



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
MAY 11, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissman, Place 5
Cecil Meyer, Place 6
Lakesha Small, Vice Chair, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager
Mandy Miller, Administrative Assistant

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Manor Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Julie Leonard at 6:36pm on Wednesday May 11, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas

PUBLIC COMMENTS

Due to the length of the agenda, Chair Leonard requested individuals who wish to speak consolidate their comments to one item with the allowance of speaking on multiple items at one time for a length of time not to exceed 3 minutes.

No one appeared to speak at this time.

PUBLIC HEARING

1. **Conduct a public hearing on a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH). Applicant: SEC Planning, LLC. Owner: Manor 290 OZ Real Estate, LP.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Leonard opened the public hearing.

Development Services Director Dunlop gave a summary of the location and current zoning of the property. Mr. Dunlop stated no site plans have been filed with the city.

Gary with SEC Planning answered questions from the Commissions regarding the preliminary plans for this property. The site plans would possibly include hotel, box retail, frontage retail along Hwy 290 with townhomes in the back of the property. The total number of townhomes would be approximately 240 with buffers between the commercial and residential sections.

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

There was no further discussion.

The Motion to Close carried 6-0.

2. **Conduct a public hearing on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Dwyer Realty Companies.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Leonard opened the public hearing.

Katherine Nicely with Metcalfe, Wolff, Stuart & Williams, submitted a speaker card to speak in support of this item. Ms. Nicely introduced herself and informed the Commission she would be representing DD&B for this project. Ms. Nicely stated that she would like Sushil Mettka, the owner of DD&B to speak first for this item.

Sushil Mettka owner of DD&B Construction Inc. submitted a speaker card to speak in support of this item. Mr. Mettka gave a brief presentation regarding the history of DD&B Construction. He detailed the level of involvement his company has with the projects they take on to provide a very high-quality product.

Katherine Nicely with Metcalfe, Wolff, Stuart & Williams stated she reached out to the surrounding neighbors of the property for feedback including The Lions Club. She addressed questions regarding the amenities that were planned for this development.

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

There was no further discussion.

The Motion to Close carried 6-0.

- 3. Conduct a public hearing on a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Edward Butler.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Leonard opened the public hearing

Katherine Nicely with Metcalfe, Wolff, Stuart & Williams, detailed the location of the property and its relation to the Butler Manor Project. Ms. Nicely gave a presentation regarding the concept plan. (See attached)

Mark Johnson with GenCap Partners, 12750 Merit Dr., Dallas, Texas, submitted a speaker card in support of this item. Mr. Johnson answered questions about the amenities giving specific details regarding the concept of a bier garden.

Katherine Nicely answered additional questions from the commission regarding the buffering between the property being developed and the adjacent residential area.

Talley Williams with Metcalfe, Wolff, Stuart, & Williams submitted a speaker card in support of this item. She did not wish to speak; however, was available for questions.

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

There was no further discussion.

The Motion to Close carried 6-0.

- 4. Conduct a public hearing on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC. Owner: Lexington Manor LLC.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Julie Leonard opened the public hearing.

Brian Winkler, 410 Lexington St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Winkler expressed his concern regarding his mother's safety, traffic increases in the area, and the financial impact to his family. He stated the most pressing concern with granting the rezoning application for the property was the history of the property owner's lack of upkeep and compliance with the City's Code.

Stacy Rowen with Lexington Manor introduced herself as the current property manager for this property. Ms. Rowen stated they have owned the property since 2019. She answered questions from the Commission regarding the plans for renovations, commