISION
 CONCEPTUAL PLAN - SHEET 4 OF 4
 MANOR, TEXAS 78653

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Revision 3:	Revision 4:

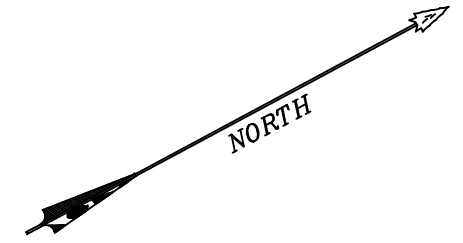


MATCH LINE SHEET 3 OF 4
& DRAINAGE
LOT 37

CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
200.38 ACRES
DOC. NO. 2012141817
04/16/2021

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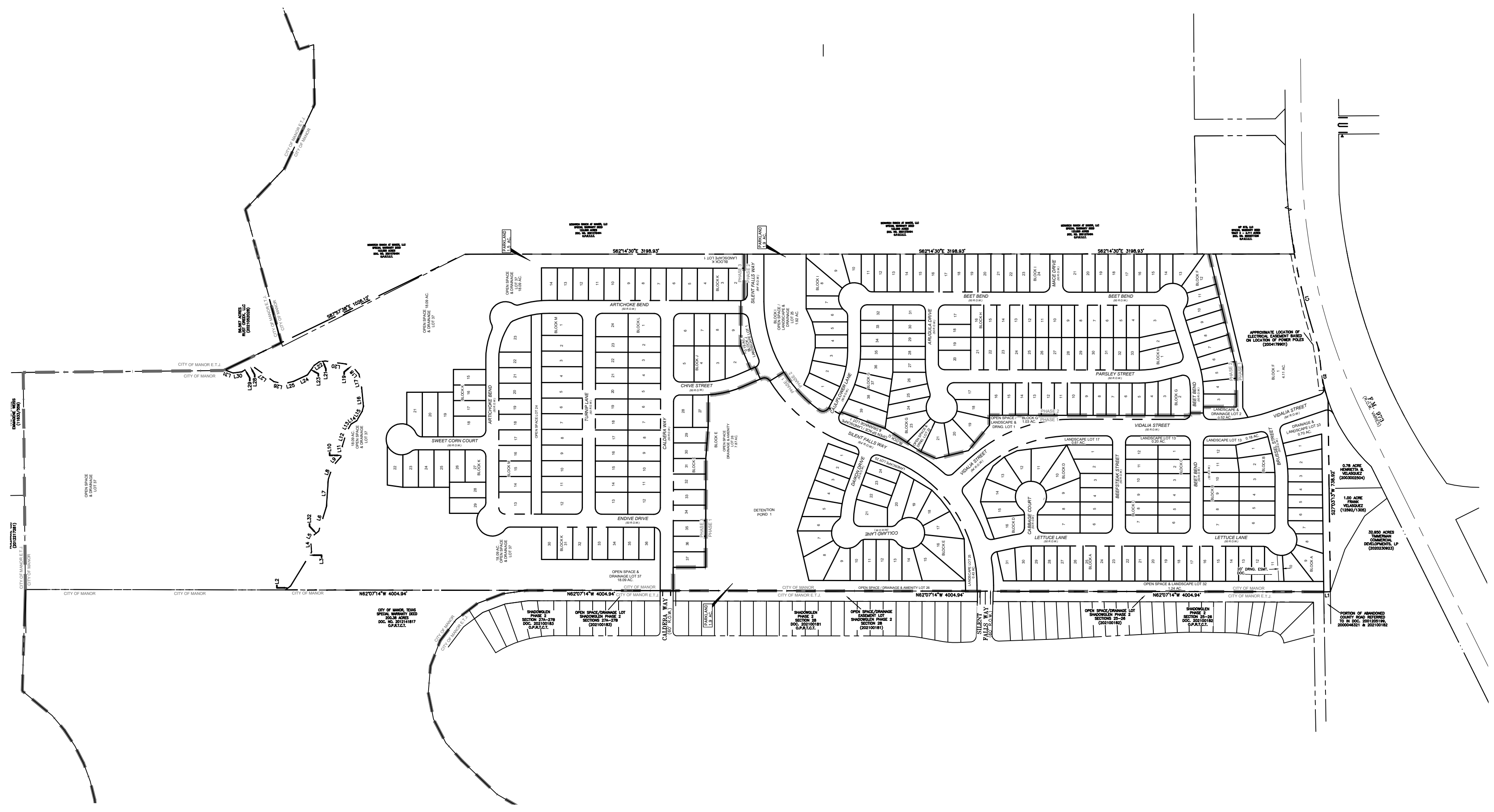
SHEET
05 of 07



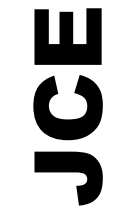
NOT TO SCALE

LEGEND

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



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 INFO@JAMISONENG.COM



OKRA SUBDIVISION
CONCEPTUAL PLAN - PHASING PLAN
 MANOR, TEXAS 78653

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Date:	Checked By:
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CITY OF MANOR ACKNOWLEDGEMENTS

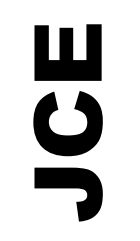
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.

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

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

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

JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
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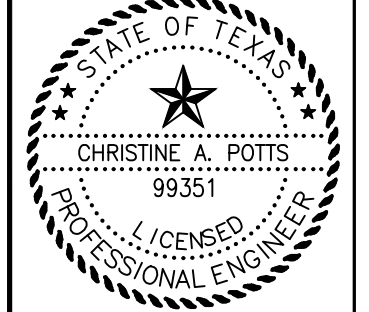


**OKRA SUBDIVISION
CONCEPTUAL PLAN - NOTES**

MANOR, TEXAS 78653

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Christine Potts



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CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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		Checked By:			
		Revision 1:			
		Revision 2:			
		Revision 3:			
		Revision 4:			

SHEET
07 of 07



ORDINANCE NO. 720

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

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

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

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

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

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

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

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

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

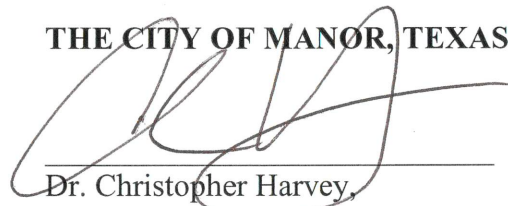
Section 5. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't.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

ORDINANCE NO. 720

PASSED AND APPROVED FIRST READING on this the 20th day of September 2023.

PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of October 2023.

THE CITY OF MANOR, TEXAS



Dr. Christopher Harvey,
Mayor

ATTEST:

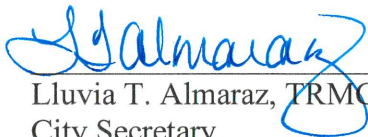

Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT "A"

Property Legal Description:

LEGAL DESCRIPTION

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

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

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

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

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

ORDINANCE NO. 720

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

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

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

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

ORDINANCE NO. 720

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

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

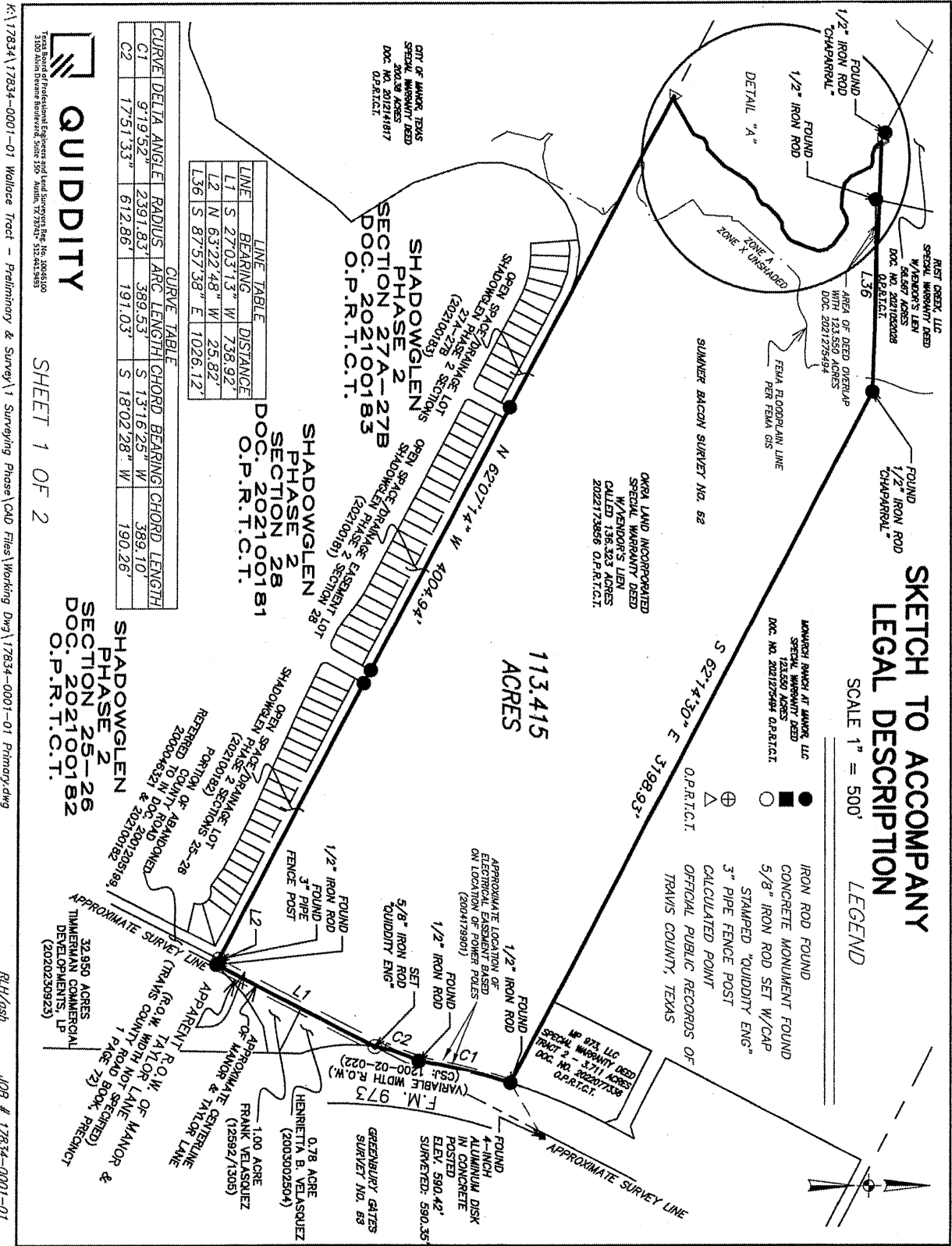
THENCE: South 62°14'30" East a distance of 3198.93 feet along a northeastern line of said 136.342-acre tract, a southwestern line of said 123.550-acre tract and a southwestern line of the said 3.711 acres (Tract 2) to the POINT OF BEGINNING and CONTAINING an area of 113.415-acres of land.

Rex L. Hackett
 Registered Professional Land Surveyor No. 5573
 Email: rhackett@quiddity.com

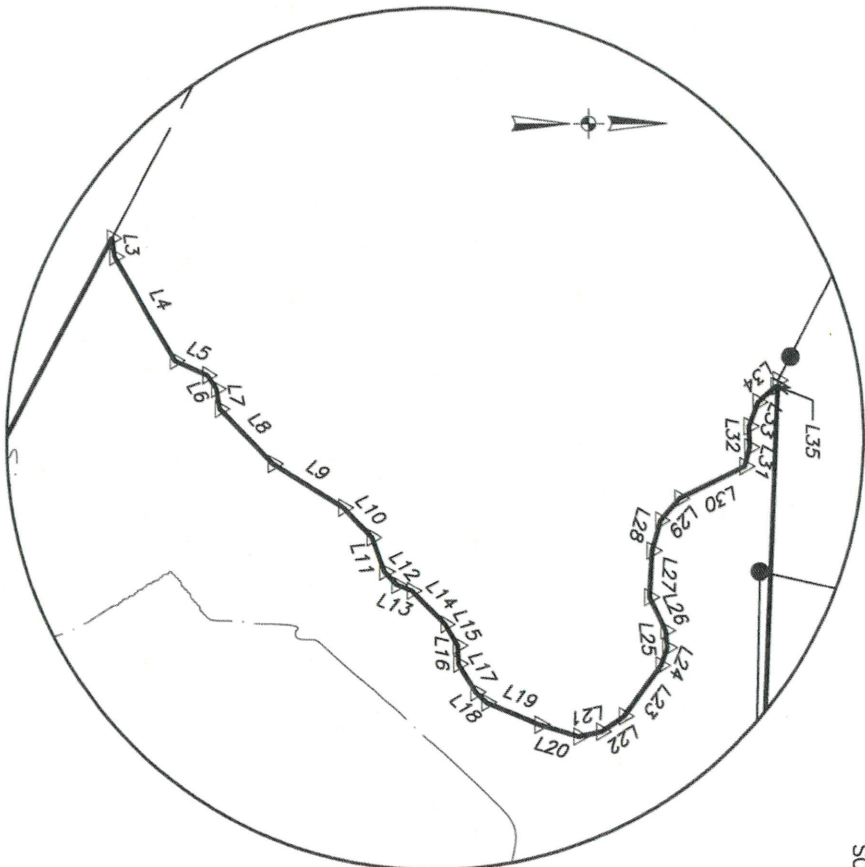
2-6-2023
 Date

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

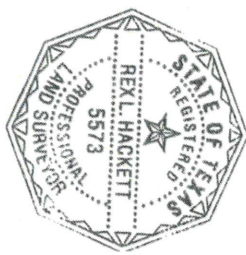




SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
SCALE 1" = 200'



LINE	BEARING	DISTANCE
L1	N 81°31'45" E	24.47'
L2	N 59°31'17" E	154.72'
L3	N 24°13'41" E	45.69'
L4	N 55°47'03" E	21.00'
L5	N 79°17'12" E	26.15'
L6	N 45°17'07" E	98.71'
L7	N 31°43'45" E	106.97'
L8	N 46°36'22" E	52.57'
L9	N 69°08'44" E	46.82'
L10	N 48°39'08" E	23.13'
L11	N 21°26'53" E	20.89'
L12	N 44°50'59" E	60.89'
L13	N 58°23'35" E	31.80'
L14	N 88°18'54" E	23.62'
L15	N 58°23'32" E	42.40'
L16	N 43°31'54" E	19.16'
L17	N 22°29'47" E	74.42'
L18	N 16°45'20" E	52.54'
L19	N 12°04'54" W	29.48'
L20	N 34°09'35" W	35.25'
L21	N 54°01'40" W	79.81'
L22	N 68°52'29" W	24.57'
L23	S 83°12'38" W	22.03'
L24	S 63°59'48" W	47.52'
L25	N 87°00'48" W	59.98'
L26	N 74°52'32" W	39.93'
L27	N 48°21'59" W	37.63'
L28	N 25°51'28" W	94.35'
L29	N 75°22'45" W	24.76'
L30	S 87°47'48" W	27.11'
L31	N 69°33'00" W	32.80'
L32	N 41°33'10" W	30.63'
L33	N 05°54'22" W	2.49'
L34		
L35		



Rex L. Hackett
2-6-2023



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

SHEET 2 OF 2

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

RLH/osh

JOB # 17834-0001-01

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



SEC Planning, LLC
 1101 South Loop West
 Suite 1000
 Houston, Texas 77047
 Phone: 713.261.1100
 Fax: 713.261.1101
 Email: info@secplanning.com

OKRA TRACT FINAL PUD SITE PLAN

MANOR, TEXAS

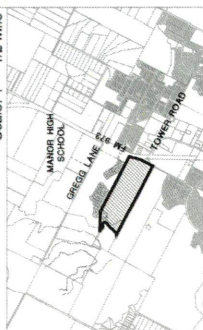
Project No. 210113 - BBCK
 Date: 11/02/2021
 Scale: 1" = 112.5' Mile
 Sheet: 1 of 1

H. Public Use and Open Space

- The Okra Tract Planned Unit Development (PUD) is composed of approximately 164,133 square feet of land, divided into 13 tracts of land as illustrated on the PUD Site Plan. The public use and open space will include a minimum of 10% of the total area of the PUD. The public use and open space will include a minimum of 10% of the total area of the PUD. The public use and open space will include a minimum of 10% of the total area of the PUD.
- An eight-foot (8') concrete curb located within a fifteen-foot (15') public use area shall be provided along the entire perimeter of the PUD. The curb shall be provided along the entire perimeter of the PUD. The curb shall be provided along the entire perimeter of the PUD.
- For the purpose of establishing development standards for the PUD, the following base zoning district shall apply to the PUD: C-2 (Medium Commercial).

I. Landscaping

- Landscaping shall be provided in accordance with the following standards:
 - Minimum of 10% of the total area of the PUD shall be landscaped.
 - Landscaping shall be provided in accordance with the following standards:
 - Minimum of 10% of the total area of the PUD shall be landscaped.
 - Landscaping shall be provided in accordance with the following standards:
 - Minimum of 10% of the total area of the PUD shall be landscaped.



A. Purpose and Intent

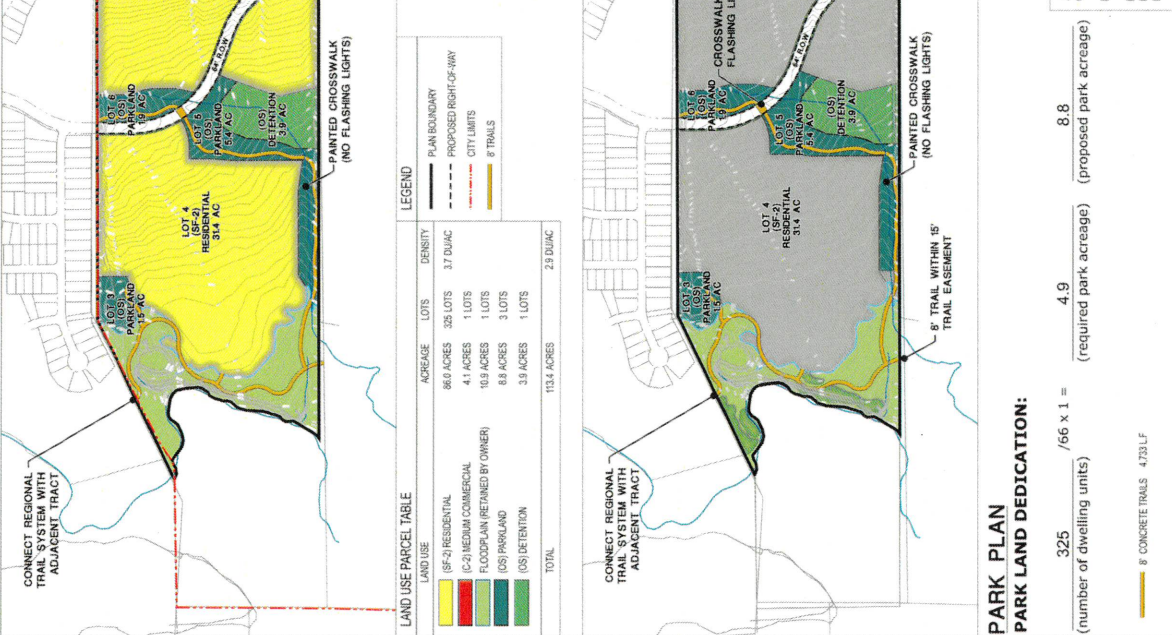
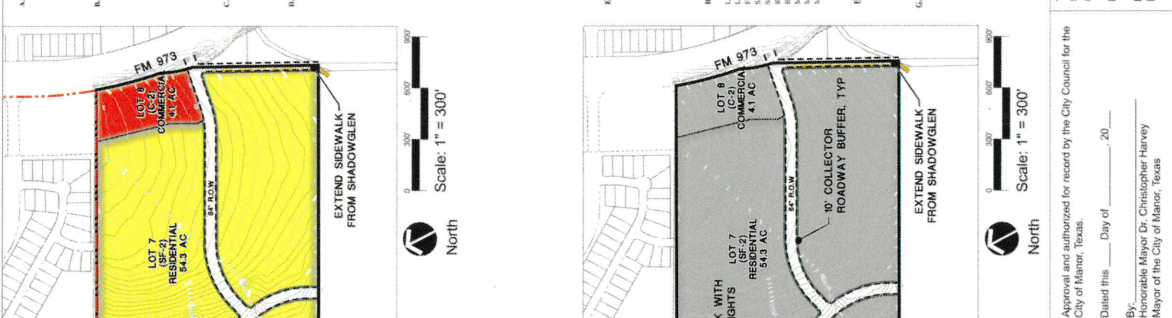
- The Okra Tract Planned Unit Development (PUD) is composed of approximately 164,133 square feet of land, divided into 13 tracts of land as illustrated on the PUD Site Plan. The public use and open space will include a minimum of 10% of the total area of the PUD. The public use and open space will include a minimum of 10% of the total area of the PUD.
- An eight-foot (8') concrete curb located within a fifteen-foot (15') public use area shall be provided along the entire perimeter of the PUD. The curb shall be provided along the entire perimeter of the PUD. The curb shall be provided along the entire perimeter of the PUD.
- For the purpose of establishing development standards for the PUD, the following base zoning district shall apply to the PUD: C-2 (Medium Commercial).

B. Landscaping and Tree Planting

- Landscaping shall be provided in accordance with the following standards:
 - Minimum of 10% of the total area of the PUD shall be landscaped.
 - Landscaping shall be provided in accordance with the following standards:
 - Minimum of 10% of the total area of the PUD shall be landscaped.

C. Environmental, Historical and Land Use Plan

- The Okra Tract Planned Unit Development (PUD) is composed of approximately 164,133 square feet of land, divided into 13 tracts of land as illustrated on the PUD Site Plan. The public use and open space will include a minimum of 10% of the total area of the PUD. The public use and open space will include a minimum of 10% of the total area of the PUD.
- An eight-foot (8') concrete curb located within a fifteen-foot (15') public use area shall be provided along the entire perimeter of the PUD. The curb shall be provided along the entire perimeter of the PUD. The curb shall be provided along the entire perimeter of the PUD.
- For the purpose of establishing development standards for the PUD, the following base zoning district shall apply to the PUD: C-2 (Medium Commercial).



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



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, February 8, 2024

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

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

Dear Stephen Jamison,

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

Engineer Review

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

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

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

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

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

Thank you,



Tyler Shows
Staff Engineer
GBA

Jamison Civil Engineering LLC

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

JCE

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

March 12, 2024

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

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

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

- i. Provide topographic contours at ten (10) foot intervals, or less, unless otherwise approved by the City.
CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN, SEE SHEETS 2-5.

- ii. Provide proposed major categories of land use by acreage showing compatibility of land use with, or proposed variance from, the Master Plan.
AS DISCUSSED BY EMAIL ON 3/12/24, AN OVERALL LAND USE SUMMARY TABLE, INCLUDING ACREAGES, WAS INCLUDED ON PAGE 1 OF THE CONCEPT PLAN.

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

SINCERELY,



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



1500 County Road 269
Leander, TX 78641

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

Date: Monday, April 8, 2024

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

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

Dear Stephen Jamison,

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

Engineer Review

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

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

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

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

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

Thank you,

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

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

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

JCE

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

April 15, 2024

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

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

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

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

THE P&Z CHAIRPERSON HAS BEEN UPDATED.

iv. The current Mayor is Dr. Christopher Harvey.

THE MAYOR HAS BEEN UPDATED.

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

THIS INFORMATION HAS BEEN ADDED TO THE FIRST SHEET.

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

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

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

THE CITY LIMITS LINE IS SHOWN ON THE CONCEPT PLAN.

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

SINCERELY,

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



04/18/24



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 13, 2024

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

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

Dear Stephen Jamison,

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

Engineer Review

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

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

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

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

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

Thank you,

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

Pauline Gray, P.E.
Lead AES
GBA

Jamison Civil Engineering LLC

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

JCE

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

May 17, 2024

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

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

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

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

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

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

SINCERELY,

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



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 20, 2024

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

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

Dear Stephen Jamison,

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

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA



5/20/2024

City of Manor Development Services

Notification for a Subdivision Concept plan

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

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

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

Applicant: Jamison Civil Engineering LLC
Owner: Okra Land Incorporated

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

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

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

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

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

ANDERSSON CATHERINE & DANIEL
13917 HEARTLAND DR
Manor, TX 78653

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

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

BIREDDY ANVESH REDDY
14012 Heartland Dr
Manor, TX 78653

BRASSELL REBECCA & PATRICK
14005 HEARTLAND DR
Manor, TX 78653

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

CITY OF MANOR
105 E EGGLESTON ST
Manor, TX 78653

CONROY KEVIN
13916 Heartland Dr
Manor, TX 78653

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

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

DEROCH MANDY BARBER
14108 HEARTLAND DR
Manor, TX 78653

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

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

Enfield Partners LLC ETAL
2303 Camino Alto
Austin, TX 78746

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

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

GLORIA ALVARO F
13904 Heartland Dr
Manor, TX 78653

GUZMAN MASON ANDREW
14208 HEARTLAND DR
Manor, TX 78653

HAYNES BUCHANAN CAROL M
14200 HEARTLAND DR
Manor, TX 78653

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

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

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

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

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

Juan Chaparro
14408 Pernella Rd
Manor, TX 78653

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

Kristine & Matthew Escobedo
14400 Pernella Rd
Manor, TX 78653

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

LAKE ELIJAH & KANESHA
14301 HEARTLAND DR
Manor, TX 78653

LEKCAM Communication LLC
16404 Marcello Dr
Pflugerville, TX 78660

LEONARD SCOTT
13921 Heartland Dr
Manor, TX 78653

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

Mary Clark
14404 Pernella Rd
Manor, TX 78653

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

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

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

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

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

PADILLA ELIAS JOSE
14308 HEARTLAND DR
Manor, TX 78653

PERRY HOMES LLC
PO BOX 34306
Houston, TX 77234

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

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

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

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

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

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

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

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

SNELL TYLER & MATTIE
13908 HEARTLAND DR
Manor, TX 78653

SNYDER JACOB ADAM
13913 HEARTLAND DR
Manor, TX 78653

SORATHIA BHARGAV
3472 Fitzsimmons Cmn
Fremont, CA 94538

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

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

STEVES DANIEL & JANELLE
14400 HEARTLAND DR
Manor, TX 78653

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

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

SUTT DYLAN J
14104 Heartland Dr
Manor, TX 78653

THOMPSON MATTHEW
14505 HEARTLAND DR
Manor, TX 78653

Timmerman Commercial Investments LP
501 Vale ST
Austin, TX 78746

TRIPATHI ANKIT MANI
14205 HEARTLAND DR
Manor, TX 78653

UNAL BELGIN & AYHAN
14320 HEARTLAND DR
Manor, TX 78653

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

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

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

WILLIAMS LAURA
14305 HEARTLAND DR
Manor, TX 78653

YINGST ALEX BICERA
13920 Heartland Dr
Manor, TX 78653

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

Hello Mr. Burrell,

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

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

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

Thank you,
Anand

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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*

BACKGROUND/SUMMARY:

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

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

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

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

Water and wastewater will be provided by the City.

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

- Preliminary Plat
- Aerial Image
- PUD Ordinance
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

ACTIONS:

<i>Discretion</i>	Discretionary
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<i>Subdivision Review Type</i>	Concurrent Review by Development Agreement
--------------------------------	--

<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 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.

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

OKRA SUBDIVISION PRELIMINARY PLAT

CITY OF MANOR ACKNOWLEDGEMENTS
 THIS PRELIMINARY PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE _____ OF _____, 20____ A.D.
 APPROVED: _____ ATTEST: _____

FELIX PAIZ, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____
 ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS, ON THIS THE _____ OF _____, 20____ A.D.
 APPROVED: _____ ATTEST: _____

DR. CHRISTOPHER HARVEY _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____
 MAYOR OF THE CITY OF MANOR, TEXAS _____

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

ACREAGE: 113.415 ACRES
 SURVEY: S. BACON SURVEY, ABSTRACT NO. 62
 DATE PREPARED: 12/20/2023
 NUMBER OF BLOCKS: 11
 NUMBER OF LOTS: 325
 (SEE TABLE THIS SHEET FOR BREAKOUT)
 LINEAR FEET OF NEW STREETS: 19,566 LF

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

TEXAS STATE PLANE COORDINATES:
 N 10110371.83
 E 3180273.95

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

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

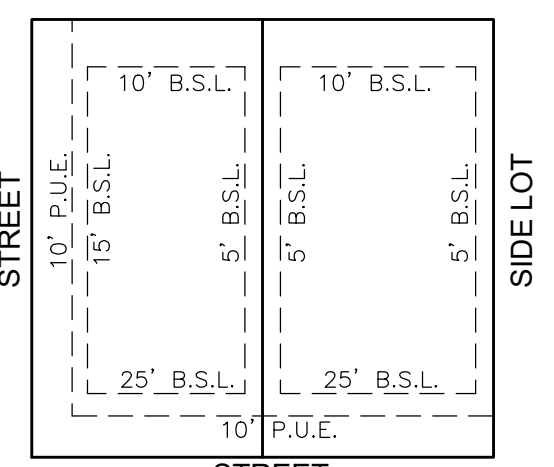
ENGINEER: JAMISON CIVIL ENGINEERING, LLC.
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 TBPE NO. F-17756
 PHONE (737) 484-0880
 STEPHEN R. JAMISON, P.E.



LOCATION MAP
 SCALE: 1" = 2000'

Sheet Index

- 01 OVERALL PRELIMINARY PLAT
- 02 PRELIMINARY PLAT - SHEET 1 OF 4
- 03 PRELIMINARY PLAT - SHEET 2 OF 4
- 04 PRELIMINARY PLAT - SHEET 3 OF 4
- 05 PRELIMINARY PLAT - SHEET 4 OF 4
- 06 PRELIMINARY - CURVE TABLE
- 07 PRELIMINARY - LOT AREA
- 08 EXISTING CONDITIONS - OVERALL
- 09 EXISTING CONDITIONS - SHEET 1 OF 4
- 10 EXISTING CONDITIONS - SHEET 2 OF 4
- 11 EXISTING CONDITIONS - SHEET 3 OF 4
- 12 EXISTING CONDITIONS - SHEET 4 OF 4
- 13 EXISTING CONDITIONS - TREE LIST
- 14 PROPOSED IMPROVEMENTS - SHEET 1 OF 4
- 15 PROPOSED IMPROVEMENTS - SHEET 2 OF 4
- 16 PROPOSED IMPROVEMENTS - SHEET 3 OF 4
- 17 PROPOSED IMPROVEMENTS - SHEET 4 OF 4

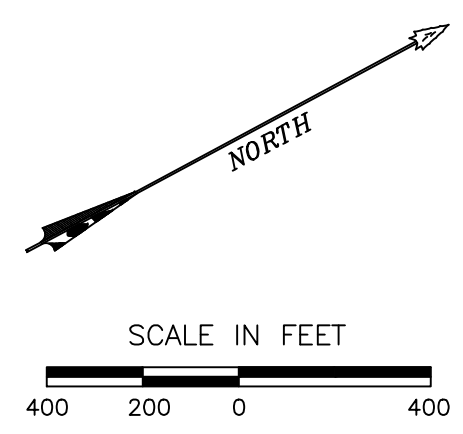
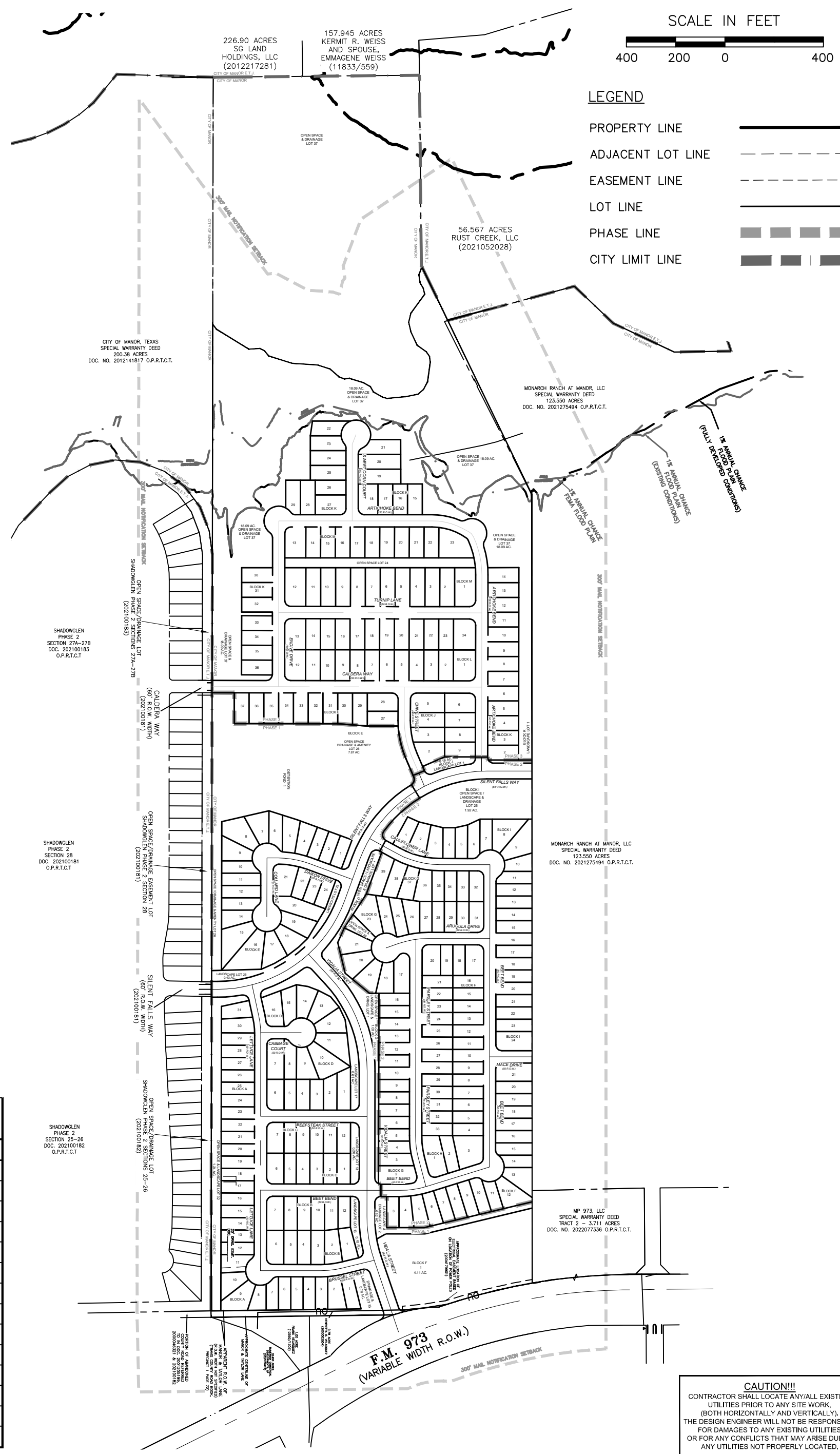


TYPICAL LOT DETAIL
 SCALE = N.T.S.

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

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

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



LEGEND

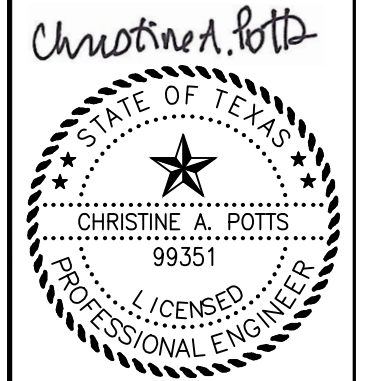
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE

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

JCE

OKRA SUBDIVISION
 OVERALL PRELIMINARY PLAT
 MANOR, TEXAS 78653

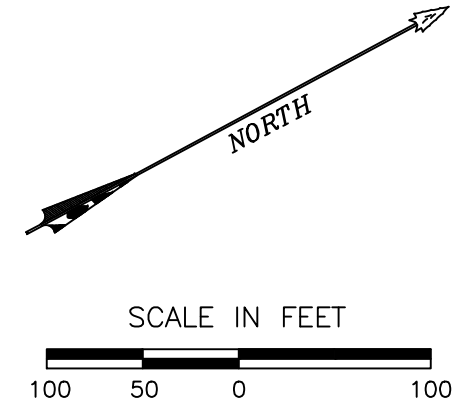
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 CHRISTINE A. POTTS
 on 05/15/2024



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Revision 3:	
Revision 4:	

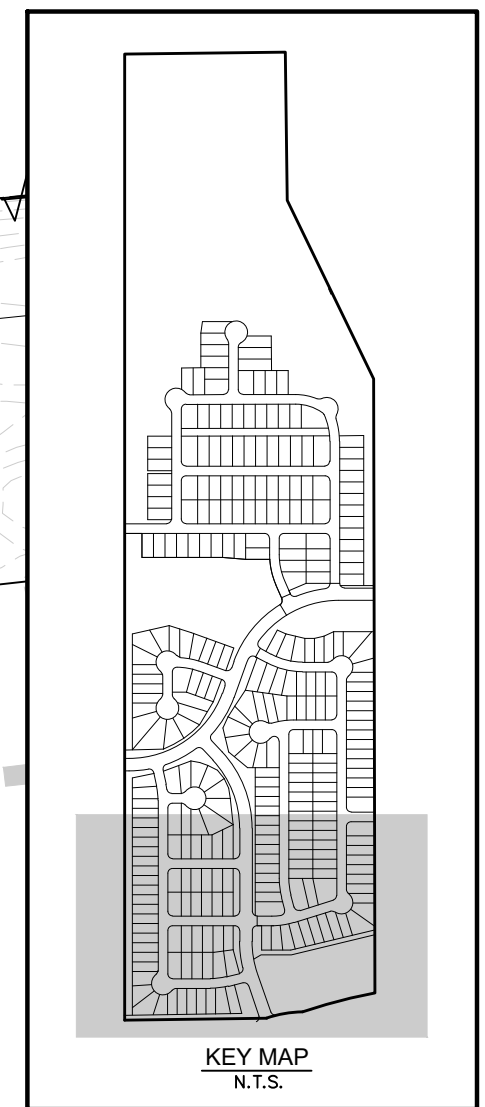
CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

OKRA SUBDIVISION PRELIMINARY PLAT

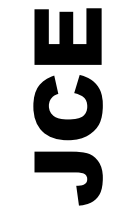


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PROPERTY LINE	———
ADJACENT LOT LINE	- - - - -
EASEMENT LINE	- · - · -
LOT LINE	———
PHASE LINE	▬▬▬▬▬
CITY LIMIT LINE	▬▬▬▬▬



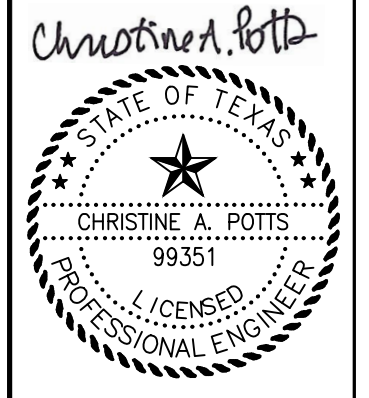
JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM



**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 1 OF 4**

MANOR, TEXAS 78653

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 on 05/15/2024

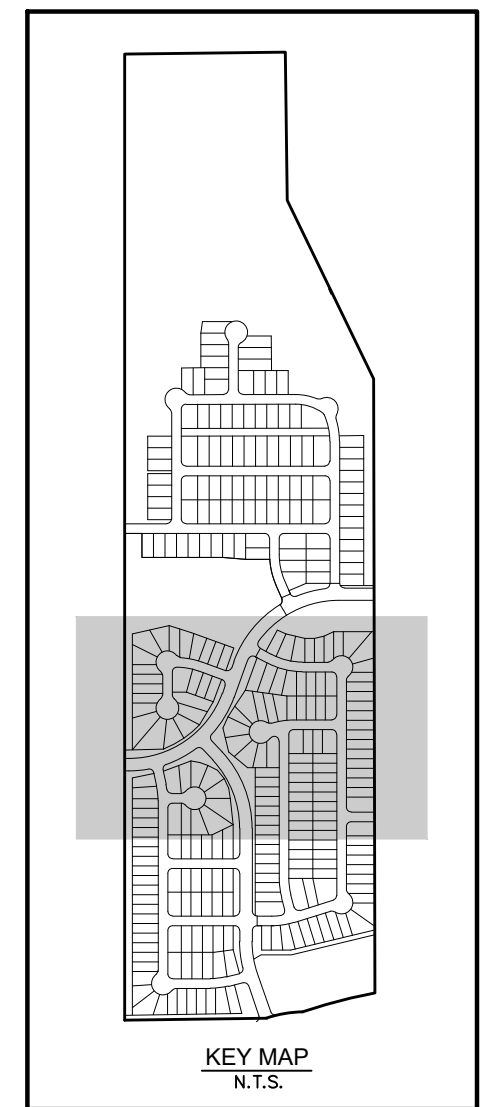
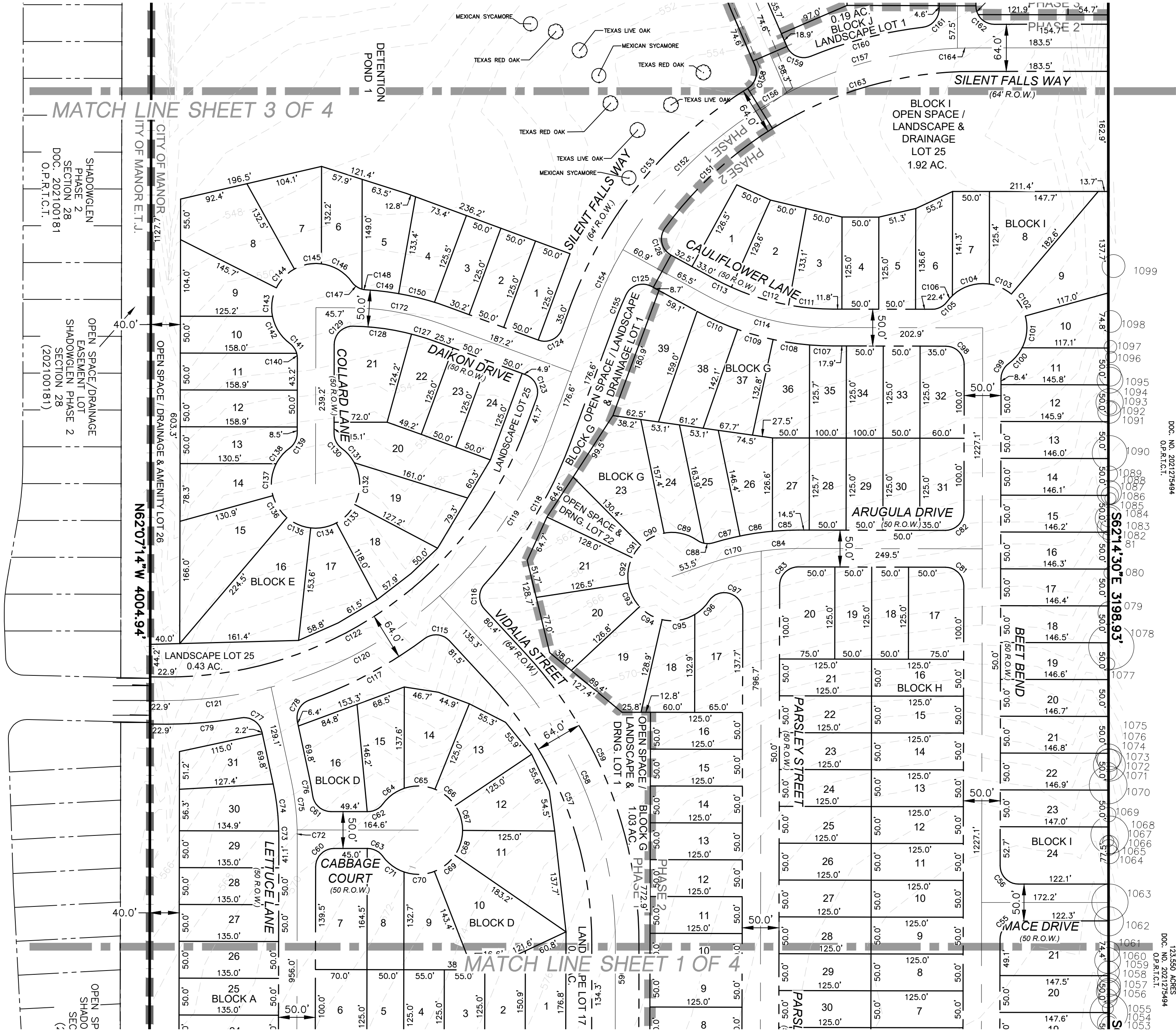
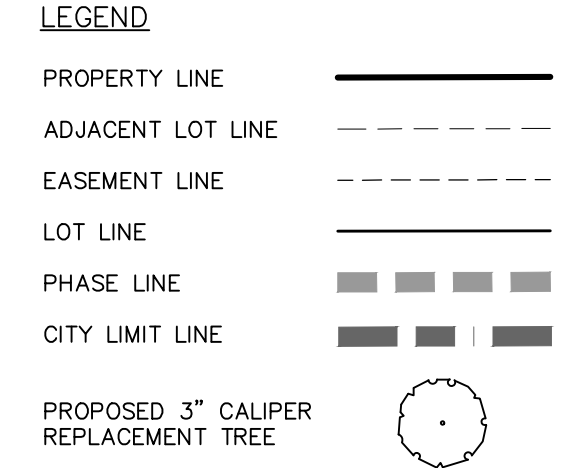
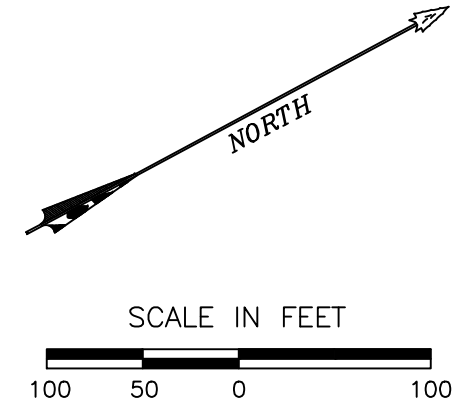


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Revision 2:	Drawn By: DSP
Revision 3:	
Revision 4:	

SHEET
02 of 17

CAUTION!!!
 CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

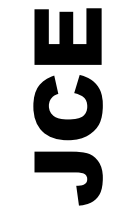
OKRA SUBDIVISION PRELIMINARY PLAT



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

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

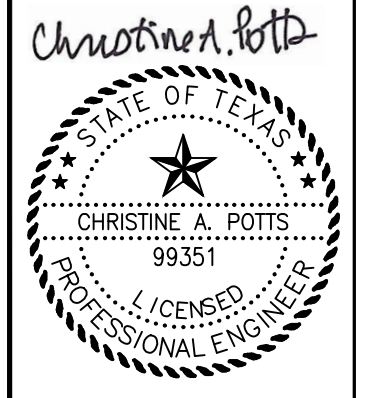
JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM



**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 2 OF 4**

MANOR, TEXAS 78653

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on 05/15/2024



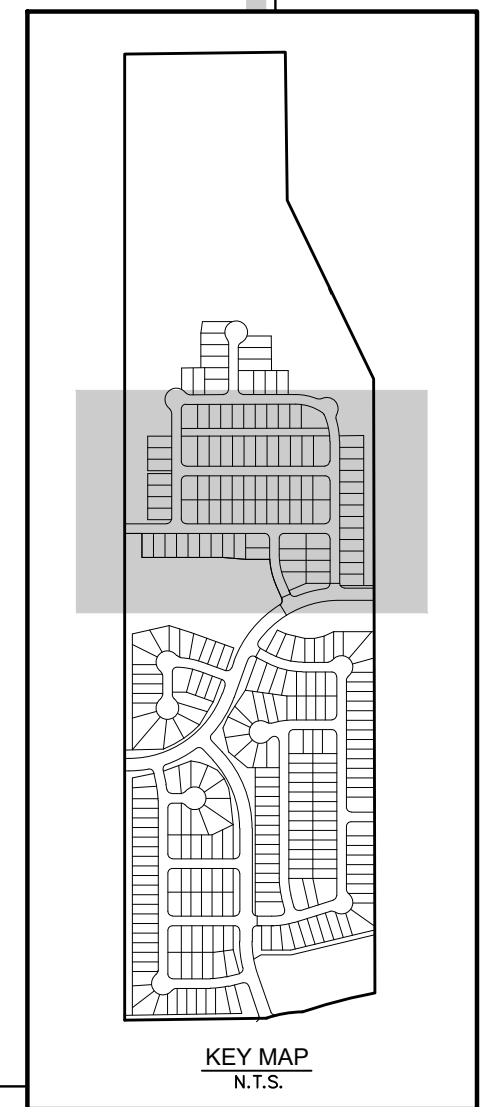
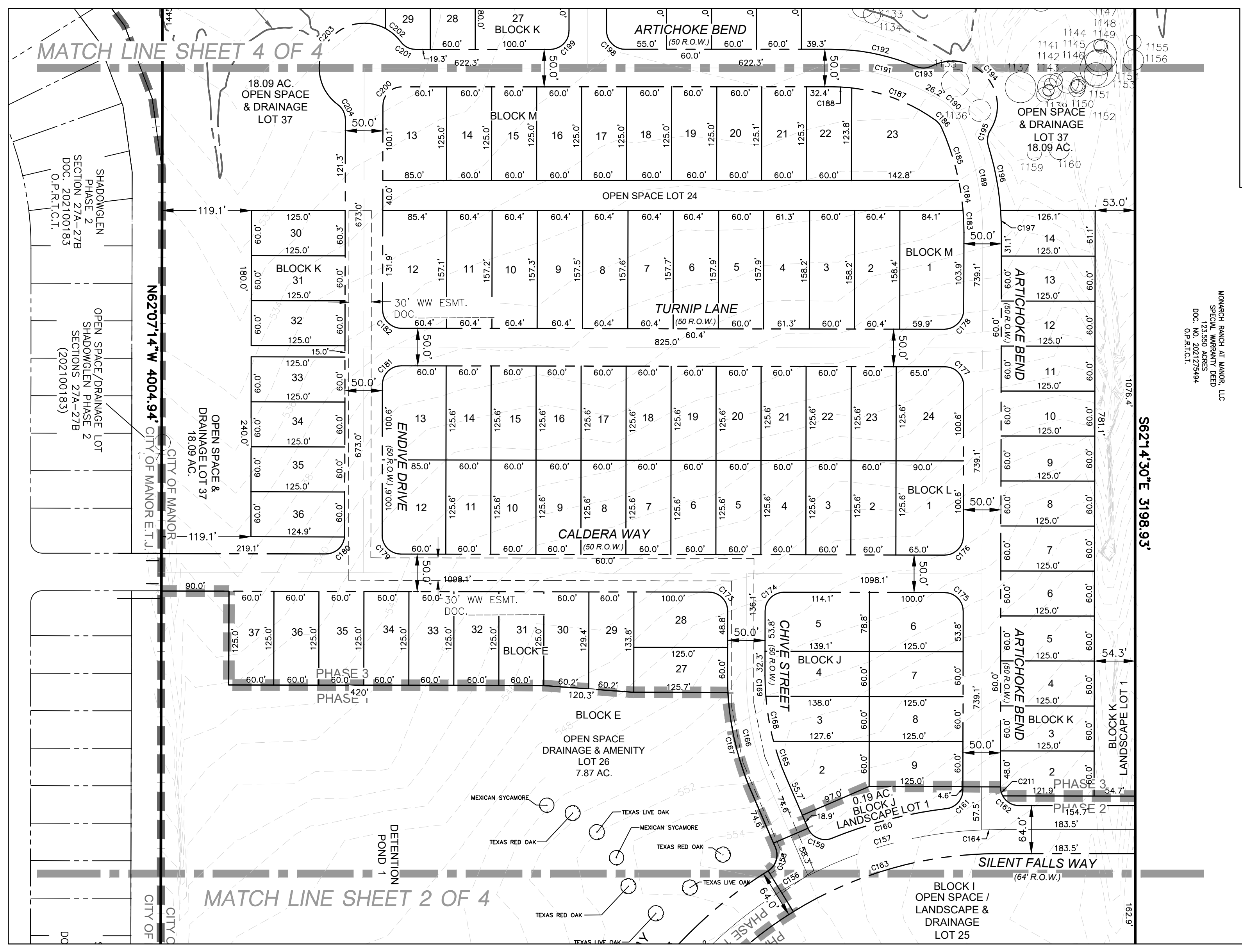
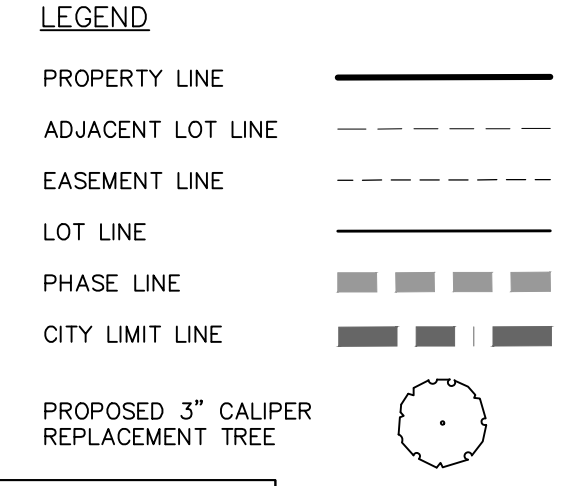
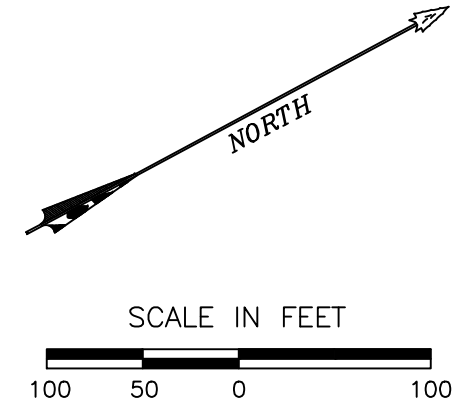
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Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

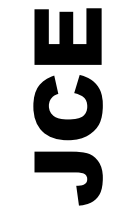
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK. (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

**SHEET
03 of 17**

OKRA SUBDIVISION PRELIMINARY PLAT

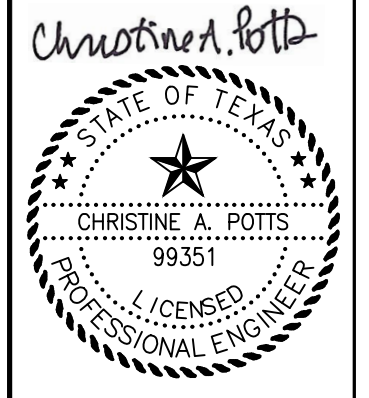


JAMISON CIVIL ENGINEERING LLC
(TX. PE FIRM REG. #F-17756)
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AUSTIN, TEXAS 78750
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**OKRA SUBDIVISION
PRELIMINARY PLAT - SHEET 3 OF 4
MANOR, TEXAS 78653**

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



File:	H:\OKRA TRACT\DWG\PLANS\PRELIMINARY\PRELIMINARY.DWG		
Job No.	Snapshot:	PRELIM	Scale (Hor.):
Scale (Hor.):	Scale (Vert.):		Drawn By: DSP
Date:	Checked By:		Revision 1:
Revision 1:	Revision 2:		Revision 3:
Revision 2:	Revision 3:		Revision 4:

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

**SHEET
04 of 17**

OKRA SUBDIVISION PRELIMINARY PLAT

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	37.03'	25.00'	N86°32'E	N86°32'28"E	33.74'
C2	14.19'	25.00'	S84°19'E	S84°19'12"E	14.00'
C3	28.00'	25.00'	N25°57'W	N25°56'31"W	24.84'
C4	11.03'	25.00'	N88°23'W	N88°22'43"W	10.95'
C5	37.09'	25.00'	S56°29'W	S56°28'36"W	33.78'
C6	16.89'	390.00'	N15°12'E	N15°12'09"E	16.89'
C7	50.03'	390.00'	N20°06'E	N20°06'13"E	50.00'
C8	27.92'	390.00'	N25°50'E	N25°49'47"E	27.91'
C9	88.57'	365.00'	N20°56'E	N20°55'43"E	88.36'
C10	88.47'	340.00'	N19°45'E	N19°44'46"E	88.35'
C11	14.04'	340.00'	N26°42'E	N26°41'52"E	14.03'
C12	38.18'	25.00'	N30°56'W	N30°55'33"W	35.30'
C13	136.25'	582.00'	S68°58'E	S68°58'26"E	138.92'
C14	181.48'	550.00'	S71°34'E	S71°34'17"E	180.64'
C15	78.87'	518.00'	S78°40'E	S78°39'41"E	78.79'
C16	92.04'	518.00'	S87°13'E	S87°12'35"E	91.82'
C17	23.55'	25.00'	S00°54'W	S00°53'47"W	22.69'
C18	31.97'	60.00'	N10°48'W	N10°48'15"W	31.80'
C19	43.29'	60.00'	N25°07'E	N25°06'58"E	42.36'
C20	35.82'	60.00'	N62°53'E	N62°53'28"E	35.29'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	35.82'	60.00'	S82°54'E	S82°54'00"E	35.29'
C22	60.36'	60.00'	S36°58'E	S36°58'24"E	57.85'
C23	19.39'	25.00'	N30°22'W	N30°22'08"W	18.91'
C24	39.27'	25.00'	N72°53'E	N72°52'50"E	35.36'
C25	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C26	39.27'	25.00'	N72°53'E	N72°52'50"E	35.36'
C27	39.27'	25.00'	N17°07'W	N17°07'10"W	35.36'
C28	28.96'	25.00'	N84°40'E	N84°40'10"E	27.39'
C29	10.29'	25.00'	N39°40'E	N39°40'10"E	10.22'
C30	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C31	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C32	33.40'	436.33'	N23°46'E	N23°45'40"E	33.39'
C33	48.37'	390.00'	N18°07'E	N18°06'59"E	48.34'
C34	28.04'	390.00'	N12°39'E	N12°39'02"E	28.03'
C35	108.31'	383.11'	N19°32'E	N19°32'01"E	106.97'
C36	48.72'	340.00'	N23°57'E	N23°56'39"E	48.68'
C37	42.32'	25.00'	N28°29'W	N28°28'04"W	37.44'
C38	40.33'	25.00'	N56°48'E	N56°48'25"E	36.10'
C39	23.55'	25.00'	S37°35'W	S37°34'30"W	22.69'
C40	4.84'	60.00'	N62°15'E	N62°14'50"E	4.84'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	56.16'	60.00'	N33°07'E	N33°07'16"E	54.13'
C42	34.50'	60.00'	N10°10'W	N10°10'00"W	34.03'
C43	35.27'	60.00'	N43°29'W	N43°28'51"W	34.76'
C44	57.72'	60.00'	N87°53'W	N87°52'42"W	55.52'
C45	24.23'	25.00'	S89°51'E	S89°51'24"E	23.30'
C46	28.23'	390.00'	S74°54'E	S74°54'12"E	28.22'
C47	50.41'	390.00'	S89°08'E	S89°07'36"E	50.38'
C48	22.48'	390.00'	S63°46'E	S63°46'18"E	22.49'
C49	94.85'	365.00'	S89°33'E	S89°32'54"E	94.38'
C50	88.17'	340.00'	S89°33'E	S89°32'54"E	87.92'
C51	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C52	39.27'	25.00'	N17°07'W	N17°07'10"W	35.36'
C53	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C54	39.27'	25.00'	N72°53'E	N72°52'50"E	35.36'
C55	39.22'	25.00'	S17°11'E	S17°10'50"E	35.32'
C56	39.32'	25.00'	N72°49'E	N72°49'10"E	35.39'
C57	387.89'	518.00'	N83°34'W	N83°34'19"W	378.89'
C58	411.86'	550.00'	N83°34'W	N83°34'19"W	402.30'
C59	435.82'	582.00'	N83°34'W	N83°34'19"W	425.71'
C60	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C61	35.64'	25.00'	N68°43'E	N68°43'14"E	32.70'
C62	24.30'	25.00'	N01°44'E	N01°44'10"E	23.36'
C63	23.55'	25.00'	S54°52'W	S54°51'52"W	22.69'
C64	36.66'	60.00'	S08°35'E	S08°34'56"E	36.09'
C65	42.73'	60.00'	S29°19'W	S29°19'25"W	41.83'
C66	35.82'	60.00'	S86°50'W	S86°49'47"W	35.29'
C67	35.82'	60.00'	N78°58'W	N78°57'39"W	35.29'
C68	35.82'	60.00'	N44°45'W	N44°45'08"W	35.29'
C69	35.82'	60.00'	N10°33'W	N10°32'33"W	35.29'
C70	42.18'	60.00'	N28°42'E	N28°42'02"E	41.31'
C71	36.66'	60.00'	N64°21'E	N64°20'38"E	36.09'
C72	10.05'	365.00'	N62°55'W	N62°54'30"W	10.05'
C73	8.63'	340.00'	N62°51'W	N62°50'47"W	8.63'
C74	84.28'	340.00'	N68°59'W	N68°59'16"W	84.17'
C75	88.20'	365.00'	N69°03'W	N69°02'59"W	88.10'
C76	28.98'	390.00'	N72°25'W	N72°25'15"W	28.97'
C77	38.24'	25.00'	S61°47'W	S61°46'45"W	34.82'
C78	36.17'	25.00'	S32°57'E	S32°56'56"E	33.10'
C79	100.78'	582.00'	N22°58'E	N22°58'14"E	100.84'
C80	3.79'	365.00'	N10°53'E	N10°53'20"E	3.79'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C81	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C82	39.27'	25.00'	N17°07'W	N17°07'10"W	35.36'
C83	39.27'	25.00'	S17°07'E	S17°07'10"E	35.36'
C84	50.65'	365.00'	S23°54'W	S23°54'18"W	50.61'
C85	35.54'	390.00'	S25°16'W	S25°16'12"W	35.52'
C86	44.45'	390.00'	S19°24'W	S19°23'41"W	44.42'
C87	37.40'	390.00'	S13°23'W	S13°22'57"W	37.39'
C88	12.97'	25.00'	N25°30'E	N25°30'04"E	12.83'
C89	47.30'	60.00'	S40°08'W	S40°07'41"W	46.09'
C90	36.28'	60.00'	S00°14'W	S00°13'48"W	35.71'
C91	20.58'	60.00'	S28°55'E	S28°54'43"E	20.49'
C92	35.82'	60.00'	S53°51'E	S53°50'46"E	35.29'
C93	35.82'	60.00'	S88°03'E	S88°03'19"E	35.29'
C94	35.82'	60.00'	N57°44'E	N57°44'08"E	35.29'
C95	46.04'	60.00'	N18°36'E	N18°36'52"E	44.92'
C96	26.75'	60.00'	N16°07'W	N16°06'34"W	26.53'
C97	84.04'	25.00'	S44°30'W	S44°29'54"W	47.91'
C98	39.27'	25.00'	S72°53'W	S72°52'50"W	35.36'
C99	23.55'	25.00'	S35°08'E	S35°08'08"E	22.69'
C100	28.39'	60.00'	N21°42'W	N21°42'27"W	28.13'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C101	44.47'	60.00'	N58°30'W	N58°29'54"W	43.46'
C102	35.82'	60.00'	S85°10'W	S85°09'43"W	35.29'
C103	33.20'	60.00'	S52°12'W	S52°12'13"W	32.78'
C104	54.23'	60.00'	S10°27'W	S10°27'23"W	52.40'
C105	23.55'	25.00'	N00°54'E	N00°53'47"E	22.69'
C106	11.15'	60.00'	S20°48'E	S20°48'46"E	11.14'
C107	32.12'	390.00'	N30°14'E	N30°14'23"E	32.11'
C108	50.03'	390.00'	N36°16'E	N36°16'27"E	50.00'
C109	50.03'	390.00'	N43°37'E	N43°37'30"E	50.00'
C110	60.26'	390.00'	N51°44'E	N51°43'38"E	60.20'
C111	61.00'	340.00'	N33°01'E	N33°01'13"E	60.92'
C112	81.49'	340.00'	N45°02'E	N45°01'34"E	81.29'
C113	27.34'	340.00'	N54°12'E	N54°11'48"E	27.33'
C114	182.31'	365.00'	N42°11'E	N42°11'23"E	180.43'
C115	36.67'	25.00'	S32°57'W	S32°57'16"W	33.47'
C116	37.17'	25.00'	S82°28'E	S82°28'03"E	33.84'
C117	178.47'	582.00'	N00°17'W	N00°16'58"W	177.77'
C118	225.24'	582.00'	N30°58'W	N30°58'51"W	223.84'
C119	285.12'	550.00'	N28°13'W	N28°12'31"W	282.56'
C120	282.97'	550.00'	N00°42'W	N00°42'07"W	280.47'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C121	142.89'	550.00'	N20°26'E	N20°26'16"E	142.49'
C122	631.98'	517.76'	N07°04'W	N07°04'08"W	583.47'
C123	33.20'	25.00'	N87°01'W	N87°01'05"W	33.36'
C124	39.27'	25.00'	N02°59'E	N02°58'55"E	35.36'
C125	43.92'	25.00'	S12°23'W	S12°23'08"W	38.57'
C126	42.50'	25.00'	S74°48'E	S74°47'54"E	37.96'
C127	34.21'	340.00'	S45°06'W	S45°05'59"W	34.19'
C128	80.49'	340.00'	S35°26'W	S35°26'08"W	80.30'
C129	39.61'	25.00'	S16°44'W	S16°43'58"W	35.59'
C130	23.55'	25.00'	S89°06'E	S89°06'13"E	22.69'
C131	26.37'	60.00'	S78°30'W	S78°30'08"W	26.16'
C132	59.11'	60.00'	N82°41'W	N82°41'12"W	58.75'
C133	35.82'	60.00'	N17°22'W	N17°21'38"W	35.29'
C134	35.82'	60.00'	N16°51'E	N16°50'55"E	35.29'
C135	35.82'	60.00'	N51°03'E	N51°03'29"E	35.29'
C136	35.82'	60.00'	N85°16'E	N85°16'02"E	35.29'
C137	44.53'	60.00'	S56°22'E	S56°22'00"E	43.52'
C138	28.23'	60.00'	S21°38'E	S21°37'41"E	27.97'
C139	23.55'	25.00'	N35°08'W	N35°08'08"W	22.69'
C140	6.88'	25.00'	N89°59'W	N89°58'48"W	6.84'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C141	16.69'	25.00'	S83°02'W	S83°02'10"W	16.38'
C142	44.47'	60.00'	N88°08'E	N88°08'42"E	43.46'
C143	39.88'	60.00'	S54°38'E	S54°34'48"E	39.15'
C144	35.82'	60.00'	S18°28'E	S18°28'00"E	35.29'
C145	38.02'	60.00'	S16°49'W	S16°49'20"W	37.36'
C146	48.67'	60.00'	S58°41'W	S58°41'12"W	48.26'
C147	17.03'	25.00'	N62°53'E	N62°53'03"E	16.70'
C148	5.34'	25.00'	N37°15'E	N37°14'43"E	5.33'
C149	44.87'	390.00'	S34°25'W	S34°25'06"W	44.84'
C150	50.03'	390.00'	S41°23'W	S41°23'22"W	50.00'
C151	200.14'	518.00'	S15°02'E	S15°01'37"E	198.90'
C152	270.05'	550.00'	S18°01'E	S18°01'27"E	267.35'
C153	388.61'	582.00'	S22°59'E	S22°59'17"E	379.54'
C154	95.30'	550.00'	S37°03'E	S37°03'15"E	95.18'
C155	38.66'	518.00'	S39°53'E	S39°52'48"E	38.65'
C156	41.91'	550.00'	S01°47'E	S01°46'31"E	41.90'
C157	241.28'	550.00'	S12°58'W	S12°58'20"W	239.33'
C158	35.59'	25.00'	N44°45'W	N44°44'45"W	32.66'
C159	38.81'	25.00'	N49°59'E	N49°59'20"E	38.03'
C160	157.58'	582.00'	S13°16'W	S13°16'07"W	157.11'

CURVE TABLE					
TAG NO.	LENGTH	RADIUS	DELTA	BEARING	CHORD
C161	36.28'	25.00'	N20°33'W	N20°32'48"W	33.18'
C162	26.81'	25.00'	N58°29'E	N58°28'36"E	25.54'
C163	286.74'	518.00'	S11°54'W	S11°54'00"W	283.08'
C164	21.28'	550.00'	S28°39'W	S28°38'59"W	21.26'
C165	50.22'	340.00'	S81°18'E	S81°18'	

OKRA SUBDIVISION PRELIMINARY PLAT

LOT AREAS

BLOCK A	
LOT NO.	AREA (SF)
1	7840
2	8662
3	6626
4	6653
5	6689
6	6725
7	6157
8	6085
9	10698
10	8062
11	8027
12	6750
13	6750
14	6750
15	6750
16	6750
17	6750
18	6750
19	6750
20	6750
21	6750
22	6750
23	6750
24	6750
25	6750
26	6750
27	6750
28	6750
29	6850
30	7941
31	7269
32	54150
33	30386

BLOCK B	
LOT NO.	AREA (SF)
1	7703
2	8881
3	7604
4	7605
5	7605
6	9545
7	9545
8	7605
9	7605
10	7605
11	7439
12	6416
13	7705

BLOCK C	
LOT NO.	AREA (SF)
1	6875
2	6875
3	6875
4	6875
5	6250
6	8616
7	8616
8	6250
9	6875
10	6875
11	6875
12	6875
13	8519

BLOCK D	
LOT NO.	AREA (SF)
1	9012
2	7587
3	6875
4	6875
5	6250
6	8616
7	11379
8	7484
9	8880
10	13260
11	11574
12	9008
13	9162
14	8629
15	8335
16	9927
17	26570

BLOCK E	
LOT NO.	AREA (SF)
1	6250
2	6250
3	6253
4	7910
5	8751
6	7577
7	8677
8	12534
9	9118
10	6962
11	7945
12	7947
13	7442
14	7643
15	14192
16	16012
17	9829
18	8447
19	9115
20	12009
21	11279
22	6792
23	6250
24	6250
25	18718
26	342992
27	7500
28	9094
29	7897
30	7632
31	7500
32	7500
33	7500
34	7500
35	7500
36	7500
37	7500

BLOCK F	
LOT NO.	AREA (SF)
1	179085
2	22569
3	6326
4	6870
5	7447
6	7110
7	6943
8	7104
9	7265
10	7322
11	6123
12	10810
13	9380
14	6008
15	7336
16	7398
17	7392
18	7387
19	7382
20	7376
21	10811

BLOCK G	
LOT NO.	AREA (SF)
1	45044
2	11162
3	6878
4	6409
5	6255
6	6250
7	6250
8	6250
9	6250
10	6250
11	6250
12	6250
13	6250
14	6250
15	6250
16	6250
17	9951
18	7391
19	9579
20	9595
21	9814
22	5402
23	12203
24	7850
25	7805
26	7898
27	6269
28	6250
29	6250
30	6250
31	7366
32	7366
33	6250
34	6250
35	6264
36	8258
37	7999
38	8984
39	10158

BLOCK H	
LOT NO.	AREA (SF)
1	12595
2	7752
3	13790
4	6250
5	6250
6	6250
7	6250
8	6250
9	6250
10	6250
11	6250
12	6250
13	6250
14	6250
15	6250
16	6250
17	9241
18	6250
19	6250
20	9241
21	6250
22	6250
23	6250
24	6250
25	6250
26	6250
27	6250
28	6250
29	6250
30	6250
31	6250
32	6250
33	6250

BLOCK I	
LOT NO.	AREA (SF)
1	7076
2	8687
3	7938
4	6250
5	6541
6	7243
7	6455
8	12090
9	11942
10	6630
11	6776
12	7291
13	7296
14	7302
15	7307
16	7312
17	7318
18	7323
19	7328
20	7334
21	7339
22	7344
23	7350
24	11285
25	83724

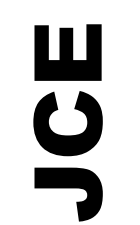
BLOCK J	
LOT NO.	AREA (SF)
1	8284
2	9093
3	8025
4	8338
5	10834
6	9719
7	7500
8	7500
9	7500

BLOCK K	
LOT NO.	AREA (SF)
1	2189
2	7488
3	7500
4	7500
5	7500
6	7500
7	7500
8	7500
9	7500
10	7500
11	7500
12	7500
13	7500
14	7636
15	7500
16	7500
17	7500
18	9866
19	10327
20	10327
21	8981
22	7813
23	8149
24	8674
25	8674
26	7500
27	9866
28	8400
29	7917
30	7517
31	7500
32	7500
33	7500
34	7500
35	7500
36	7497
37	788143

BLOCK L	
LOT NO.	AREA (SF)
1	11169
2	7535
3	7535
4	7535
5	7535
6	7535
7	7535
8	7535
9	7535
10	7535
11	7535
12	10541
13	10541
14	7535
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19	7535
20	7535
21	7535
22	7535
23	7535
24	11169

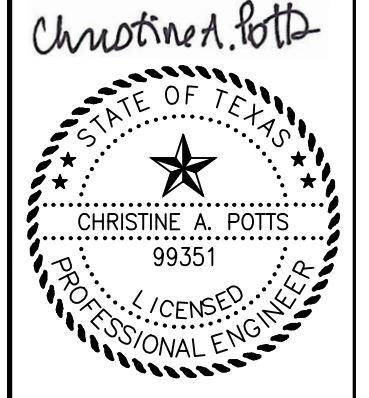
BLOCK M	
LOT NO.	AREA (SF)
1	13373
2	9565
3	9491
4	9677
5	9472
6	9534
7	9526
8	9518
9	9510
10	9502
11	9495
12	13276
13	10492
14	7500
15	7500
16	7500
17	7500
18	7500
19	7500
20	7500
21	7500
22	7485
23	13522
24	30784

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**OKRA SUBDIVISION
PRELIMINARY - LOT AREA**
 MANOR, TEXAS 78653

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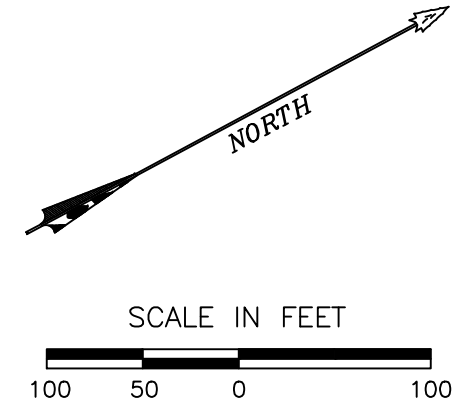
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Date:	Scale (Vert.):
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Revision 1:	
Revision 2:	
Revision 3:	
Revision 4:	

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SHEET
 07 of 17

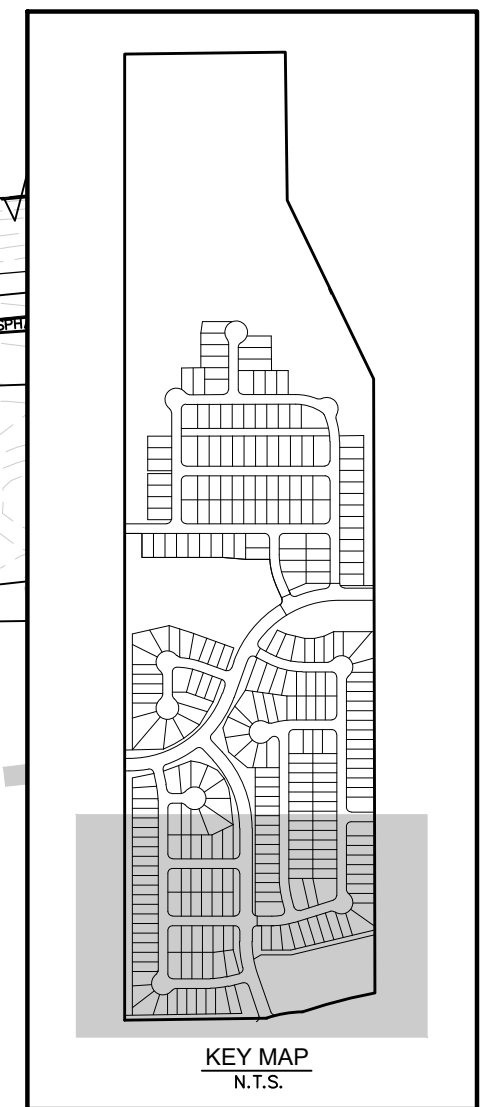
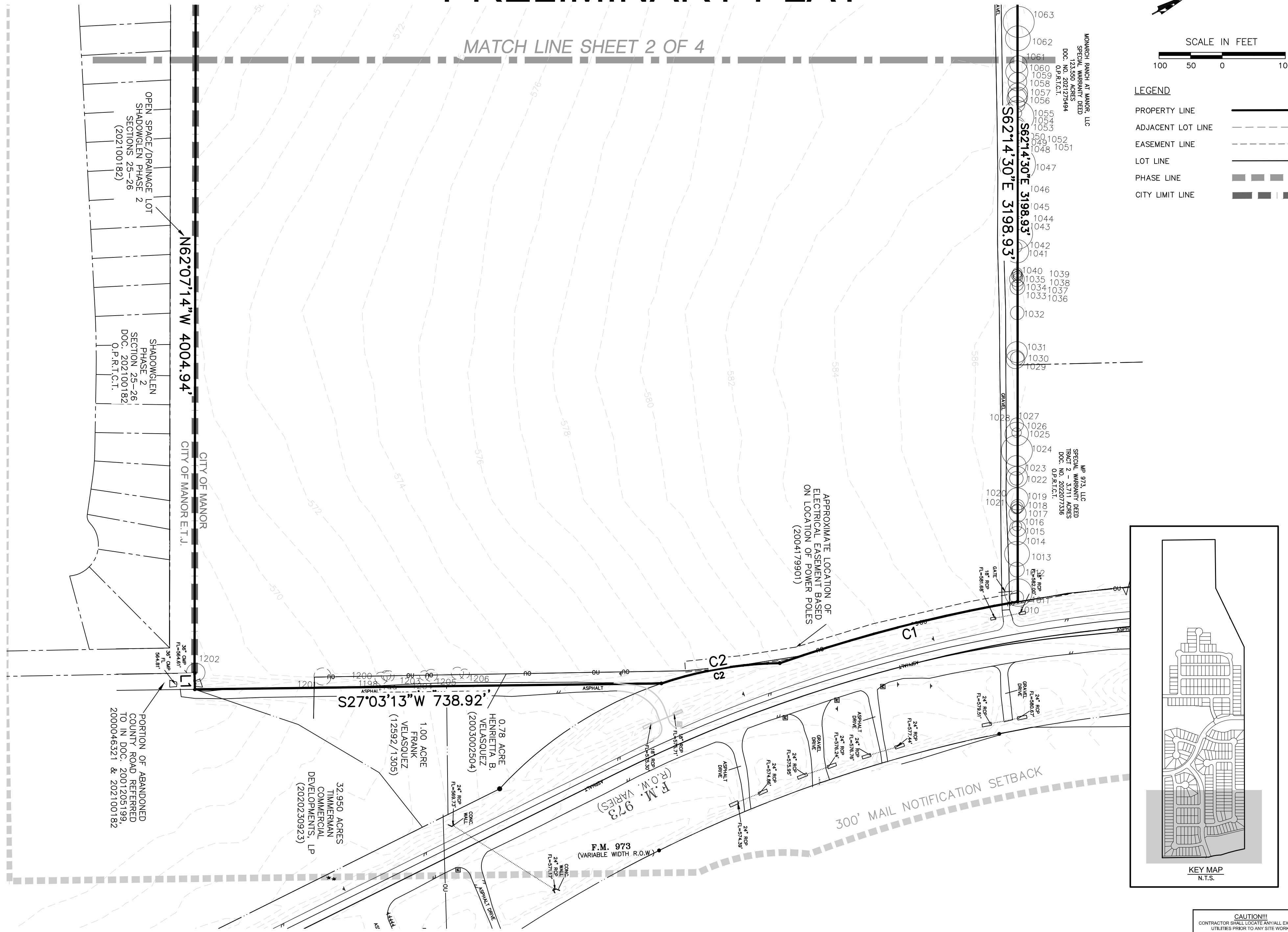
OKRA SUBDIVISION PRELIMINARY PLAT

MATCH LINE SHEET 2 OF 4

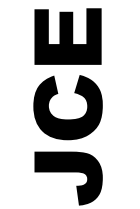


LEGEND

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

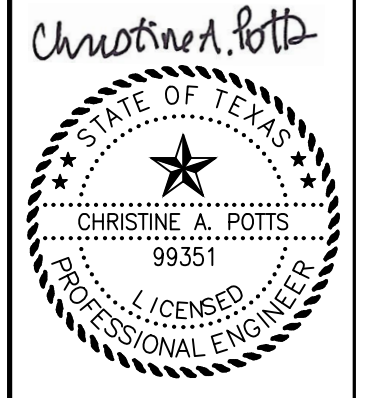


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OKRA SUBDIVISION
 EXISTING CONDITIONS - SHEET 1 OF 4
 MANOR, TEXAS 78653

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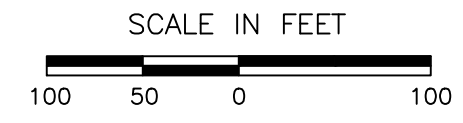
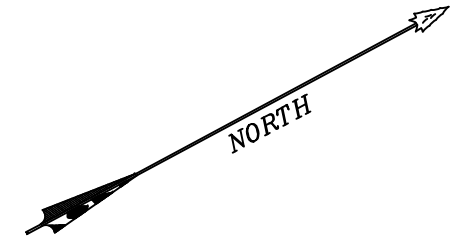


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Revision 1:	Drawn By:	DSP	
Revision 2:			
Revision 3:			
Revision 4:			

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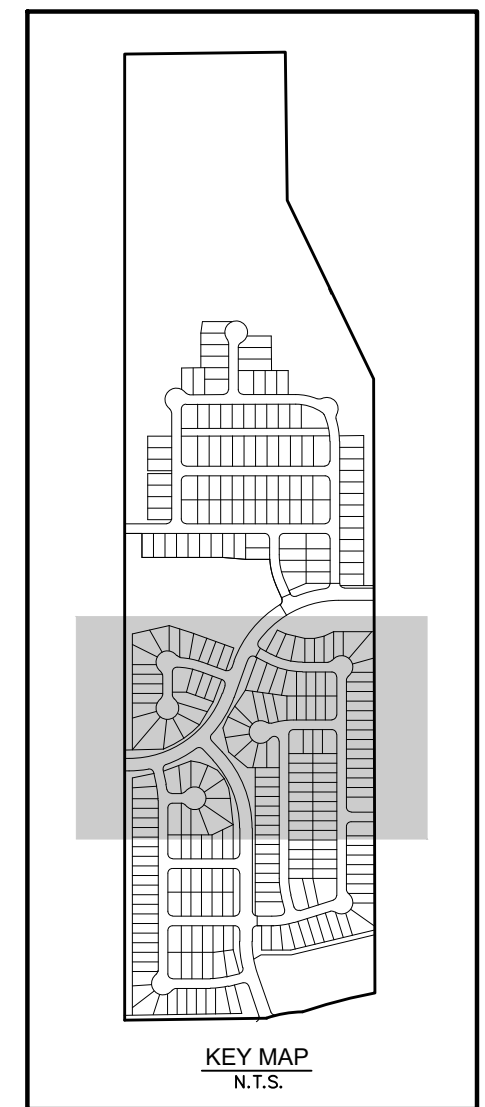
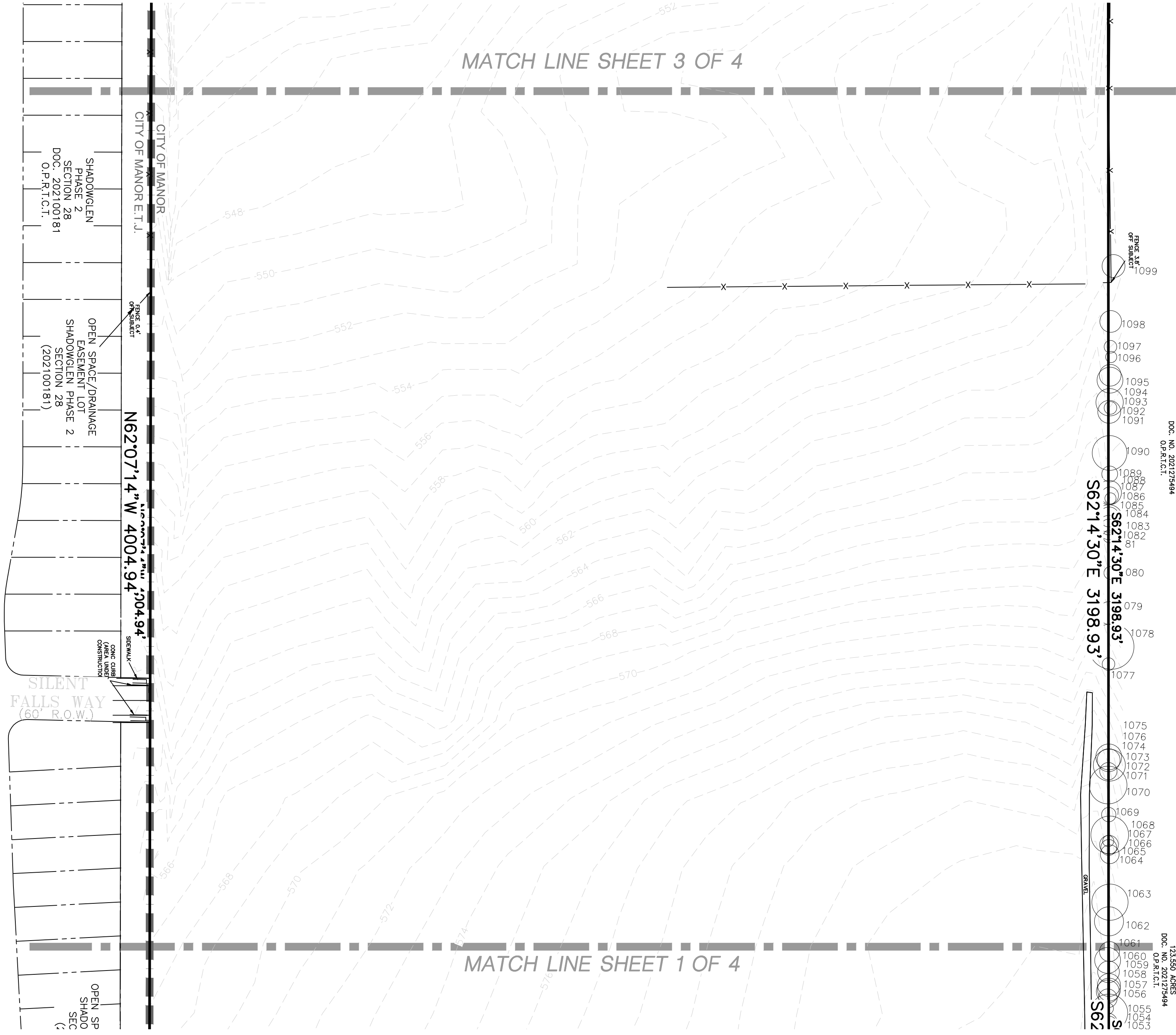
SHEET
 09 of 17

OKRA SUBDIVISION PRELIMINARY PLAT



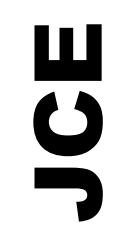
LEGEND

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



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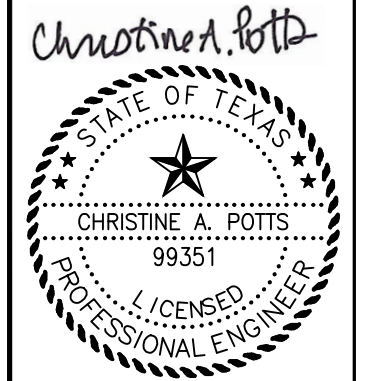
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**OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 2 OF 4**

MANOR, TEXAS 78653

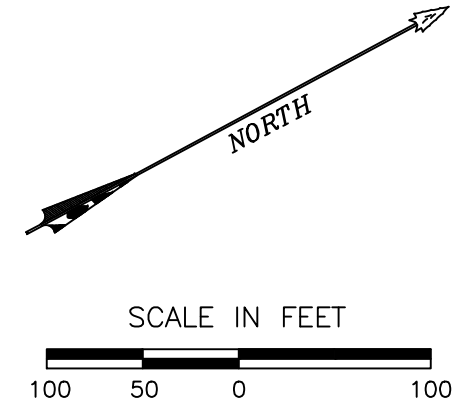
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Revision 2:				
Revision 3:				
Revision 4:				

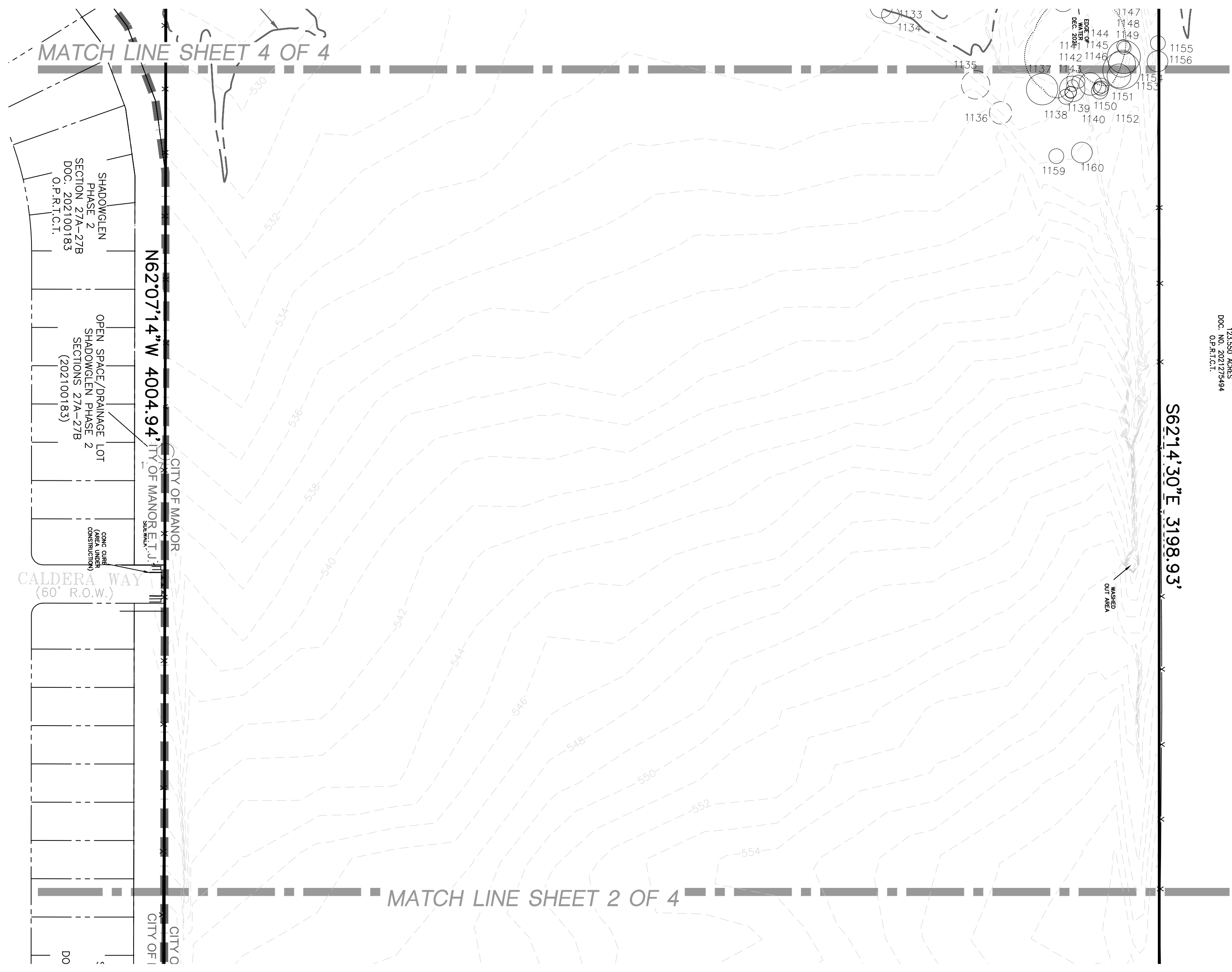
SHEET
10 of 17

OKRA SUBDIVISION PRELIMINARY PLAT



LEGEND

PROPERTY LINE	—
ADJACENT LOT LINE	- - -
EASEMENT LINE	- · - · -
LOAD LINE	—
PERMIT LINE	—
300' MAIL NOTIFICATION SETBACK	- · - · -

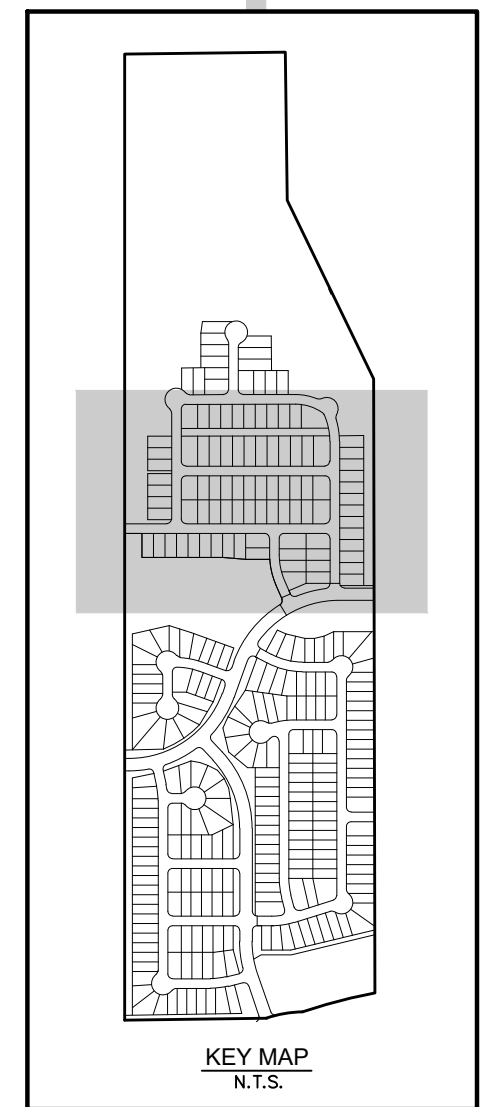
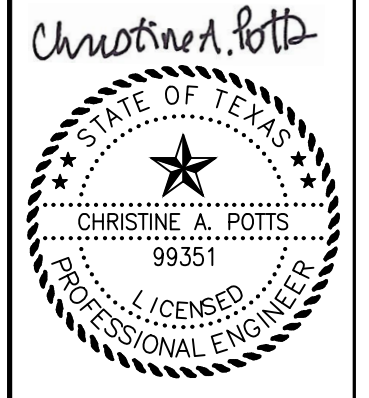


MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
DOC. NO. 2021001834
O.P.R.T.C.T.

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OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 3 OF 4
MANOR, TEXAS 78653

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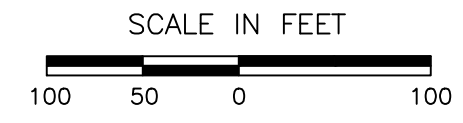
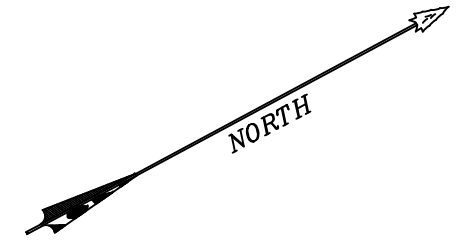


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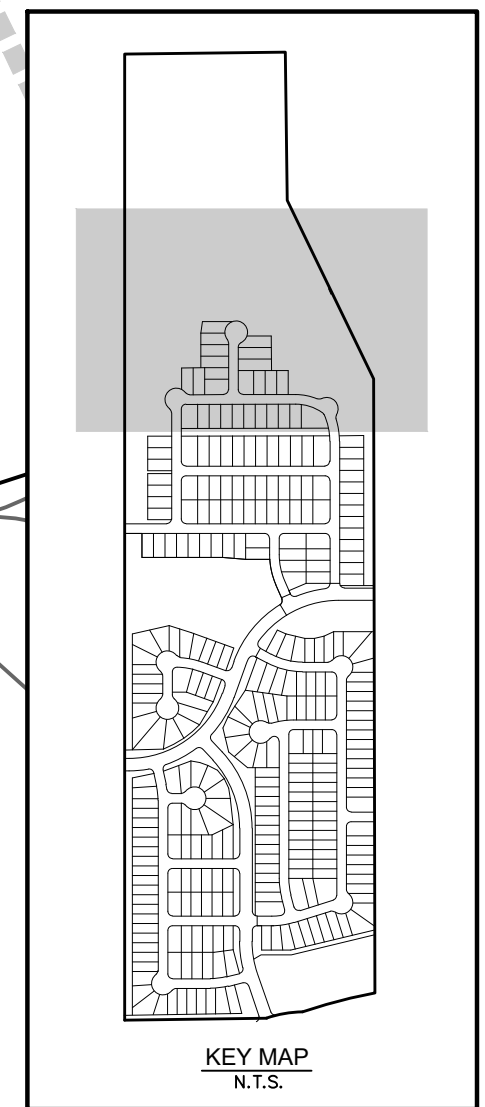
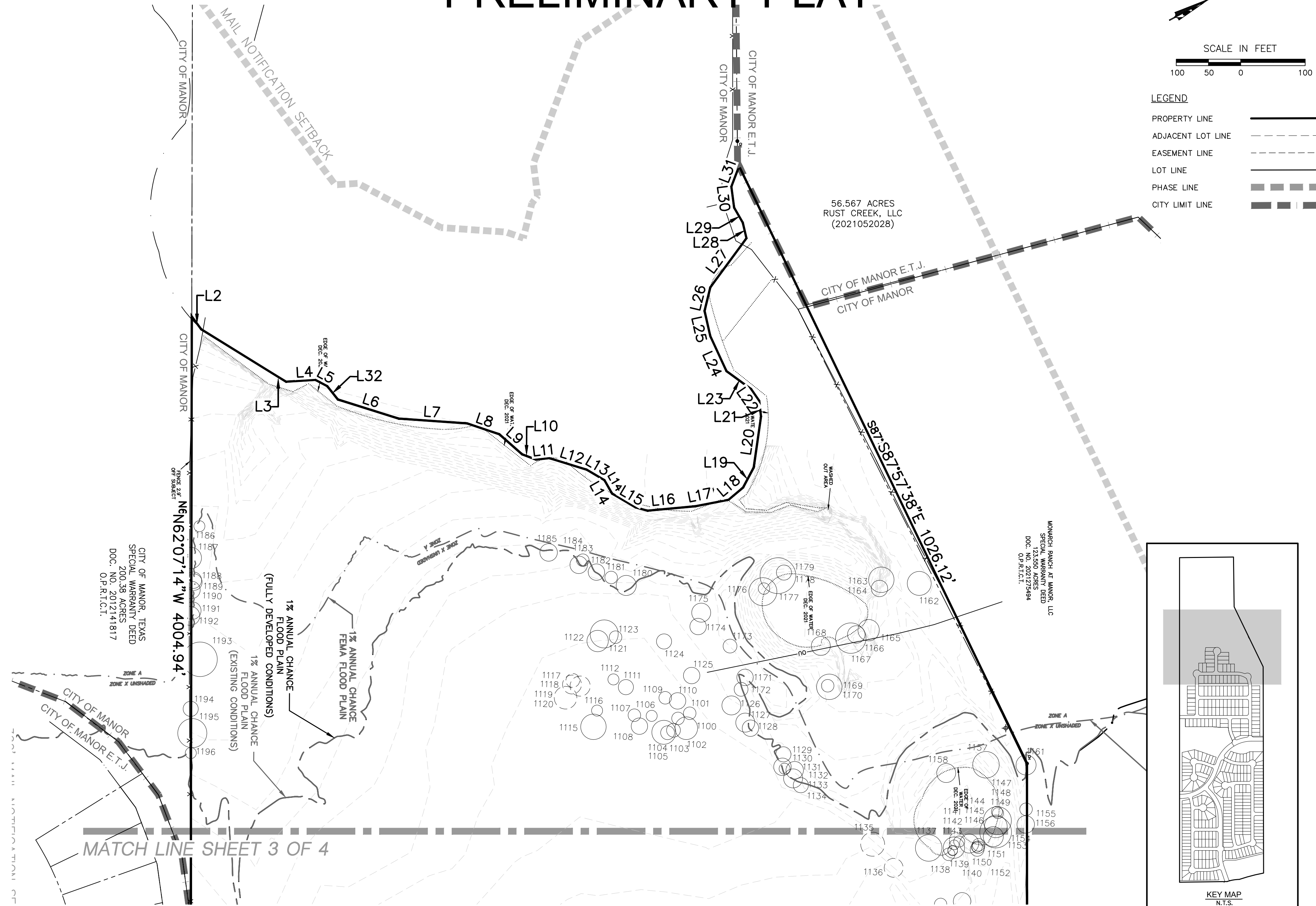
SHEET
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OKRA SUBDIVISION PRELIMINARY PLAT

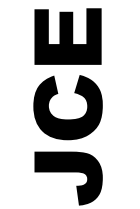


LEGEND

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

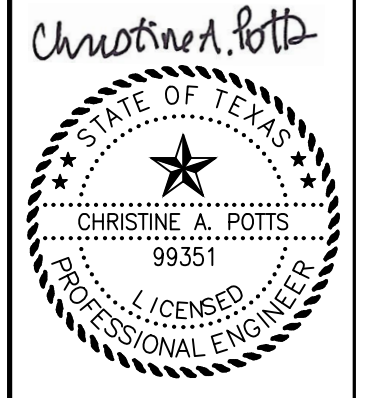


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OKRA SUBDIVISION
EXISTING CONDITIONS - SHEET 4 OF 4
 MANOR, TEXAS 78653

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Job No.:	Scale (Hor.):	Scale (Vert.):
Date:	Checked By:	Drawn By: DSP
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

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SHEET
 12 of 17

OKRA SUBDIVISION PRELIMINARY PLAT

JAMISON CIVIL ENGINEERING LLC

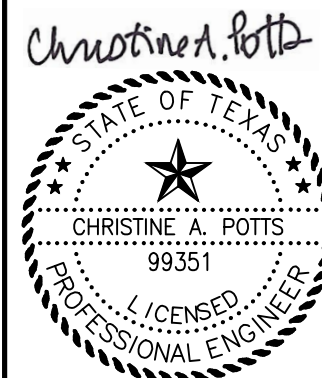
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**OKRA SUBDIVISION
EXISTING CONDITIONS - TREE LIST**

MANOR, TEXAS 78653

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Job No.:	Scale (Hor.):
Scale (Vert.):	Checked By:
Date:	Drawn By: DSP
Revision 1:	Revision 2:
Revision 3:	Revision 4:

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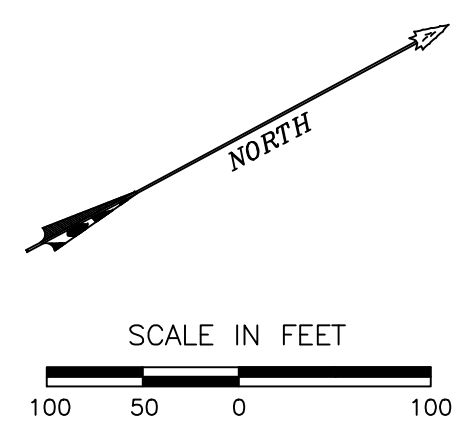
**SHEET
12 of 16**

KEY	TREE NO.	DIA.	DESCRIPTION
	1010	11"	Hackberry
	1011	22"	Twin Hackberry (17",11")
	1012	12"	Hackberry
	1013	20"	Multi-stem Hackberry (13",9",6")
	1014	15"	Hackberry
	1015	13"	Twin Hackberry (10",7")
	1016	8"	Hackberry
	1017	14"	Twin Hackberry (10",8")
	1018	8"	Hackberry
	1019	10"	Multi-stem Hackberry (6",5",4")
	1020	11"	Hackberry
	1021	18"	Hackberry
	1022	17"	Twin Hackberry (13",8")
	1023	11"	Hackberry
	1024	16"	Multi-stem Hackberry (7",6",5",4",4")
	1025	25"	Multi-stem Hackberry (14",12",10")
	1026	19"	Multi-stem Hackberry (12",8",7")
	1027	8"	Hackberry
	1028	11"	Twin Hackberry (8",6")
	1029	15"	Twin Hackberry (11",9")
	1030	11"	Hackberry
	1031	17"	Twin Hackberry (13",9")
	1032	11"	Twin Hackberry (8",7")
	1033	12"	Twin Hackberry (8",8")
	1034	9"	Hackberry
	1035	12"	Hackberry
	1036	8"	Hackberry
	1037	8"	Hackberry
	1038	9"	Hackberry
	1039	8"	Hackberry
	1040	8"	Hackberry
	1041	19"	Multi-stem Hackberry (12",8",7")
	1042	9"	Hackberry
	1043	25"	Multi-stem Hackberry (16",11",8")
	1044	11"	Hackberry
	1045	21"	Twin Hackberry (15",12")
	1046	17"	Twin Hackberry (12",10")
	1047	29"	Multi-stem Hackberry (12",11",10",8",6")
	1048	13"	Hackberry
	1049	9"	Hackberry
	1050	9"	Hackberry
	1051	11"	Twin Hackberry (8",7")
	1052	8"	Hackberry
	1053	11"	Hackberry
	1054	14"	Hackberry
	1055	26"	Multi-stem Hackberry (11",10",9",6",6")
	1056	8"	Hackberry
	1057	13"	Hackberry
	1058	16"	Hackberry
	1059	16"	Twin Hackberry (12",9")
	1060	16"	Multi-stem Hackberry (10",7",6")
	1061	15"	Hackberry
	1062	18"	Twin Hackberry (14",9")
	1063	14"	Hackberry
	1064	20"	Multi-stem Hackberry (15",6",4")
	1065	25"	Multi-stem Hackberry (15",14",6")
	1066	13"	Hackberry
	1067	11"	Twin Hackberry (8",7")
	1068	13"	Twin Hackberry (9",9")
	1069	8"	Hackberry
	1070	26"	Multi-stem Hackberry (14",14",10")
	1071	10"	Twin Hackberry (7",6")
	1072	26"	Twin Hackberry (21",11")
	1073	12"	Hackberry
	1074	22"	Multi-stem Hackberry (14",9",7")
	1075	16"	Twin Hackberry (12",8")
	1076	18"	Twin Hackberry (13",10")
	1077	9"	Cedar
	1078	31"	Multi-stem Hackberry (16",12",10",9")
	1079	16"	Hackberry
	1080	9"	Hackberry
	1081	9"	Hackberry
	1082	17"	Twin Hackberry (14",6")
	1083	11"	Hackberry
	1084	19"	Twin Hackberry (13",12")
	1085	14"	Twin Hardwood (11",7")
	1086	8"	Hardwood
	1087	12"	Hardwood
	1088	17"	Twin Hardwood (14",6")
	1089	11"	Hardwood
	1090	24"	Twin Hackberry (21",6")
	1091	16"	Twin Hackberry (11",10")
	1092	9"	Twin Hackberry (6",6")
	1093	19"	Twin Hackberry (15",9")
	1094	18"	Twin Hackberry (12",13")
	1095	15"	Twin Hackberry (11",9")

KEY	TREE NO.	DIA.	DESCRIPTION
	1096	8"	Cedar Elm
	1097	9"	Twin Hackberry (7",5")
	1098	15"	Twin Hackberry (11",9")
	1099	16"	Twin Hackberry (11",11")
	1100	18"	Cedar Elm
	1101	10"	Cedar Elm
	1102	10"	Cedar Elm
	1103	11"	Cedar Elm
	1104	11"	Cedar Elm
	1105	19"	Twin Cedar Elm (15",9")
	1106	9"	Cedar Elm
	1107	10"	Cedar Elm
	1108	13"	Twin Cedar Elm (9",8")
	1109	10"	Cedar Elm
	1110	13"	Cedar Elm
	1111	12"	Cedar Elm
	1112	9"	Cedar Elm
	1115	20"	Cedar Elm
	1116	9"	Hackberry
R	1117	16"	Hackberry
R	1118	11"	Hackberry
R	1119	15"	Twin Hackberry (12",7")
R	1120	18"	Hackberry
	1121	22"	Hackberry
	1122	17"	Hackberry
	1123	10"	Hackberry
	1124	12"	Hackberry
	1125	13"	Hackberry
	1126	15"	Hackberry
	1127	15"	Twin Hackberry (10",10")
	1128	13"	Hackberry
	1129	12"	Hackberry
	1130	14"	Hackberry
	1131	9"	Hackberry
	1132	14"	Hackberry
	1133	15"	Hackberry
	1134	12"	Hackberry
R	1135	19"	Twin Cedar (14",11")
R	1136	15"	Hackberry
	1137	21"	Twin Willow (16",10")
	1138	10"	Willow
	1139	8"	Willow
	1140	8"	Willow
	1141	17"	Multi-stem Willow (10",9",5")
	1142	9"	Willow
	1143	9"	Willow
	1144	15"	Multi-stem Willow (9",8",7")
	1145	9"	Willow
	1146	11"	Willow
	1147	10"	Twin Willow (7",6")
	1148	10"	Willow
	1149	16"	Multi-stem Willow (8",6",6",4")
	1150	25"	Multi-stem Willow (9",8",8",7",4",4")
	1151	18"	Multi-stem Willow (8",7",7",5")
	1152	22"	Multi-stem Willow (10",7",6",6",4")
	1153	9"	Willow
	1154	9"	Willow
	1155	10"	Twin Hackberry (7",5")
	1156	14"	Twin Bois d'arc (10",8")
	1157	21"	Twin Cedar Elm (14",14")
	1158	15"	Twin Willow (10",9")
	1159	10"	Hackberry
	1160	14"	Hackberry
	1161	16"	Hackberry
	1162	19"	Twin Ash (13",12")
	1163	20"	Multi-stem Willow (12",8",7")
	1164	13"	Twin Willow (9",8")
	1165	17"	Multi-stem Willow (9",8",8")
	1166	14"	Multi-stem Willow (7",7",7")
	1167	24"	Multi-stem Willow (11",7",7",6",5")
	1168	15"	Twin Willow (8",7",6")
	1169	10"	Ash
	1170	20"	Multi-stem Ash (10",10",9")
	1171	13"	Hackberry
	1172	11"	Hackberry
	1173	11"	Hackberry
	1174	13"	Hackberry
	1175	15"	Hackberry
	1176	22"	Multi-stem Willow (10",9",9",6")
	1177	9"	Willow
	1178	28"	Multi-stem Willow (8",6",6",6",6",5",5",5")
	1179	12"	Multi-stem Willow (6",6",5")
	1180	16"	Twin Hackberry (11",10")
	1181	10"	Hackberry

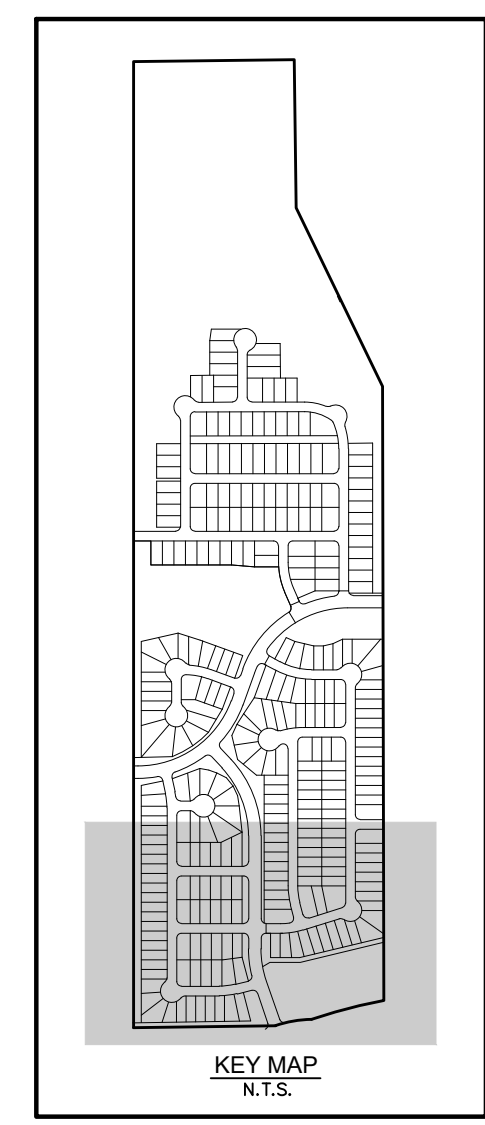
KEY	TREE NO.	DIA.	DESCRIPTION
	1182	13"	Hackberry
	1183	10"	Hackberry
	1184	14"	Hackberry
	1185	14"	Hackberry
	1186	9"	Hackberry
	1187	17"	Hackberry
	1188	13"	Hackberry
	1189	13"	Hackberry
	1190	14"	Hardwood
	1191	14"	Hackberry
	1192	15"	Twin Hardwood (10",9")
	1193	27"	Twin Hackberry (19",16")
	1194	12"	Twin Bois d'arc (8",7")
	1195	23"	Twin Hackberry (18",9")
	1196	9"	Twin Hackberry (6",6")
	1197	11"	Twin Hackberry (8",6")
	1198	8"	Cedar Elm
	1199	9"	Cedar Elm
	1200	10"	Twin Cedar Elm (7",6")
	1201	14"	Twin Hackberry (9",9")
	1202	15"	Twin Hackberry (12",5")
	1203	8"	Hackberry
	1204	10"	Hackberry
	1205	10"	Hackberry
	1206	8"	Hackberry

OKRA SUBDIVISION PRELIMINARY PLAT REPLACEMENT TREE CALCULATIONS	
TOTAL INCHES PROTECTED REMOVED:	27
MITIGATION RATIO (8"-18"):	1 TO 1
TOTAL INCHES PROPOSED:	27

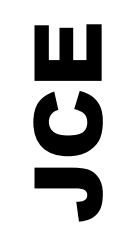


LEGEND

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



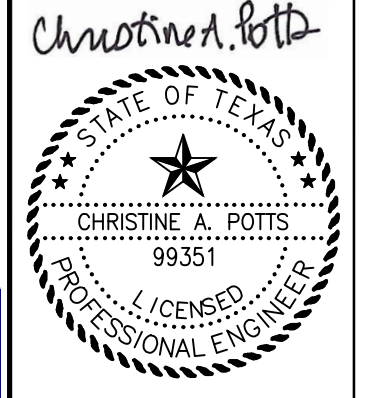
JAMISON CIVIL ENGINEERING LLC
 (TX. PE FIRM REG. #F-17756)
 13812 RESEARCH BLVD. #B-2
 AUSTIN, TEXAS 78750
 OFFICE: (737) 484-0880
 INFO@JAMISONENG.COM



**OKRA SUBDIVISION
 PROPOSED IMPROVEMENTS - SHEET 1 OF 4**

MANOR, TEXAS 78653

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

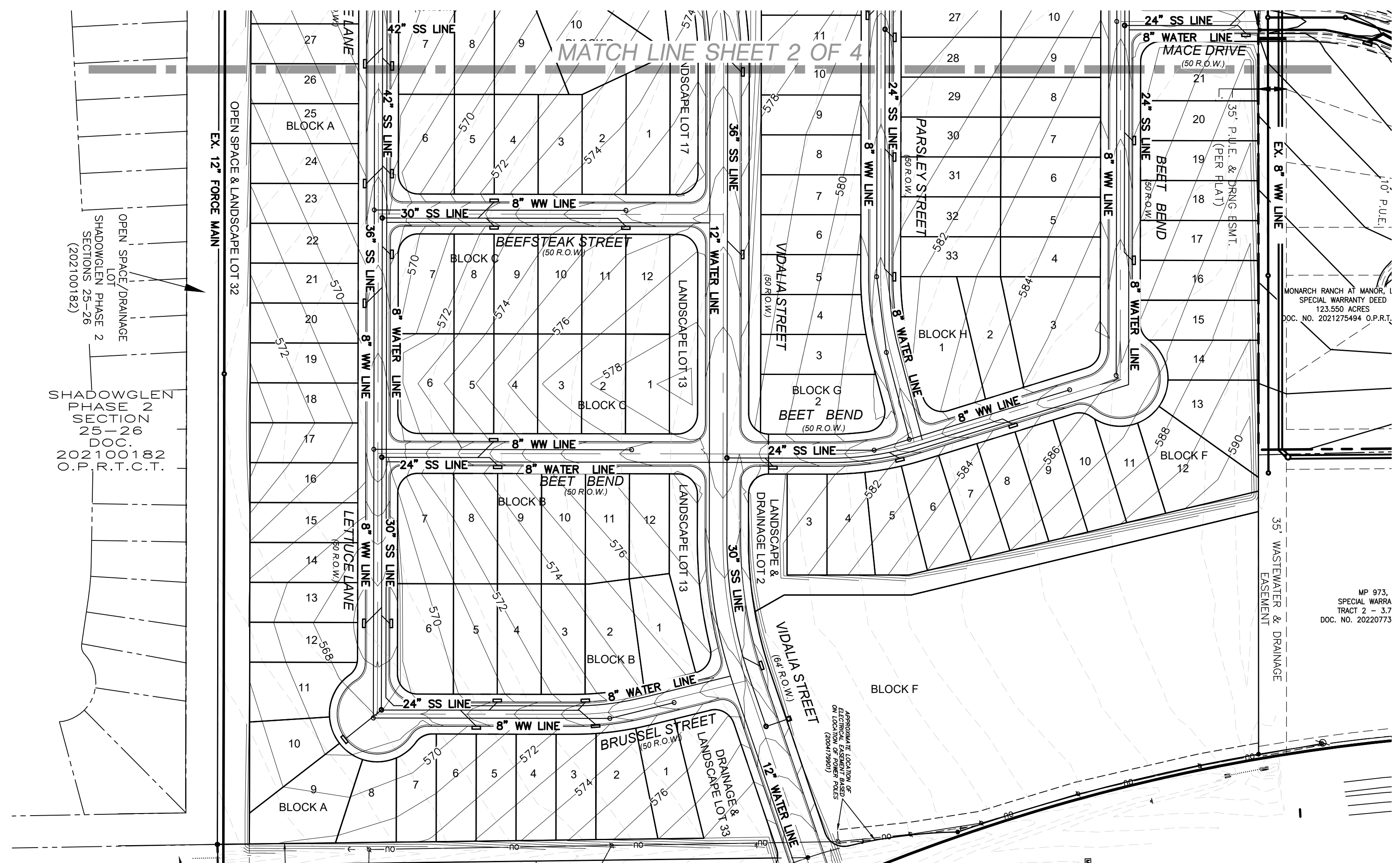


WASTEWATER CAPACITY CALCULATIONS

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

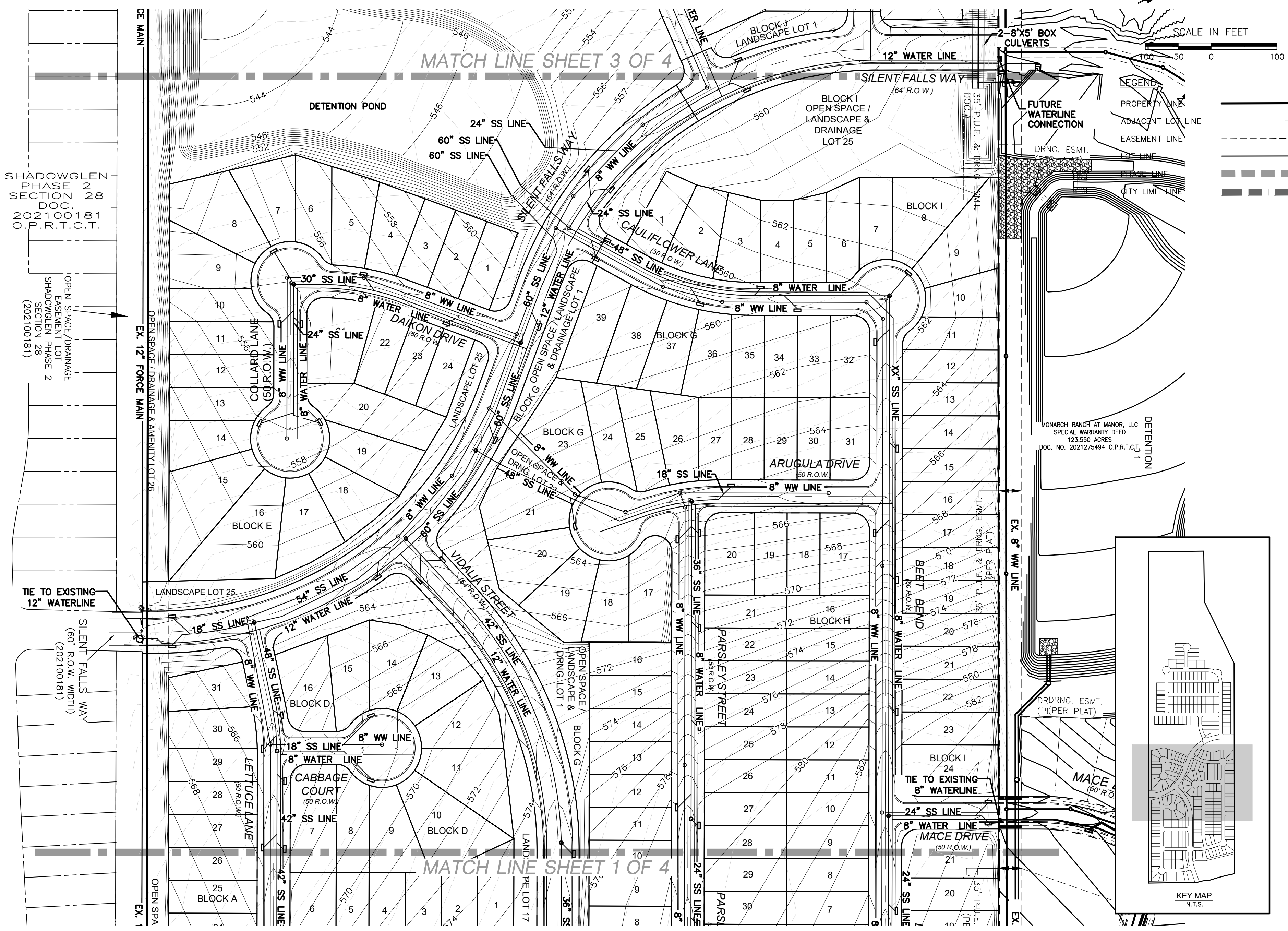
WATER CALCULATIONS (Per COA Criteria)

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



S.DWG

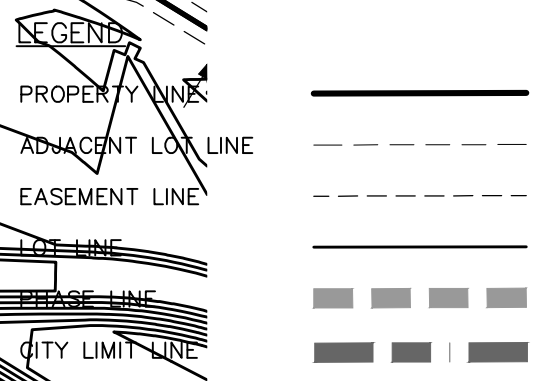
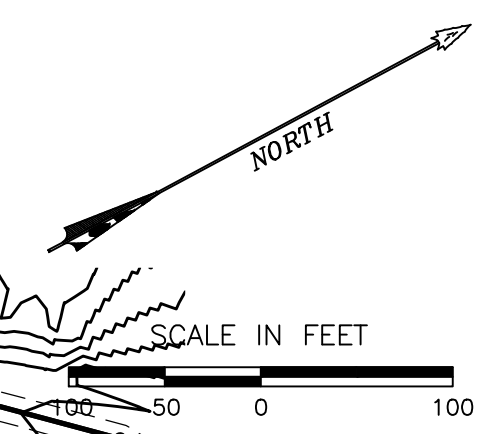
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Snapshot: PRELIM	Scale (Vert.):	Checked By:	Revision 2:	Revision 3:
			Revision 4:	



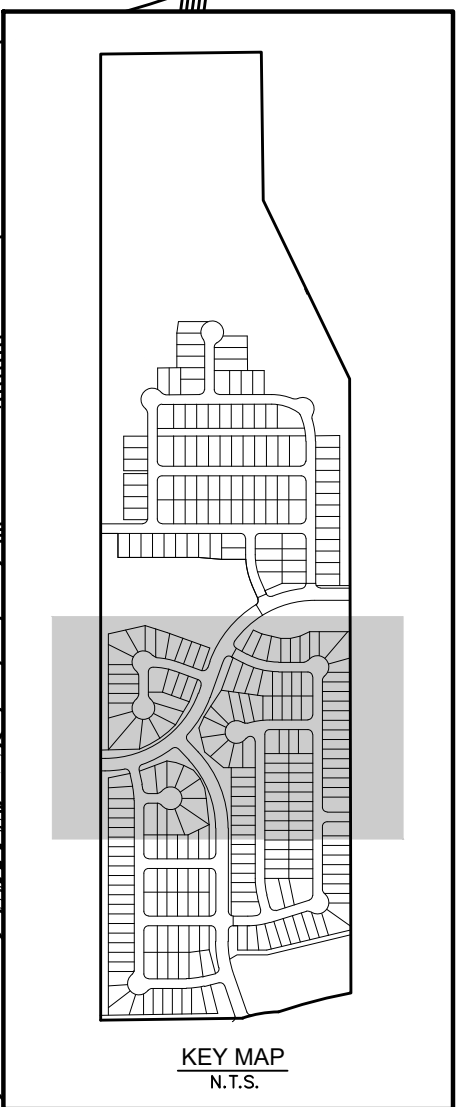
SHADOWGLEN
PHASE N
SECTION 28
DOC.
202100181
O.P.R.T.C.T.

OPEN SPACE/DRAINAGE
EASEMENT LOT
SHADOWGLEN PHASE 2
SECTION 28
(202100181)

TIE TO EXISTING
12" WATERLINE
SILENT FALLS WAY
(60' R.O.W. WIDTH)
(202100181)

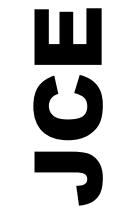


MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123.550 ACRES
DOC. NO. 2021275494 O.P.R.T.C.T. 1



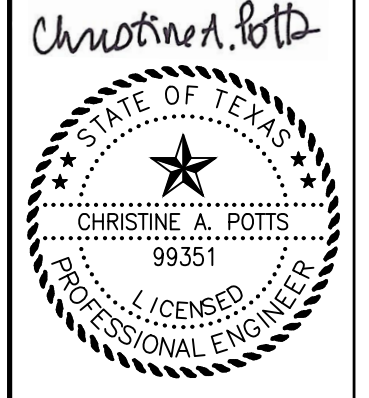
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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

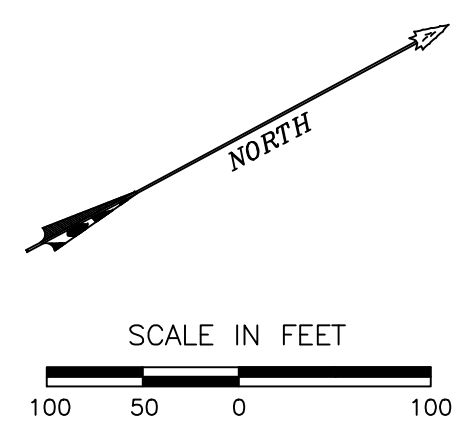


**OKRA SUBDIVISION
PROPOSED IMPROVEMENTS - SHEET 2
OF 4
MANOR, TEXAS 78653**

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



File:	H:\OKRA TRACT\DWG\PLANS\PRELIMINARY\IMPROVEMENTS.DWG
Job No.	Snapshot: PRELIM
Scale (Hor.):	Scale (Vert.):
Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	



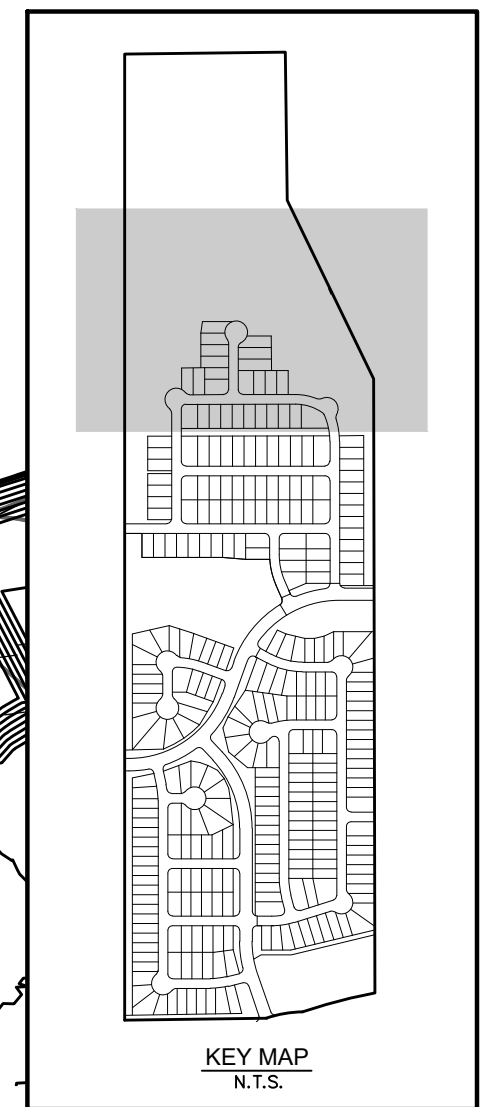
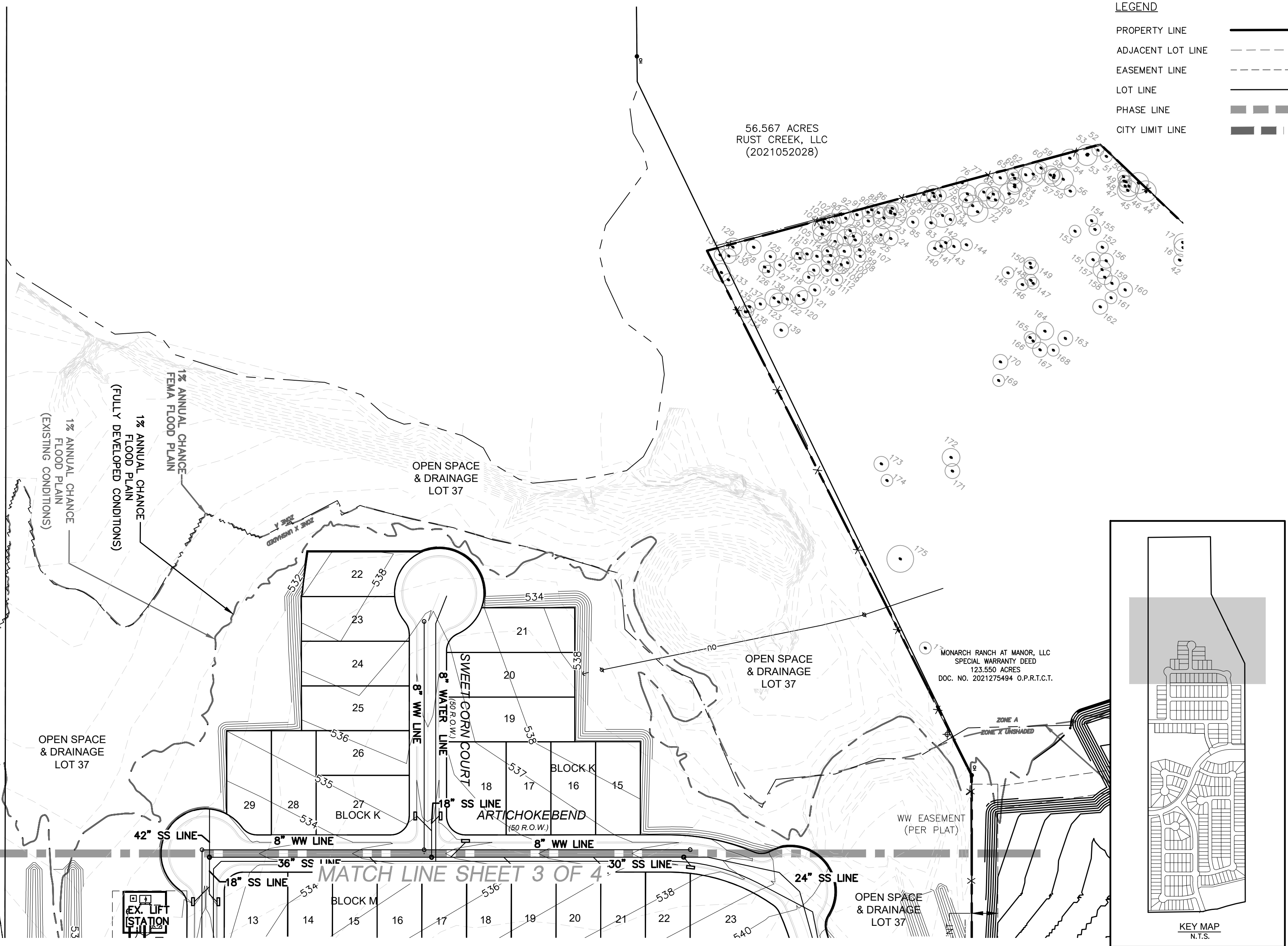
LEGEND

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

56.567 ACRES
RUST CREEK, LLC
(2021052028)

CITY OF MANOR, TEXAS
SPECIAL WARRANTY DEED
200.38 ACRES
DOC. NO. 2012141817 O.P.R.T.C.T.

MONARCH RANCH AT MANOR, LLC
SPECIAL WARRANTY DEED
123.550 ACRES
DOC. NO. 2021275494 O.P.R.T.C.T.

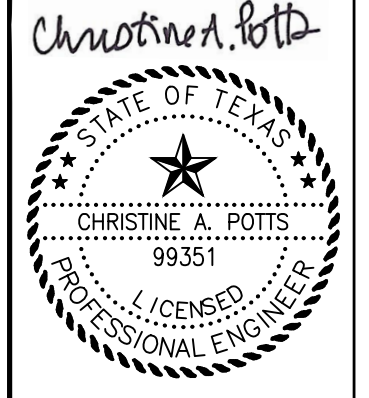


JAMISON CIVIL ENGINEERING LLC
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13812 RESEARCH BLVD. #B-2
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INFO@JAMISONENG.COM

JCE

OKRA SUBDIVISION
PROPOSED IMPROVEMENTS - SHEET 4 OF 4
MANOR, TEXAS 78653

The seal appearing on this document was authorized by
CHRISTINE A. POTTS
on 04/16/2024



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File:	Snapshot: PRELIM
Job No.:	Scale (Hor.):
Date:	Checked By:
Revision 1:	Drawn By: DSP
Revision 2:	
Revision 3:	
Revision 4:	

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, BOTH HORIZONTALLY AND VERTICALLY. THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
17 of 17



ORDINANCE NO. 720

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING CHAPTER 14, ZONING OF THE CITY OF MANOR, TEXAS CODE OF ORDINANCES REZONING A PARCEL OF LAND FROM MEDIUM COMMERCIAL (C-2) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned from the temporary zoning district Medium Commercial (C-2) to zoning district Planned Unit Development (PUD);

Whereas, after giving ten days written notice to the owners of land within three hundred feet of the Property, the Planning & Zoning Commission held a public hearing on the proposed rezoning and forwarded its recommendation on the rezoning to the City Council; and

Whereas, after publishing notice of the public at least fifteen days prior to the date of such hearing, the City Council at a public hearing has reviewed the request and the circumstances of the Property and finds that a substantial change in circumstances of the Property, sufficient to warrant a change in the zoning of the Property, has transpired.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, THAT:

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Amendment of Ordinance. City of Manor Code of Ordinances, Chapter 14, Zoning ("Zoning Ordinance" or "Code"), is hereby modified and amended by rezoning the Property as set forth in Section 3.

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A", attached hereto and incorporated herein as if fully set forth (the "Property"), from the temporary zoning district Medium Commercial (C-2) to zoning district Planned Unit Development (PUD) including the PUD site plan as further described in Exhibit "B" attached hereto and incorporated herein as if fully set forth (the "PUD Site Plan").

Section 4. Amendment of Conflicting Ordinances. All ordinances and parts of ordinances in conflict with this ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any code or ordinance of the city, the terms and provisions of this ordinance shall govern.

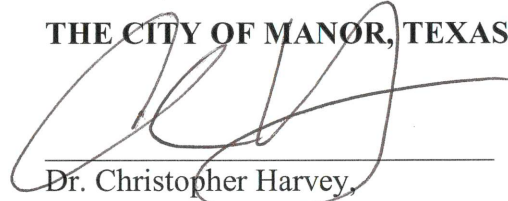
Section 5. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

ORDINANCE NO. 720

PASSED AND APPROVED FIRST READING on this the 20th day of September 2023.

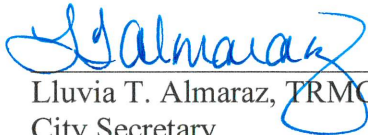
PASSED AND APPROVED SECOND AND FINAL READING on this the 2nd day of October 2023.

THE CITY OF MANOR, TEXAS



Dr. Christopher Harvey,
Mayor

ATTEST:



Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT "A"

Property Legal Description:

LEGAL DESCRIPTION

BEING a 113.415-acre tract of land out of the Sumner Bacon Survey No. 62, Abstract No. 63, City of Manor, Travis County, Texas, being a portion of that certain tract of land called to contain 136.342-acres of land as described in a Special Warranty Deed with Vendor's Lien to Okra Land Incorporated recorded in Document No. 2022173856 of the Official Public Records of Travis County, Texas; said 113.415-acre tract of land being more particularly described as follows (bearings referenced to the Texas Coordinate System of 1983, Central Zone):

BEGINNING at a 1/2-inch iron rod found on the western right-of-way line of FM 973 (R.O.W. Varies) as shown on a State of Texas Department of Transportation Right of Way Project recorded in CSJ No. 1200-02-022, being a 0.455 acre tract as described in a Deed in Document No. 2000169315 of the Official Public Records of Travis County, Texas, for the southeastern corner of a 3.711-acre tract of land (Tract 2) as described in a Special Warranty Deed to MP 973, LLC recorded in Document No. 2022077336 of the Official Public Records of Travis County, Texas, for the northeastern corner of said 136.342-acre tract, for the northeastern corner of this herein described tract, from which a 4-inch aluminum disk in concrete bears North 59°26'39" East a distance of 255.81 feet;

THENCE: Along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 9°19'52", a Radius of 2391.83 feet, an Arc length of 389.53 feet and a Chord bearing of South 13°16'25" West a distance of 389.10 feet to a 1/2-inch iron rod found for a corner on the western right-of-way line of said FM 973, a corner of said 136.342-acre tract, for a corner of this herein described tract;

THENCE: Continuing along the western right-of-way line of said FM 973, the eastern line of the said 136.342-acre tract with a curve to the left having a Delta angle of 17°51'33", a Radius of 612.86 feet, an Arc length of 191.03 feet and a Chord bearing of South 18°02'28" West a distance of 190.26 feet to a 5/8-inch iron rod with cap stamped "Quiddity Eng" set on the western right-of-way line of said FM 973, for a corner of said 136.342-acre tract, for the northern corner of a 0.78-acre tract of land as described in a Special Warranty Deed to Henrietta B. Velasquez recorded in Document No. 2003002504 of the Official Public Records of Travis County, Texas, on the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and Sumner Bacon Survey No. 62, Abstract No. 63, for a corner of this herein described tract;

THENCE: South 27°03'13" West a distance of 738.92 feet continuing along the southeastern line of the said 136.342-acre tract, the approximate common original survey Line of Greenbury Gates Survey No. 63, Abstract No. 315 and the Sumner Bacon Survey No. 62, Abstract No. 63, being the approximate centerline of Manor and Taylor Lane (R.O.W. Width Not Specified) recorded in the Travis County Road Book, Precinct 1, Page 72, the northwestern line of said 0.78-acre tract, and continuing along the northwestern line of a 1.00-acre tract of land as described in a Special Warranty Deed to Frank Velasquez recorded in Volume 12592, Page 1305 of the Real Property Records of Travis County, Texas to a 1/2-inch iron rod found for the southeastern corner of said 136.342-acre tract, the southwestern corner of said 1.00-acre tract, a corner of a Portion of Abandoned County Road referred to in Document Nos. 2000046321, 2001205199 and 202100182 of the Official Public Records of Travis County, Texas, a corner of a 32.950-acre tract of land as described in a Special Warranty Deed to Timmerman Commercial Developments, LP recorded in Document No. 2020230923 of the Official Public Records of Travis County, Texas, for the southeastern corner of this herein described tract;

ORDINANCE NO. 720

THENCE: North 63°22'48" West a distance of 25.82 feet along the southwestern line of said 136.342-acre tract, the northeastern line of a portion of the said Abandoned County Road to a 3-inch pipe fence post found for a corner of said 136.342-acre tract, the northeastern corner of the Shadowglen Phase 2 Section 25-26 subdivision as shown on a plat recorded in Document No. 202100182 of the Official Public Records of Travis County, Texas, for a corner of this herein described tract;

THENCE: North 62°07'14" West a distance of 4004.94 feet along the southwestern line of said 136.342-acre tract, the northeastern line of said Shadowglen Phase 2 Section 25-26 subdivision, the northeastern line of Shadowglen Phase 2 Section 28 subdivision as shown on a plat recorded in Document No. 202100181 of the Official Public Records of Travis County, Texas, the northeastern line of Shadowglen Phase 2 Section 27A-27B subdivision as shown on a plat recorded in Document No. 202100183 of the Official Public Records of Travis County, Texas, and along the northeastern line of a 200.38-acre tract of land as described in a Special Warranty Deed to City of Manor, Texas recorded in Document No. 2012141817 of the Official Public Records of Travis County, Texas, to a calculated point of the approximate center line of Wilbarger Creek, for the southwestern corner of this herein described tract;

THENCE: Across said 136.342-acre tract, along the meanders of an approximate center line of Wilbarger Creek with the following courses and distances:

1. North 81°31'45" East a distance of 24.47 feet to a calculated point;
2. North 59°31'17" East a distance of 154.72 feet to a calculated point;
3. North 24°13'41" East a distance of 45.69 feet to a calculated point;
4. North 55°47'03" East a distance of 21.00 feet to a calculated point;
5. North 79°17'12" East a distance of 26.15 feet to a calculated point;
6. North 45°17'07" East a distance of 98.71 feet to a calculated point;
7. North 31°43'45" East a distance of 106.97 feet to a calculated point;
8. North 46°36'22" East a distance of 52.57 feet to a calculated point;
9. North 69°08'44" East a distance of 46.82 feet to a calculated point;
10. North 48°39'08" East a distance of 23.13 feet to a calculated point;
11. North 21°26'53" East a distance of 20.89 feet to a calculated point;
12. North 44°59'59" East a distance of 60.89 feet to a calculated point;
13. North 58°23'35" East a distance of 31.80 feet to a calculated point;
14. North 88°18'54" East a distance of 23.62 feet to a calculated point;
15. North 58°23'32" East a distance of 42.40 feet to a calculated point;
16. North 43°31'54" East a distance of 19.16 feet to a calculated point;
17. North 22°29'47" East a distance of 74.42 feet to a calculated point;
18. North 16°45'20" East a distance of 52.54 feet to a calculated point;
19. North 12°04'54" West a distance of 29.48 feet to a calculated point;
20. North 34°09'35" West a distance of 35.25 feet to a calculated point;
21. North 54°01'40" West a distance of 79.81 feet to a calculated point;
22. North 68°52'29" West a distance of 24.57 feet to a calculated point;
23. North 83°12'38" West a distance of 22.03 feet to a calculated point;
24. South 63°59'48" West a distance of 47.52 feet to a calculated point;
25. North 87°00'48" West a distance of 59.98 feet to a calculated point;
26. North 74°52'32" West a distance of 39.93 feet to a calculated point;

ORDINANCE NO. 720

- 27. North 48°21'59" West a distance of 37.63 feet to a calculated point;
- 28. North 25°51'28" West a distance of 94.35 feet to a calculated point;
- 29. North 75°22'45" West a distance of 24.76 feet to a calculated point;
- 30. South 87°47'48" West a distance of 27.11 feet to a calculated point;
- 31. North 69°33'00" West a distance of 32.80 feet to a calculated point;
- 32. North 41°33'10" West a distance of 30.63 feet to a calculated point;
- 33. North 05°54'22" West a distance of 2.49 feet to a calculated point on a northwestern line of said 136.342-acre tract, a southeastern line of a 56.567-acre tract of land as described in a Special Warranty Deed with Vendor's Lien to Rust Creek, LLC recorded in Document No. 2021052028 of the Official Public Records of Travis County, Texas, for the northwestern corner of this herein described tract;

THENCE: South 87°57'38" East a distance of 1026.12 feet along a northwestern line of said 136.342-acre tract, a southeastern line of the said 56.567-acre tract, and the southeastern line of a 123.550-acre tract of land as described in a Special Warranty Deed to Monach Ranch At Manor, LLC recorded in Document No. 2021275494 of the Official Public Records of Travis County, Texas, to a 1/2-inch iron rod with cap stamped "Chaparral" found for a common corner of said 136.342-acre tract and said 123.550-acre tract, for a corner of this herein described tract;

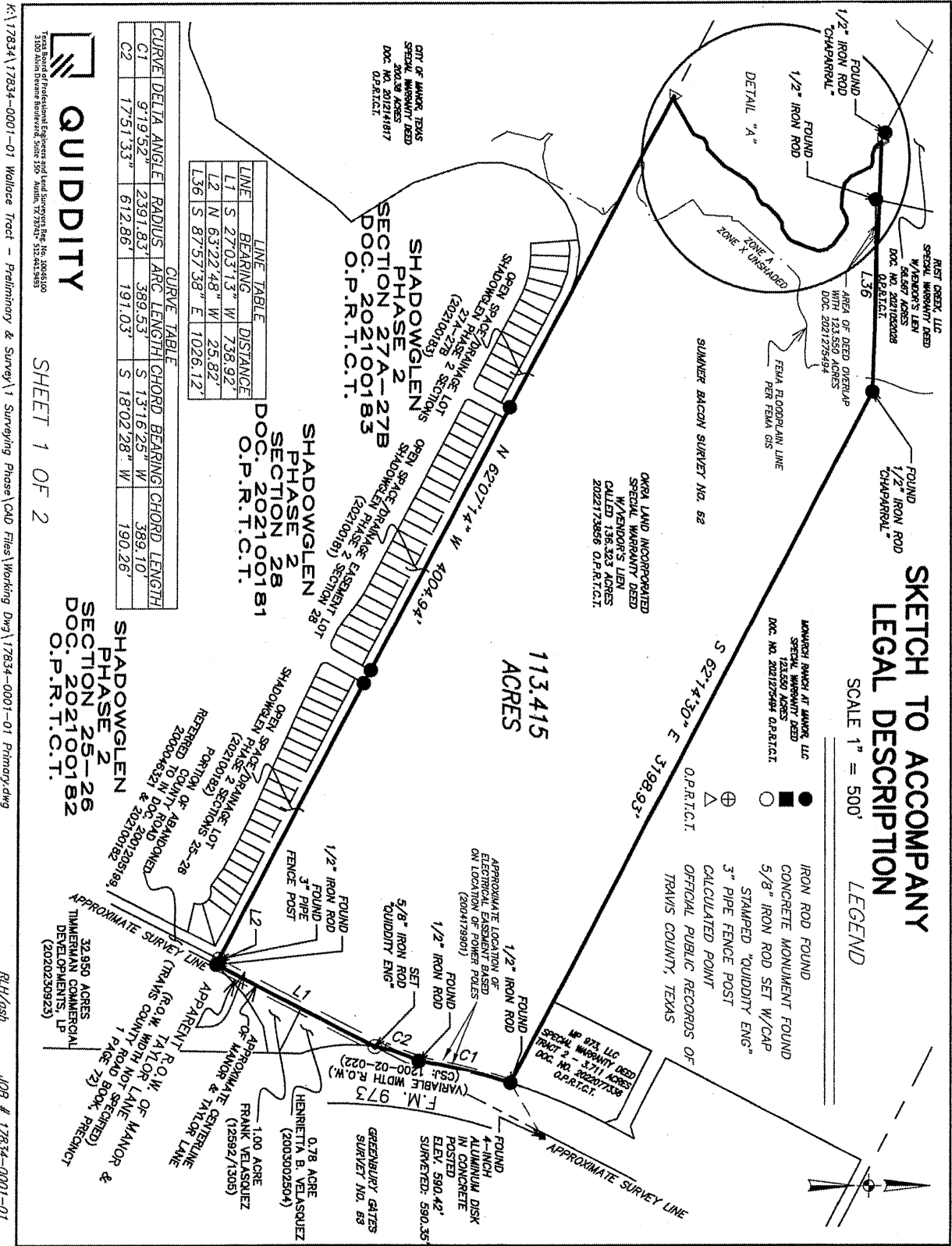
THENCE: South 62°14'30" East a distance of 3198.93 feet along a northeastern line of said 136.342-acre tract, a southwestern line of said 123.550-acre tract and a southwestern line of the said 3.711 acres (Tract 2) to the POINT OF BEGINNING and CONTAINING an area of 113.415-acres of land.

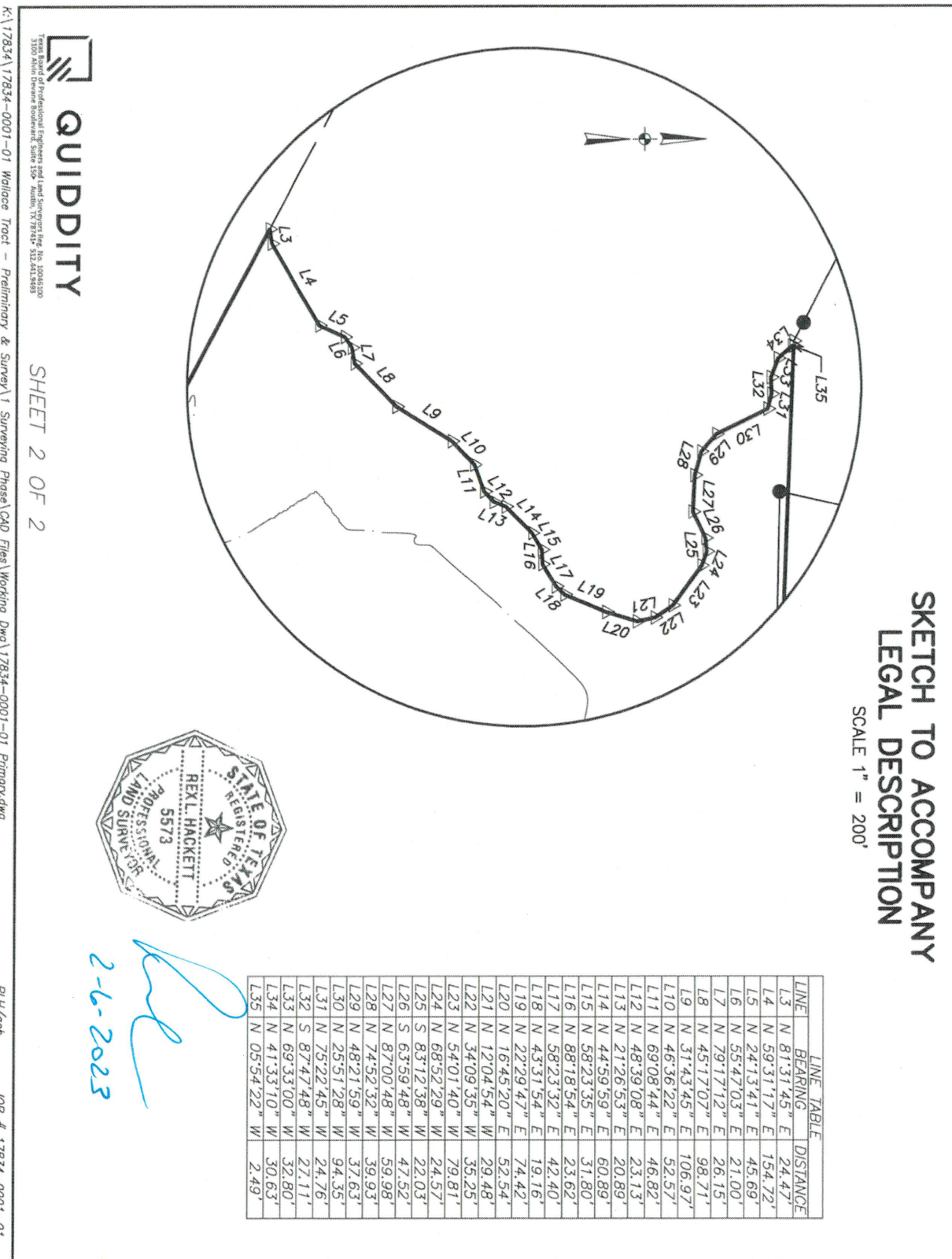
Rex L. Hackett
 Registered Professional Land Surveyor No. 5573
 Email: rhackett@quiddity.com

2-6-2023
 Date

Geographic ID: 0242600204
 TCAD Property ID: 248031
 Map: T31, U31

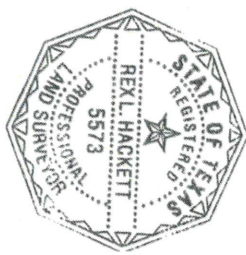






SKETCH TO ACCOMPANY
LEGAL DESCRIPTION
SCALE 1" = 200'

LINE	BEARING	DISTANCE
L1	N 81°31'45" E	24.47'
L2	N 59°31'17" E	154.72'
L3	N 24°13'41" E	45.69'
L4	N 55°47'03" E	21.00'
L5	N 79°17'12" E	26.15'
L6	N 45°17'07" E	98.71'
L7	N 31°43'45" E	106.97'
L8	N 46°36'22" E	52.57'
L9	N 69°08'44" E	46.82'
L10	N 48°39'08" E	23.13'
L11	N 21°26'53" E	20.89'
L12	N 44°50'59" E	60.89'
L13	N 58°23'35" E	31.80'
L14	N 88°18'54" E	23.62'
L15	N 58°23'32" E	42.40'
L16	N 43°31'54" E	19.16'
L17	N 22°29'47" E	74.42'
L18	N 16°45'20" E	52.54'
L19	N 12°04'54" W	29.48'
L20	N 34°09'35" W	35.25'
L21	N 54°01'40" W	79.81'
L22	N 68°52'29" W	24.57'
L23	S 83°12'38" W	22.03'
L24	S 63°59'48" W	47.52'
L25	N 87°00'48" W	59.98'
L26	N 74°52'32" W	37.63'
L27	N 48°21'59" W	37.63'
L28	N 25°51'28" W	94.35'
L29	N 75°22'45" W	24.76'
L30	S 87°47'48" W	27.11'
L31	N 69°33'00" W	32.80'
L32	N 41°33'10" W	30.63'
L33	N 05°54'22" W	2.49'
L34		
L35		



Rex L. Hackett
2-6-2023



GIDDITY
Texas Board of Professional Engineers and Land Surveyors
3100 Alvin Drive, Suite 150 • Austin, TX 78744 • 512.451.9893

SHEET 2 OF 2

K:\17834\17834-0001-01 Wallace Tract - Preliminary & Survey\Surveying Phase\CAD Files\Working Dwg\17834-0001-01 Primary.dwg

RLH/osh

JOB # 17834-0001-01

EXHIBIT "B"
Planned Unit Development Site Plan
[attached]

Jamison Civil Engineering LLC

TBPE #F-17756
 13812 Research Blvd. #B-2
 Austin, Texas 78750

JCE

Office: (737) 484-0880
 Fax: (737) 484-0897
 E-Mail: steve@jamisoneng.com

March 14, 2024

City of Manor
 105 E. Eggleston Street
 Manor, Texas 78653

Re: Okra Tract Preliminary Plat– 2023-P-1606-PP #U1

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

i. Ensure that property lines are drawn sufficiently wide to provide easy identification.

THE PROPERTY BOUNDARY HAS BEEN THICKENED TO PROVIDE EASY IDENTIFICATION.

ii. Ensure that the contoured area extends outward from the property boundary for a distance equal to twenty-five percent (25%) of the distance across the tract, but not fewer than fifty (50) feet nor more than two hundred (200) feet.

WE HAVE EXISTING TOPO ON THE ENTIRE PROPERTY TO THE NORTH OF OKRA. THE PROPERTY TO THE SOUTH IS A DEVELOPED SUBDIVISION. IN ADDITION, WE ALSO HAVE CITY TOPO THAT EXTENDS PAST OUR PROPERTY BOUNDARY, UP TO 200'.

iii. Provide the location of building setback lines indicated by dashed lines on the plat as per Manor Municode

Chapter 14 Sec. 14.02.020 (a).

PLEASE REFER TO THE TYPICAL LOT DETAIL ON SHEET 1 OF THE PRELIMINARY FOR THE LOCATIONS OF THE BUILDING SETBACK LINES.

iv. Provide the lengths of each proposed property line of all lots.

THE LENGTHS OF ALL PROPOSED LOTS HAS BEEN SHOWN ON SHEETS

v. Provide Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles.

THE EXISTING TREES HAVE BEEN SHOWN ON SHEETS 2-5, AS SOLID AND DASHED CIRCLES.

vi. Provide Replacement Trees shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

- a. 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
- b. 1:1 for Significant Trees between eight (8) and eighteen (18) in caliper.
- c. Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.

REPLACEMENT TREES HAVE BEEN SHOWN, AS REQUIRED BY A 1:1 MITIGATION RATIO. SEE SHEETS 3, 4 AND 12 OF THE PRELIMINARY.

- vii. Provide a drainage study, consisting of a Drainage Area Map with contours, location and capacities of existing and proposed drainage features, and calculations in accordance with this Ordinance (Manor Municode Chapter 10 Sec.22.04 (i)) and good engineering practices, to ensure the property will be developed in accordance with City drainage policies.

SEE DRAINAGE STUDY SUBMITTED WITH THE INITIAL PP SUBMITTAL. WE HAVE ATTACHED ANOTHER COPY TO THIS UPDATE.

- viii. Reminder this cant be approved until the concept plan is approved.

NOTED

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Christine A. Potts P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Item 11.

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

April 18, 2024

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Okra Tract Preliminary Plan– 2023-P-1606-PP U2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review

The following comments have been provided by Tyler Shows.

iv. Provide the lengths of each proposed property line of all lots. The area of each nonrectangular lot should be provided as well.

THE INFORMATION HAS BEEN ADDED AS REQUESTED.

viii. Reminder this cant be approved until the concept plan is approved.

COMMENT NOTED.

ix. The Mayor is Dr. Christopher Harvey.

MAYOR HAS BEEN UPDATED.

x. The P&Z Chairperson is Felix Paiz.

CHAIRPERSON HAS BEEN UPDATED.

xi. Provide an overall exhibit that clearly shows the existing property as a whole and include bearings and distances.

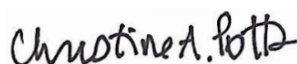
PLEASE SEE THE OVERALL EXISTING CONDITIONS SHEET.

xii. The location of City Limits and/or ETJ should be shown on the preliminary plat. Shadowglen is in Manor's ETJ.

CITY LIMITS LINE HAS BEEN UPDATED.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Christine A. Potts P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



04/18/24

Jamison Civil Engineering LLC

TBPE #F-17756
13812 Research Blvd. #B-2
Austin, Texas 78750

JCE

Item 11.

Office: (737) 484-0880
Fax: (737) 484-0897
E-Mail: steve@jamisoneng.com

May 17, 2024

City of Manor
105 E. Eggleston Street
Manor, Texas 78653

Re: Okra Tract Preliminary Plan– 2023-P-1606-PP U2

Please find enclosed an update for the above-mentioned project. In addition to the plan changes, we are providing a response to each of the review comments - **IN BLUE**.

Engineer Review

The following comments have been provided by Tyler Shows.

viii. Reminder this cant be approved until the concept plan is approved.

COMMENT NOTED.

xii. The location of City Limits and/or ETJ should be shown on the preliminary plat. Shadowglen is in Manor's ETJ.

CITY LIMITS LINES HAVE BEEN SHOWN, AND SHADOW GLEN IS SHOWN TO BE IN THE ETJ. SEE SHEETS 2-5.

PLEASE LET ME KNOW IF YOU HAVE ANY QUESTIONS OR NEED ANY ADDITIONAL INFORMATION.

SINCERELY,



**Christine A. Potts P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



1500 County Road 269
Leander, TX 78641

P.O. Box 2029
Leander, TX 78646-2029

Date: Monday, May 20, 2024

Stephen Jamison
Jamison Civil Engineering LLC
13812 Research blvd. #B-2
Austin 78750
steve@jamisoneng.com

Permit Number 2023-P-1606-PP
Job Address: 14418 Old Manor-Taylor Road, Manor 78653

Dear Stephen Jamison,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Stephen Jamison and received by our office on May 17, 2024, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

Please submit a hard copy of the cover sheet to Scott Dunlop at the City of Manor for signatures. A copy of the signed cover sheet will be uploaded under project files on the my permit now website.

Review of this submittal does not constitute verification that all data, information and calculations supplied by the applicant are accurate, complete or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy and adequacy of his/her submittal, whether or not City Engineers review the application for Ordinance compliance. Please call if you have any questions or need additional information.

Sincerely,

A handwritten signature in blue ink that reads "Pauline M. Gray".

Pauline Gray, P.E.
Lead AES
GBA



5/20/2024

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Okra Tract Preliminary Plat
 Case Number: 2023-P-1606-PP
 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 Preliminary Plat for the Okra Tract being located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for three hundred and twenty-five (325) on 113.415 acres, more or less, and being located at located at the intersection of N. FM 973 and Old Manor Taylor Rd, Manor, TX.

Applicant: Jamison Civil Engineering LLC
Owner: Okra Land Incorporated

The Planning and Zoning Commission will meet at 6:30PM on June 12, 2024 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Subdivision Preliminary Plat 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.

14420 Pernella Rd Intervivos Revocable Trust
14420 Pernella Rd
Manor, TX 78653

ANDERSSON CATHERINE & DANIEL
13917 HEARTLAND DR
Manor, TX 78653

Arthur Ray & Odette Vanessa Taylor
14416 Pernella Rd
Manor, TX 78653

BAJWA NAJM US SAQIB & TAHIRA NAJM
139 HEARTLAND DR
Manor, TX 78653

BIREDDY ANVESH REDDY
14012 Heartland Dr
Manor, TX 78653

BRASSELL REBECCA & PATRICK
14005 HEARTLAND DR
Manor, TX 78653

CABRERA KEVIN E & ISABEL S
14401 HEARTLAND DR
Manor, TX 78653

CITY OF MANOR
105 E EGGLESTON ST
Manor, TX 78653

CONROY KEVIN
13916 Heartland Dr
Manor, TX 78653

DAVIS ANISSA CHEREE & ARTHUR JR
13925 HEARTLAND DR
Manor, TX 78653

De Jesus-Martinez Ignacio ETAL
14405 FM 973 N
Manor, TX 78653

DEROCH MANDY BARBER
14108 HEARTLAND DR
Manor, TX 78653

DIACONU MARIANA & GERALD BRANDON TODD
14420 Heartland Dr
Manor, TX 78653

DICK GEOFFREY SCOTT & ANIKA VAN BOOM
14316 HEARTLAND DR
Manor, TX 78653

Enfield Partners LLC ETAL
2303 Camino Alto
Austin, TX 78746

GHAFFAR AAMIR & SOPHIA BAWANY
13933 HEARTLAND DR
Manor, TX 78653

Gliberto & Maria Estrada
1411 FM 973 N
Manor, TX 78653

GLORIA ALVARO F
13904 Heartland Dr
Manor, TX 78653

GUZMAN MASON ANDREW
14208 HEARTLAND DR
Manor, TX 78653

HAYNES BUCHANAN CAROL M
14200 HEARTLAND DR
Manor, TX 78653

Henrietta Velasquez
14315 Old Manor-Taylor Rd
Manor, TX 78653

JACKSON NICOLETTE & CARSON JAMES GOSSETT
14029 Heartland Dr
Manor, TX 78653

JAIN KRITIKA & ANAND BHAVANE JAYANTI
14032 Heartland Dr
Manor, TX 78653

JEFF 1 LLC
5001 PLAZA ON THE LATE #200
Austin, TX 78746

JOHN LIPIKA R & SHERVIN AMBANATTU BABU
13901 Heartland Dr
Manor, TX 78653

Juan Chaparro
14408 Pernella Rd
Manor, TX 78653

KALE MICHAEL & LASHONDRA M
14013 HEARTLAND DR
Manor, TX 78653

Kristine & Matthew Escobedo
14400 Pernella Rd
Manor, TX 78653

KURIAN CLEMENT & LIZ MANDAPATHIL
14004 Heartland Dr
Manor, TX 78653

LAKE ELIJAH & KANESHA
14301 HEARTLAND DR
Manor, TX 78653

LEKCAM Communication LLC
16404 Marcello Dr
Pflugerville, TX 78660

LEONARD SCOTT
13921 Heartland Dr
Manor, TX 78653

MADHYASTHA SUHASA & ASHRITHA PURADAWANE
BALACHANDRA
14309 HEARTLAND DR
Manor, TX 78653

Mary Clark
14404 Pernella Rd
Manor, TX 78653

Masrur Reza, Mustafa Ali Reza Chowdhury, Fauzia Zaman
14412 Pernella Rd
Manor, TX 78653

MCCUE KEVIN & BRITTANY BAMBERG
14033 Heartland Dr
Manor, TX 78653

Meritage Homes of Texas LLC
611 S Congress Ave, suite 510
Austin, TX 78704

Meritage Homes of Texas LLC
17101 Orinda Lane
Pflugerville, TX 78660

Monarch Ranch at Manor LLC
310 Enterprise Dr.
Oxford, MS 38655

PADILLA ELIAS JOSE
14308 HEARTLAND DR
Manor, TX 78653

PERRY HOMES LLC
PO BOX 34306
Houston, TX 77234

Roy & Frank Velasquez
14301 Old Manor-Taylor Rd
Manor, TX 78653

RUSSELL RACHEL R & WILLIAM B WRIGHT
14421 HEARTLAND DR
Manor, TX 78653

RUST CREEK LLC
9606 OLD MANOR RD #1
Austin, TX 78724

SAMUELANCY & SIJU THOMAS VARGHESE
14325 HEARTLAND DR
Manor, TX 78653

SANTIAGO JONA FATIMA P & HONOFRE JOEY
14017 HEARTLAND DR
Manor, TX 78653

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

SG LAND HOLDINGS LLC
2646 DUPONT DR STE 60 PMB 520
Irvine, CA 92612

SNELL TYLER & MATTIE
13908 HEARTLAND DR
Manor, TX 78653

SNYDER JACOB ADAM
13913 HEARTLAND DR
Manor, TX 78653

SORATHIA BHARGAV
3472 Fitzsimmons Cmn
Fremont, CA 94538

SRIHARI FNU & PRIYANKA PUPPALA
14009 Heartland Dr
Manor, TX 78653

Stanley & Sandra Voelker
14401 FM 973 N
Manor, TX 78653

STEVES DANIEL & JANELLE
14400 HEARTLAND DR
Manor, TX 78653

STEWART MARIANNE K & LARRY N
14300 HEARTLAND DR
Manor, TX 78653

STONE LEISA M & ZACHARY P
14413 HEARTLAND DR
Manor, TX 78653

SUTT DYLAN J
14104 Heartland Dr
Manor, TX 78653

THOMPSON MATTHEW
14505 HEARTLAND DR
Manor, TX 78653

Timmerman Commercial Investments LP
501 Vale ST
Austin, TX 78746

TRIPATHI ANKIT MANI
14205 HEARTLAND DR
Manor, TX 78653

UNAL BELGIN & AYHAN
14320 HEARTLAND DR
Manor, TX 78653

VALENZUELA MELINDA S & MATTHEW R
14204 HEARTLAND DR
Manor, TX 78653

WANG YILI & YUNQING XIA
14001 HEARTLAND DR
Manor, TX 78653

WEISS KERMIT R & EMMAGENE
PO BOX 25
Manor, TX 78653

WILLIAMS LAURA
14305 HEARTLAND DR
Manor, TX 78653

YINGST ALEX BICERA
13920 Heartland Dr
Manor, TX 78653

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AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: June 12, 2024
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

The Coordinated Sign Plan (CSP) for Manor Commons Phase 1 (Multi-tenant building, Panda Express, Advance Auto, Whataburger, BOA, etc.) was approved in 2014. The CSP was amended in 2020 to include Manor Commons Phase 2 (Dairy Queen, Sherwin Williams, Mercado, Animal Hospital, etc.)

As originally approved in 2014 for Phase 1, it did not include the three pad sites along FM 973 between US 290 and Ring Drive. These three properties are where Valvoline is currently located, a proposed Popeyes is on another lot, and the third lot has no proposed use at this time. Our Sign Code prohibits high-profile signs on all roads except US Hwy 290, so these pad sites could only install a maximum 8’ monument sign.

The development owner would like to amend the CSP to include the three lots in the CSP so they may have high-profile signs that match the others with Manor Commons Phase 1 and Phase 2. No other changes to the CSP are proposed

LEGAL REVIEW: NA
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Amended Coordinated Sign Plan

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 an Amended Coordinated Sign Plan for Manor Commons Phase 1 and 2.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**

MANOR COMMONS

REVISION FOR ADDED PYLONS

COMPREHENSIVE SIGN PLAN 4.10.2024
Project Address

10212 METRIC BLVD
AUSTIN, TX 78758
BOB STROBECK
PH: 512.494.0002 X19141
CELL: 512.940.5725
BOB.STROBECK@FSGI.COM



MANOR COMMONS SOUTH WEST
COORDINATED SIGN PLAN ADMENDMENT

PLEASE FIND INCLUDED FOR REVIEW:

- COMPREHENSIVE SIGN PLAN DATED 8.1.14
-
- COMPREHENSIVE SIGN PLAN DATED APRIL 6,2020
-
- REQUESTED ADDITIONAL PYLON SIGNS. THIS SIGN TYPE TO BE ALLOWABLE FOR THE THREE PAD SITES ON FM973. SEE SITE PLAN EXHIBIT
-
- PYLON SIGN ART EXHIBIT FROM CSP PREVIOUSLY APPROVED FOR THE CENTER
-
- SITE PLAN EXHIBIT. THIS EXHIBIT SHOW THE BLUE SHADED OVERALL CENTER DEVELOPMENT. THE CENTER PLANS TO ALLOW THE RETAIL USERS ON THE EAST SIDE OF THE RING ROAD TO PLACE TENANT PANELS ON THE MAIN CENTER SIGN
- DEPICTD AT THE CORNER OF. HWY 290 AND FM973

- SUMMARY.

- THE CENTER OWNER HAS REQUESTED THE C ITY OF MANOR TO APPROVE THE THREE (3) NEW PAD USE PYLON SIGNS AND THE USE OF THE CENTER MAIN SIGN ON THE CORNER OF 290 AND FM973 FOR THE LARGER RETAIL TENANTS.

A COMMERCIAL SIGN PERMIT APPLICATION IS ALSO ATTACHED.

THANK YOU.

BOB STROBECK
FSG SIGNS
BOB.STROBECK@FSGI.COM
512 940-5725 CELL

-

MANOR COMMONS

Highway 290 Manor, TX

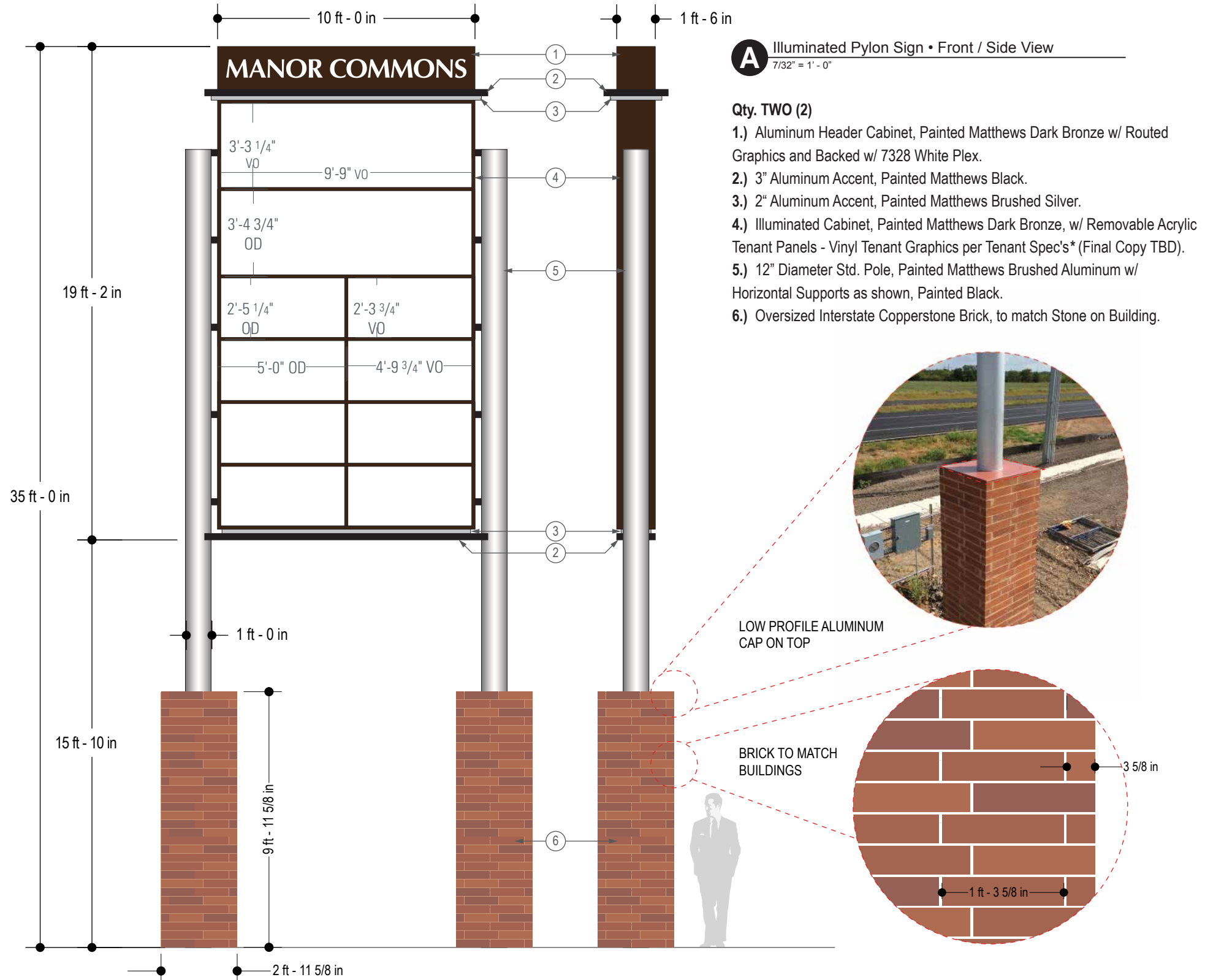
COMPREHENSIVE SIGN PLAN - Phase II
April 6, 2020

10212 METRIC BLVD
AUSTIN, TX 78758
BOB STROBECK
PH: 512.494.0002 X19141
CELL: 512.940.5725
BOB.STROBECK@FSGI.COM

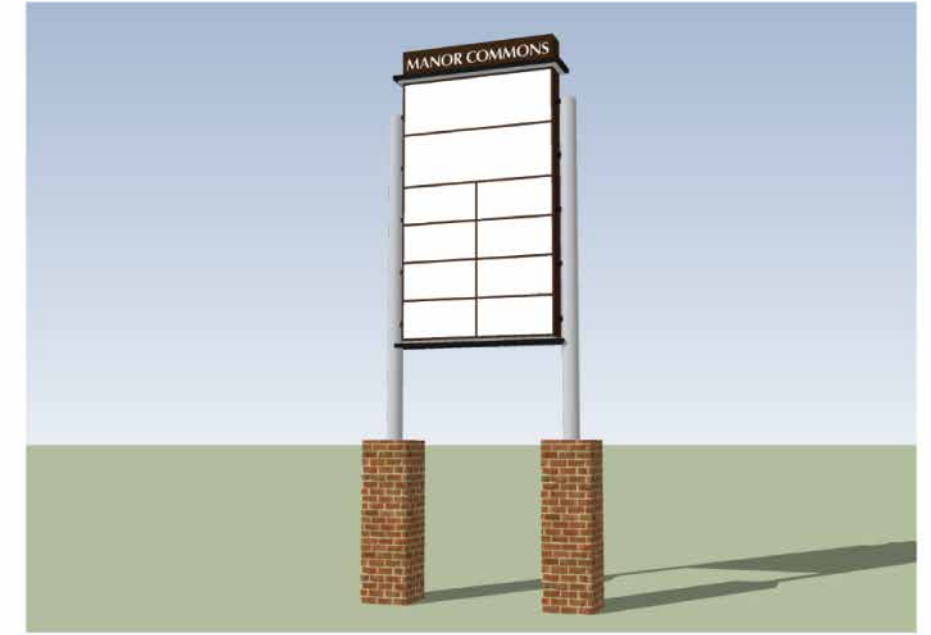


TABLE OF CONTENTS

SIGN TYPE	Page
ST A - Main Pylon	1 (A.100)
ST C - Tenant Pylon	2 (C.100)
ST E - Directional	3 (E.100)
SIGN LOCATION PLAN	4 (SLP.100)
SIGN CRITERIA	5



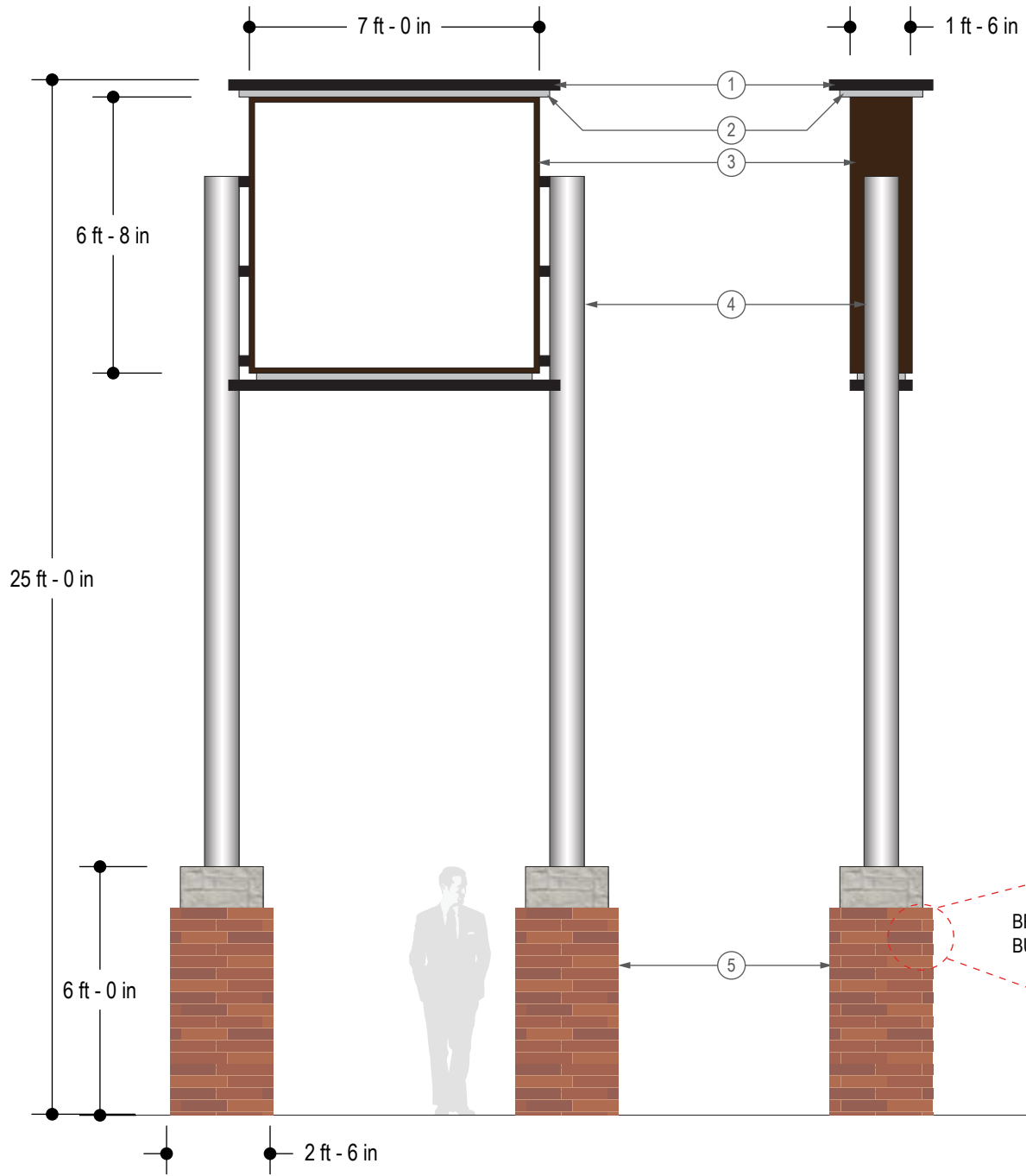
- A** Illuminated Pylon Sign • Front / Side View
7/32" = 1' - 0"
- Qty. TWO (2)**
- 1.) Aluminum Header Cabinet, Painted Matthews Dark Bronze w/ Routed Graphics and Backed w/ 7328 White Plex.
 - 2.) 3" Aluminum Accent, Painted Matthews Black.
 - 3.) 2" Aluminum Accent, Painted Matthews Brushed Silver.
 - 4.) Illuminated Cabinet, Painted Matthews Dark Bronze, w/ Removable Acrylic Tenant Panels - Vinyl Tenant Graphics per Tenant Spec's* (Final Copy TBD).
 - 5.) 12" Diameter Std. Pole, Painted Matthews Brushed Aluminum w/ Horizontal Supports as shown, Painted Black.
 - 6.) Oversized Interstate Copperstone Brick, to match Stone on Building.



***No white or light colored panel backgrounds can be internally illuminated. White/light backgrounds need to be opaque - refer to section 3.11.008(p) of the code.**

<p>Manor Commons corner 973 and Old Hwy 290</p>	<p>Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599AV3S1</p>	<p>Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck</p>	<p>CLIENT APPROVAL APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</p> <p>[IF REQUIRED:] LANDLORD APPROVAL APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</p>	<p>MEMBER INTERNATIONAL SIGN ASSOCIATION</p> <p>UL LISTED</p> <p>UL INSTALLATION REQUIREMENTS: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</p> <p>© COPYRIGHT 2018 / ALL RIGHTS RESERVED</p>
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C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"



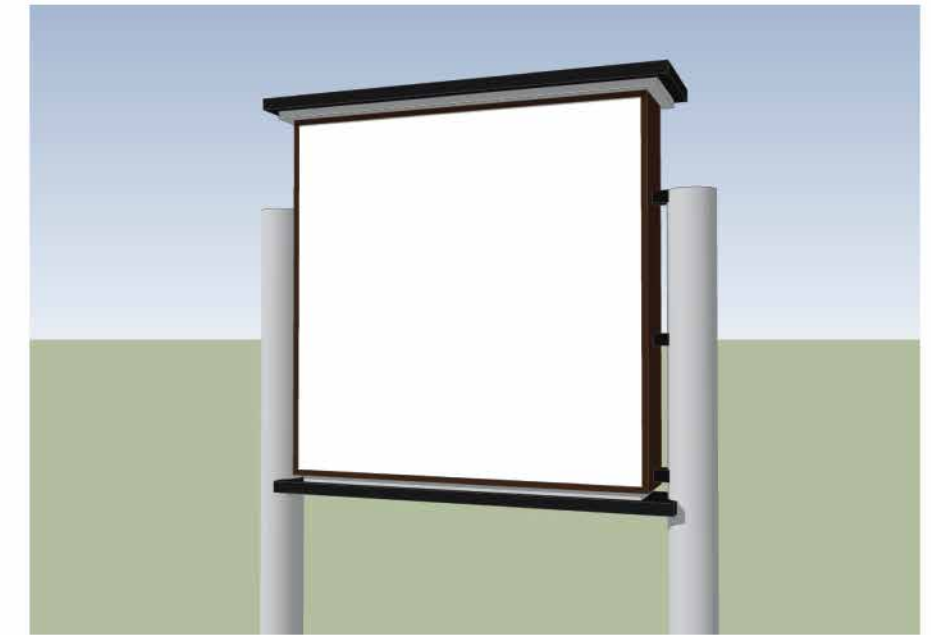
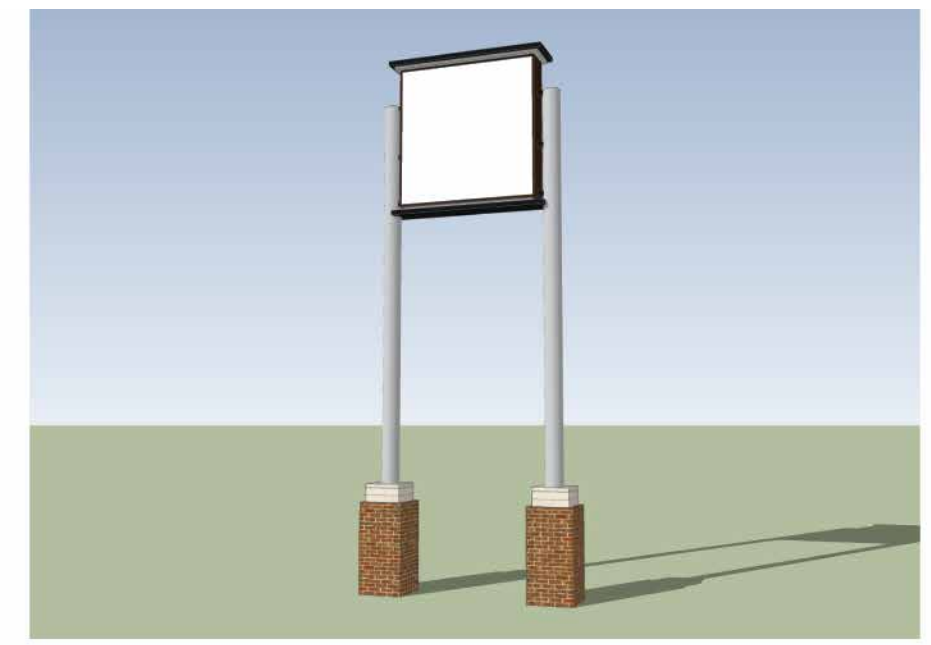
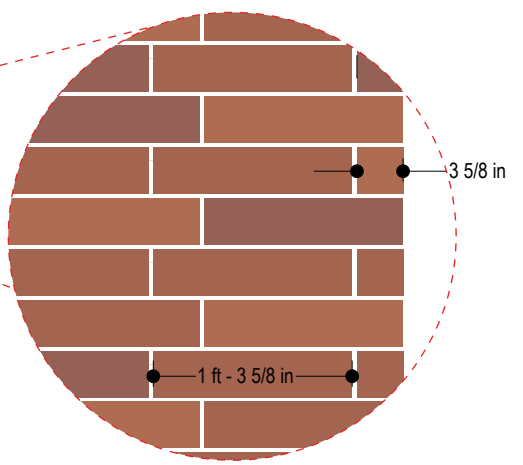
Qty. ELEVEN (11)

- 1.) 3" Aluminum Accent, Painted Matthews Black.
- 2.) 2" Aluminum Accent, Painted Matthews Brushed Silver.
- 3.) Illuminated Cabinet, Painted Matthews Dark Bronze, w/ Flex Faces Overlaid w/ Vinyl per Tenant Spec's* (Final Copy TBD).
Total Sign Area = 46.669 Sq. Ft.
- 4.) 10" Diameter Std. Pole, Painted Matthews Brushed Aluminum w/ Horizontal Supports as shown, Painted Black.
- 5.) Oversized Interstate Copperstone Brick, to match Stone on Building.

NOTES:

- Individual pad site users to follow City of Manor sign code for building sign regulations and allowances.
- All building sign area allowed on pad site uses on Highway 290 is not to be decreased by Illuminated Pad Use Pylon Sign.
- Pad user Freestanding Sign Design to follow Developer Design Guidelines with a maximum 48sf sign area allowed and 25' OAH.
- Center Owner Approved Sign Supplier:

FSG Signs - Austin, TX
Attn: Bob Strobeck
512 940-5725
bob.strobeck@fsg.com



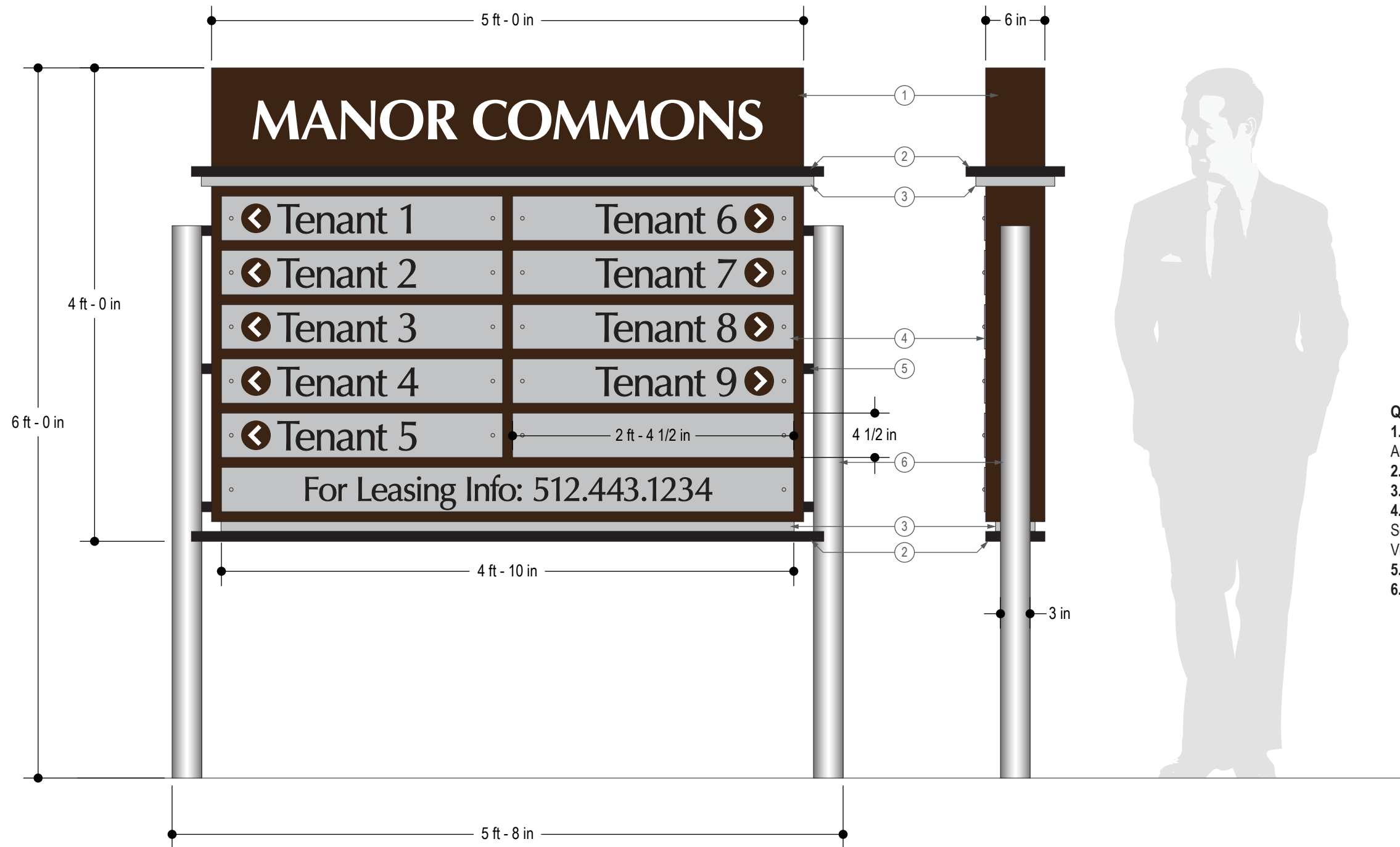
***No white or light colored panel backgrounds can be internally illuminated. White/light backgrounds need to be opaque - refer to section 3.11.008(p) of the code.**

C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"



Manor Commons corner 973 and Old Hwy 290	Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599CV3S1	Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck	CLIENT APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. [IF REQUIRED:] LANDLORD APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.	MEMBER INTERNATIONAL SIGN ASSOCIATION © COPYRIGHT 2018 / ALL RIGHTS RESERVED LISTED UL LISTED UL INSTALLATION REQUIREMENTS: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN
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- Qty. TW0 (2)**
- 1.) Aluminum Header Cabinet, Painted Matthews Dark Bronze w/ 1/4" White Acrylic Letters.
 - 2.) 1" Aluminum Accent, Painted Matthews Black.
 - 3.) 1" Aluminum Accent, Painted Matthews Brushed Silver.
 - 4.) 1/8" Aluminum Panel, Painted Matthews Brushed Silver, w/ Counter-Sunk Screws, 7725-12 Black, 7725-19 Deep Mahogany Brown & 7725-10 White Vinyl Graphics. Names and Directional Info TBD.
 - 5.) 1" Aluminum Cabinet Supports, Painted Black.
 - 6.) 3" Round Support Pipes.

E Single-Sided, Non-Illuminated Directional Sign • Front / Side View
1" = 1'-0"



Manor Commons
corner 973 and Old Hwy 290

Start Date: 9.16.19
Last Revision:
Job#92J10599
Dwg. #92J10599EV1S1

Design Rep.
Ky Williams / Al Morales (Rev.)
Sales:
Bob Strobeck

CLIENT APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

[IF REQUIRED:]
LANDLORD APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.

MEMBER
ISA
INTERNATIONAL SIGN ASSOCIATION

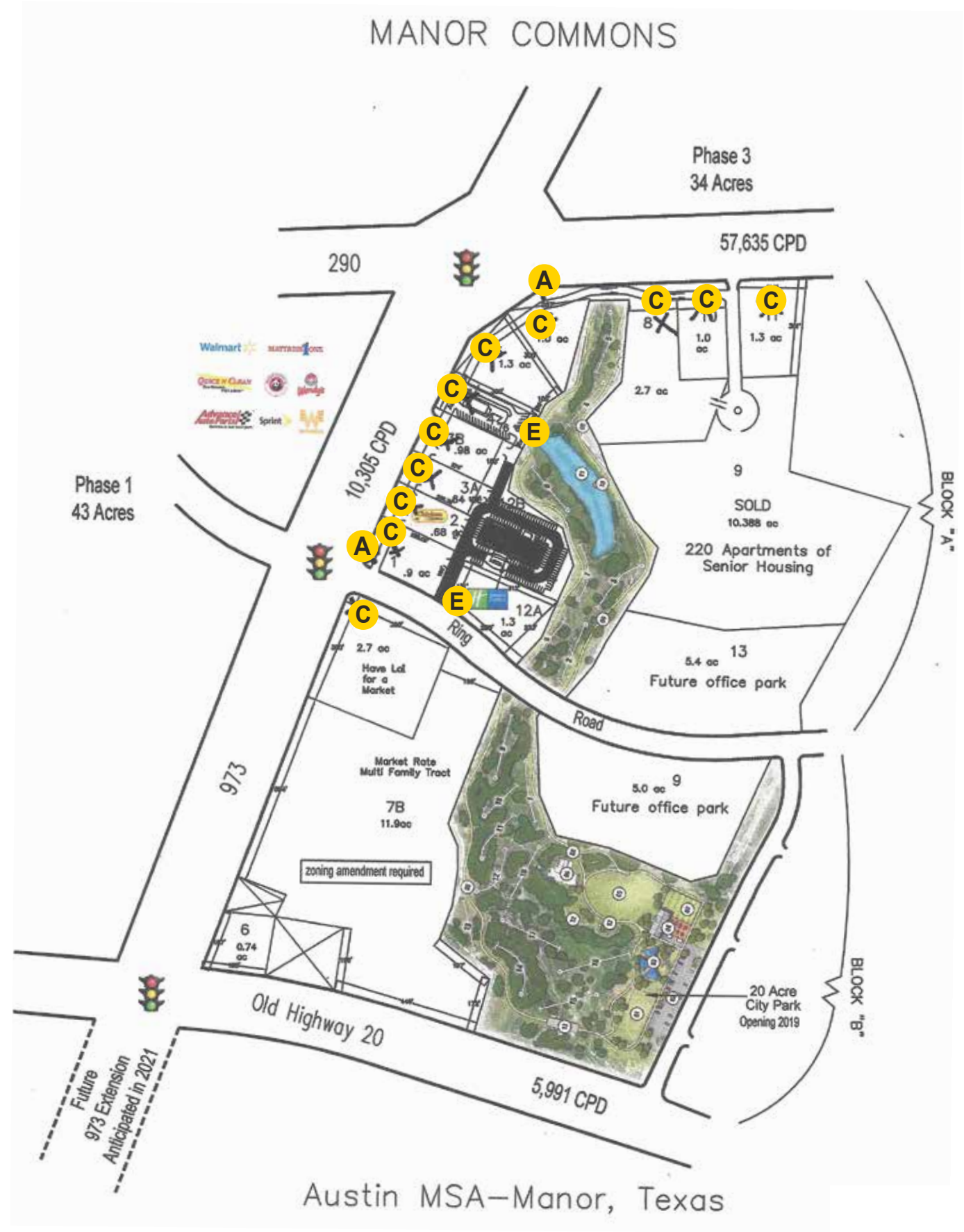
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UL INSTALLATION REQUIREMENTS:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

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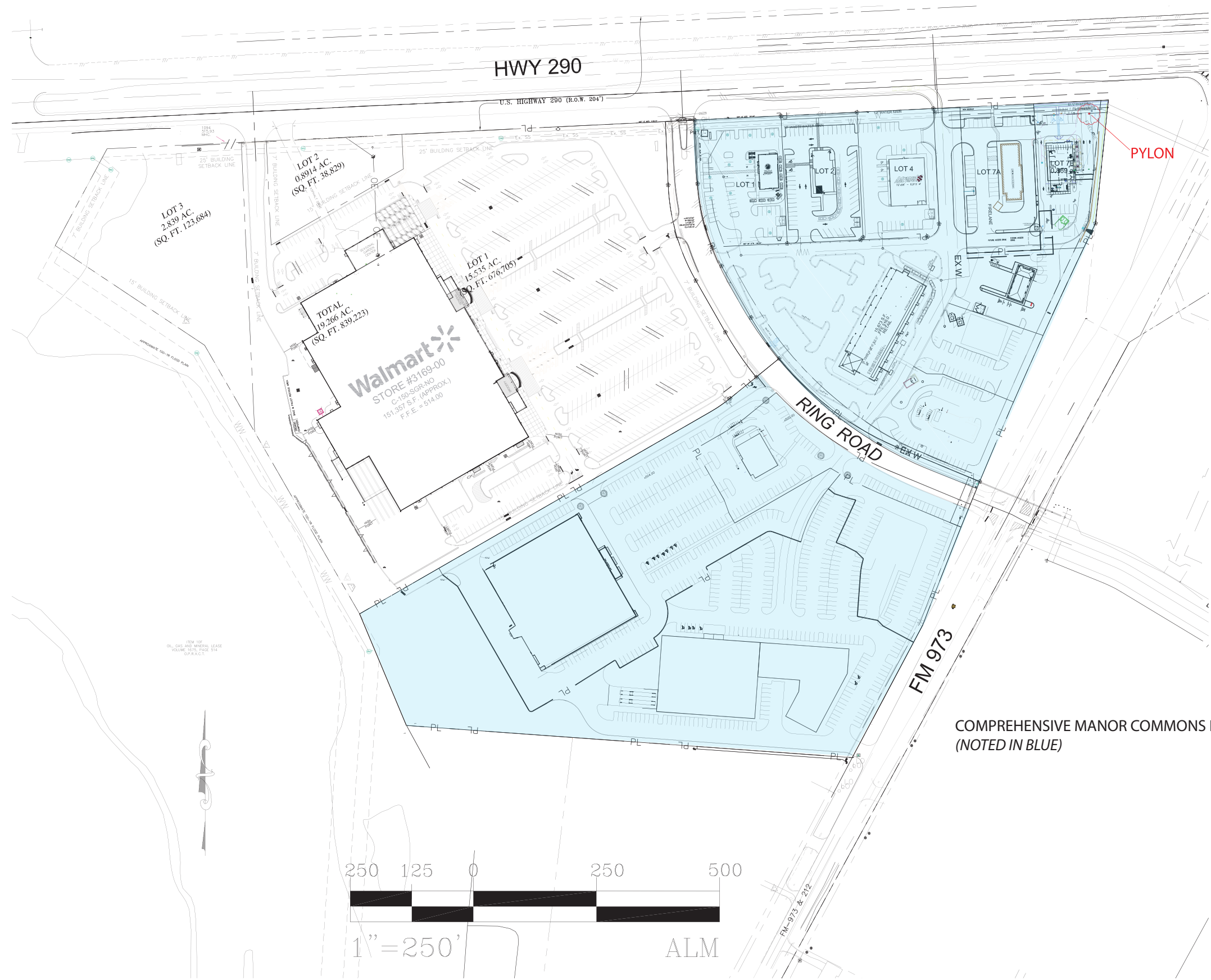
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- A ILLUMINATED PYLON SIGN Qty TWO (2)
- C TENANT PYLON Qty ELEVEN (11)
- E DIRECTIONAL Qty TWO (2)



Manor Commons corner 973 and Old Hwy 290	Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599SLP1S1	Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck
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5 Site Plan
NTS



Manor Commons
Hwy 290
Manor, TX

Start Date: 4.4.14
Last Revision: 03.06.2024
Job#: 92J6060
Drawing #: 92J6060v5s2

Design Rep.
BA
Sales Rep.
Bob Strobeck

10212 METRIC BOULEVARD, AUSTIN, TEXAS 78758 ■ 1-800-327-1104 / 512-494-0002 / www.fsgji.com

Client Approval

Revisions:

- _____
- _____
- _____
- _____

Date: _____

MEMBER INTERNATIONAL SIGN ASSOCIATION

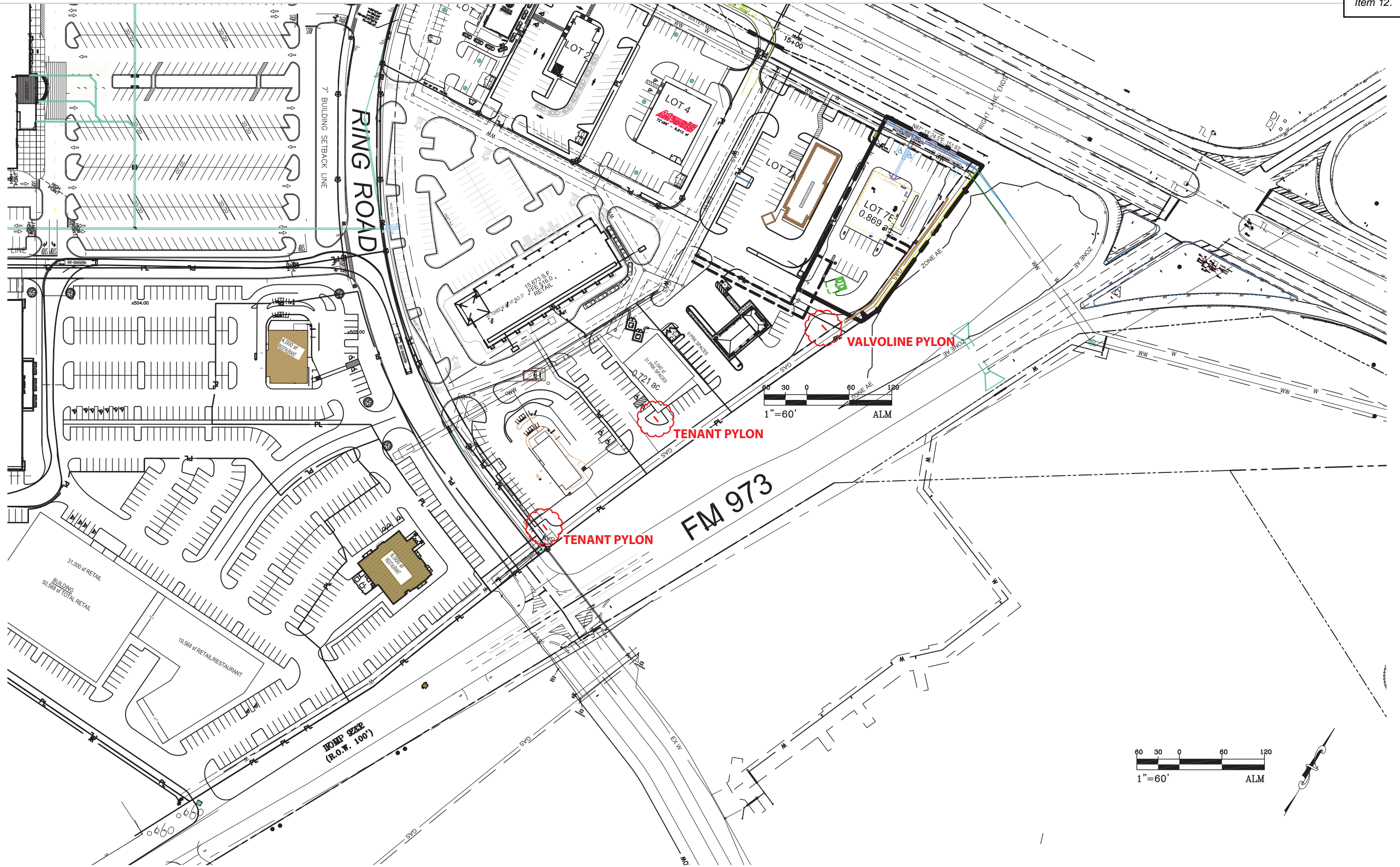
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UL INSTALLATION REQUIREMENTS: THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

INTERTECH ETV US

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318



10212 METRIC B LVD.
 AUSTIN, TEXAS 78758
 877-293-6027 / 512-494-0002
 fsg.com

Valvoline,
 12003 E US Hwy 290 EB,
 (Hwy 290 & FM 973),
 Manor, TX

Start Date: 10/04/2023
 Last Revision: 02/07/2024
 Job# 92J13894
 Dwg. # 92J13894_SITEPLAN

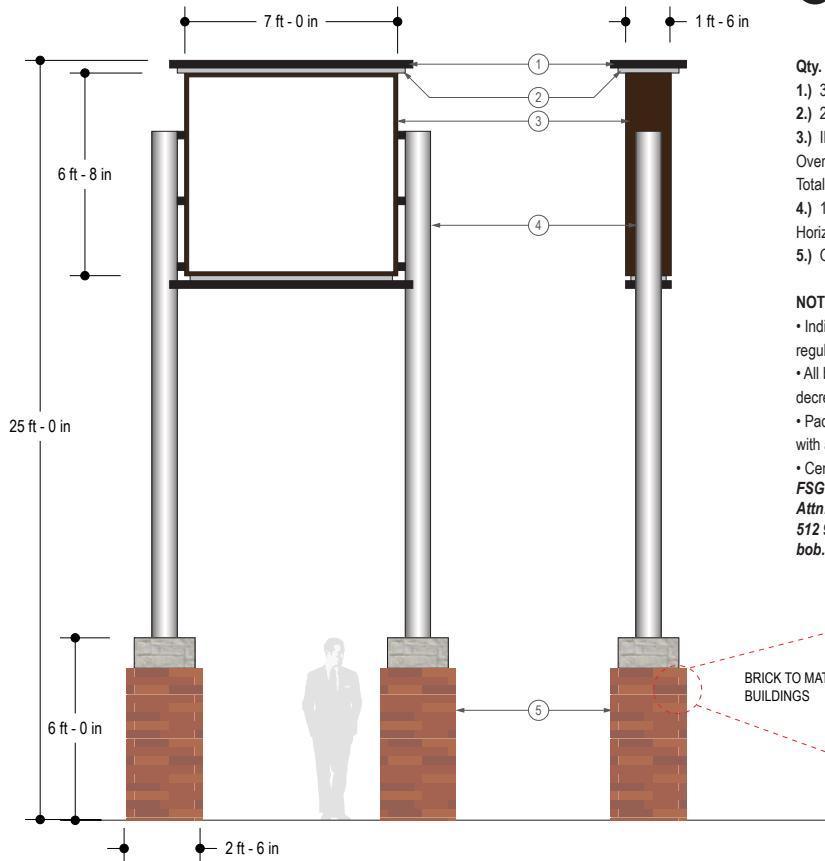
Designer: BA
 Sales Rep: Bob Strobeck

CLIENT APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.
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FOR PRESENTATION
 FOR PRODUCTION

C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"

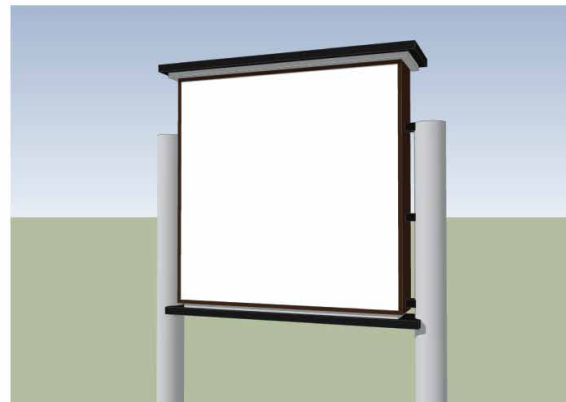
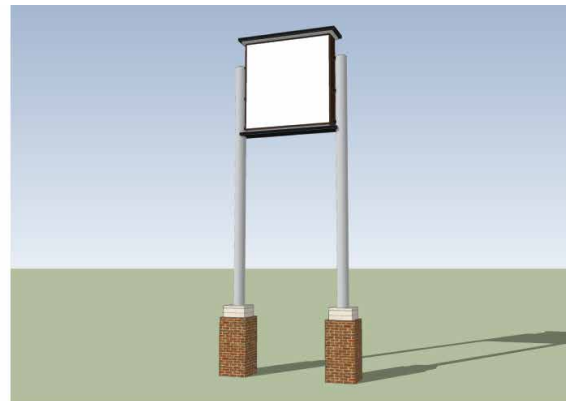
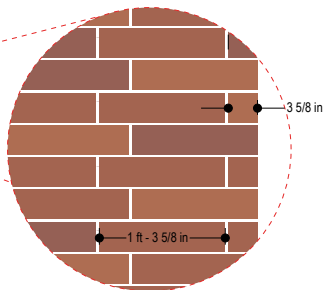


Qty. ELEVEN (11)

- 1.) 3" Aluminum Accent, Painted Matthews Black.
- 2.) 2" Aluminum Accent, Painted Matthews Brushed Silver.
- 3.) Illuminated Cabinet, Painted Matthews Dark Bronze, w/ Flex Faces Overlaid w/ Vinyl per Tenant Spec's* (Final Copy TBD). Total Sign Area = 46.669 Sq. Ft.
- 4.) 10" Diameter Std. Pole, Painted Matthews Brushed Aluminum w/ Horizontal Supports as shown, Painted Black.
- 5.) Oversized Interstate Copperstone Brick, to match Stone on Building.

NOTES:

- Individual pad site users to follow City of Manor sign code for building sign regulations and allowances.
- All building sign area allowed on pad site uses on Highway 290 is not to be decreased by Illuminated Pad Use Pylon Sign.
- Pad user Freestanding Sign Design to follow Developer Design Guidelines with a maximum 48sf sign area allowed and 25' OAH.
- Center Owner Approved Sign Supplier:
FSG Signs - Austin, TX
Attn: Bob Strobeck
512 940-5725
bob.strobeck@fsgi.com



***No white or light colored panel backgrounds can be internally illuminated. White/light backgrounds need to be opaque - refer to section 3.11.008(p) of the code.**

C Illuminated Pylon Sign • Front / Side View
1/4" = 1' - 0"



Manor Commons corner 973 and Old Hwy 290	Start Date: 9.16.19 Last Revision: 4/6/20 AWA Job#92J10599 Dwg. #92J10599CV3S1	Design Rep. Ky Williams / Al Morales (Rev.) Sales: Bob Strobeck	CLIENT APPROVAL: _____ <small>APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</small> [IF REQUIRED:] LANDLORD APPROVAL: _____ <small>APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation.</small>	MEMBER INTERNATIONAL SIGN ASSOCIATION LISTED UL LISTED @ COPYRIGHT 2018 / ALL RIGHTS RESERVED UL INSTALLATION REQUIREMENTS: <small>THIS BRINK IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.</small>
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C 1.00



COMMERCIAL SIGN PERMIT APPLICATION

*Items required

***Project Information:**

Project Street Address SW corner 290 & FM 973 Suite # _____
 City, State Manor, TX Zip _____
 Business/Tenant Name _____
 Mailing Address _____ City _____ State _____ Zip _____

***Owner Information:**

Property Owner: Greenview Manor (condo, duplex) / Estate of Gaddis + Timmerman Phone #: (512) 773-0498
 Owner's Address: 501 Vale St. Email Address barth@greenviewdev.com
 City/State: Austin, TX 78746 Zip: 78746
barth@greenviewdev.com

***Agent Information (if applicable):**

Agent: _____ Phone #: _____
 Agent's Address: _____
 City/State: _____ Zip: _____

*E-Mail address of person to notify of permit completion: _____
 *Property Legal Description: Lot: Block: Subdivision: _____
 *Zoning District: _____
 Overlay District (if applicable): _____

***Application for:**

- Monument Sign
- Pole Sign
- Wall Sign(s)
- Temporary Sign(s)

*** Sign Contractor** _____ Phone #: _____
 Address: _____ Insurance and/or License on File _____
 City/State: _____ Zip: _____

***Electric Contractor** _____ Phone #: _____
 Address: _____ Insurance and/or License on File _____
 City/State: _____ Zip: _____

Submittal of the information with a fully completed application is required in order to process the application for the Building Permit. Omission of any information will delay the review significantly while this information is obtained, and will be treated as a new application when re-submittal occurs. Omission of asterisked items, where applicable, or an incomplete application will result in automatic rejection.

Two (2) Complete sets of Working Drawings (preferably drawn to 1/4" or 1/8" scale), which must include the following information, as applicable to the project must be submitted.

NOTE: Foundation drawings must be under Seal of a Registered Architect and/or Professional Engineer pursuant to Texas Law. Generally, an engineer must be engaged for monument and pole signs.



COMMERCIAL SIGN PERMIT APPLICATION

REQUIRED REGISTRATION AND LICENSING:

Proof of TDLR Registration with the Texas Department of Licensing and Regulation Architectural Barriers Division, including project registration number (State Law) if project valuation exceeds \$50,000.00.

***Sign Square Footage Calculations (must be indicated on Sign Plan and match approved Uniform Sign Plan (USP) (if used):**

Zoning District	X=Factor
Residential Districts (R-1) (R-2) Subdivision Entry Signs	One (1) square foot per lot. One monument identification sign not exceeding 32 square feet located at each entrance to a subdivision and for each neighborhood identified within a subdivision.
Multi-family Residential (R-3) (R-4)	One monument identification sign not exceeding 32 square feet located at each entrance to the Multi-family development.
Manufactured Housing (MH)	One monument identification sign not exceeding 32 square feet located at each entrance to the manufactured housing development.
Neighborhood Business (NB)	.75 X Building Frontage
Commercial Light (C-1)	2.0 X Building Frontage
Commercial (C-2)	1.5 X Building Frontage
Commercial (C-3)	1.0 X Building Frontage
Downtown Business District (DBD)	2.0 X Building Frontage
Institutional District (I)	0.5 X Building Frontage
Industrial District (I-1)	1.0 X Building Frontage

***Estimated Construction Cost:** \$ _____ If project valuation exceeds \$50,000 actual cost or as computed using the aforementioned schedule, YOU MUST PROVIDE PROOF OF REGISTRATION with the Texas Department of Licensing & Regulation Architectural Barriers Branch: TDLR Project Registration No. _____

Utility Services Required: (new or upgrade only; if upgrade, also provide existing size)
Electrical Size: Amps Phase Electrical Provider: Bluebonnet

COMMERCIAL SIGN AND TRADE PERMIT FEES:

Permanent Signs	Permit Fee	Insp. Rate	Tech Fee
Wall or Pole Signs			
Up to 40 Sq Ft (all sides total)	\$50.00 + trade permit	\$80.00 Each	\$10.00
41 sq ft to 60 Sq Ft (all sides total)	\$75.00 + trade permit	\$80.00 Each	\$10.00
61 sq ft to larger	\$100.00 + trade permit + \$1.00 per sq ft over 61 sq ft.	\$80.00 Each	\$10.00
Monument Sign	Above rates + Foundation permit + trade permit	\$80.00 Each	\$10.00
Billboards	Above Rates (max of 672 sq ft per face) + trade permit	\$80.00 Each	\$50.00
Uniform Sign Plan	\$200.00	n/a	\$25.00
Uniform Sign Plan Amendment	\$200.00	n/a	\$25.00



COMMERCIAL SIGN PERMIT APPLICATION

Temporary Signs (16 sq. ft. or smaller)

Permit Fee - \$25.00

Tech Fee - \$10.00

Portable Signs/Special Event/Balloons/Floating Devices/Streamers or Searchlights. Any portable sign lawfully in existence upon the effective date of this ordinance shall be considered a non-conforming sign and will be allowed to continue for thirty (30) days, at the expiration of which time it must be removed. Any unauthorized portable sign in existence prior to the effective date of this ordinance shall be removed immediately. Where existing portable signs are electric signs, no electric extension cords shall be run across any sidewalk, street, or public right-of-way. No portable sign shall be placed or maintained on any sidewalk, street, or other public right-of-way. No portable sign shall have a luminance greater than 200 foot lamberts. All lawfully existing portable signs shall be anchored to withstand a minimum of thirty (30) mph winds.

Portable Signs, Temporary Special Event Signs, Floating Devices, Balloons, Streamers, Banners and/or Searchlights, are limited to a maximum time period of no more than seven (7) consecutive days, with a limit of two (2) events each calendar year, or a maximum time period of no more than thirty (30) consecutive days with a limit of one (1) event each calendar year. Portable and Temporary Special Event Signs shall not exceed sixteen (16) square feet in area on each side of the sign. The location of these signs and devices must be approved in writing by the Building Official for safety and setback purposes and, if the adjacent property owners have and make objections to the sign, the adjacent property owners may appeal any such application to the Board of Adjustments. All such signs must be removed immediately after and upon the expiration of the maximum time period allowed.

(City of Manor Ordinance 185-L; Sec. 7b)

Sign 1 Dimensions: _____ Sq. Ft. _____

Sign 2 Dimensions: _____ Sq. Ft. _____

Sign 3 Dimensions: _____ Sq. Ft. _____

Sign 4 Dimensions: _____ Sq. Ft. _____

Other Agency Fees. The City of Manor does not assess nor collect fees for reviews of Building Construction Plans by agencies having jurisdictional authority. All fees for other agencies are established and collected by each of the authorities conducting review.

By my signature below I certify that I am the owner or legally authorized agent of the owner for purposes of obtaining the permit requested and all subsequent communications and business related thereto. I further certify that all of the information included above and in accompanying documents is true and complete. I understand that application for a permit and payment of fees does not guarantee approval of a permit, and that if said permit is issued it does not constitute permission to violate any provision of the technical codes governing the work, whether identified pursuant to plan review or not. All re-inspection requests shall be made upon payment of re-inspection fees as authorized by City of Manor.

Burt [Signature] 3/22/24
Contractor or Owner Signature / Date

A REPUBLIC SERVICES DUMPSTER MUST BE LOCATED AT THE CONSTRUCTION SITE FOR ALL DEBRIS

COM: Dev: jlc 20160128



City of Manor Building Permit

Item 12.

THIS PERMIT MUST BE DISPLAYED ON THE JOB SITE

Permit # **2024-11539**

Issue Date:
Expiration Date:

Job Address 12003 E US Hwy 290 EB

Project Sign (C)

Subdivision

Building Use

Lot

Occupancy

Block

Type

Valuation \$50,000.00

Sq. Ft. 0.00

PERMIT HAS NOT BEEN ISSUED. NOT A VALID PERMIT

Zoning Medium Commercial (C-2)

Owner Facility Solutions Group - Sergio Rivera

Front Setback:

Rear Setback:

Contractor N/A

Side Setback:

Corner Setback:

Phone No Number Provided

Left Setback:

Right Setback:

Jurisdiction Notes:

Fees	Contractor	Amount
Uniform Sign Plan Amendments	N/A	\$200.00
Technology Fee (\$25)	N/A	\$25.00
Credit Card Processing Fee (\$3.00)	N/A	\$3.00
		Total
		\$228.00

NOTICE

THIS PERMIT BECOMES NULL AND VOID IF WORK OR CONSTRUCTION AUTHORIZED IS NOT COMMENCED WITHIN 6 MONTHS, OR IF CONSTRUCTION OR WORK IS SUSPENDED OR ABANDONED FOR A PERIOD OF 6 MONTHS AT ANY TIME AFTER WORK IS STARTED. A WASTE CONNECTIONS DUMPSTER MUST BE LOCATED ON SITE FOR ALL CONSTRUCTION DEBRIS.

I HEREBY CERTIFY THAT I HAVE READ AND EXAMINED THIS DOCUMENT AND KNOW THE SAME TO BE TRUE AND CORRECT. ALL PROVISIONS OF LAWS AND ORDINANCES GOVERNING THIS TYPE OF WORK WILL BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT- INCLUDING BUT NOT LIMITED TO 2015 INTERNATIONAL BUILDING CODE, 2015 INTERNATIONAL RESIDENTIAL CODE FOR 1-2 FAMILY DWELLINGS, 2015 INTERNATIONAL MECHANICAL CODE, 2015 EDITION OF THE INTERNATIONAL PLUMBING CODE, 2014 EDITION OF THE NATIONAL ELECTRICAL CODE, 2015 INTERNATIONAL FIRE CODE, 2015 EDITION OF THE INTERNATIONAL FUEL CODE, 2015 INTERNATIONAL ENERGY CONSERVATION CODE, 2015 INTERNATIONAL PROPERTY MAINTENANCE CODE, CITY OF MANOR SUBDIVISION CODE, CITY OF MANOR ZONING ORDINANCE, CITY OF MANOR DESIGN GUIDELINES. GRANTING OF A PERMIT DOES NOT PRESUME TO GIVE AUTHORITY TO VIOLATE OR CANCEL THE PROVISION OF ANY OTHER STATE OR LOCAL LAW REGULATING CONSTRUCTION OR THE PERFORMANCE OF CONSTRUCTION.

BY SIGNING BELOW I ACKNOWLEDGE THAT INSPECTIONS SCHEDULED FOR WORK THAT ARE NOT READY OR DO NOT PASS ARE SUBJECT TO RE-INSPECTION FEES AS ESTABLISHED IN THE CITY OF MANOR FEE ORDINANCE

Greg Eller, Building Official

Date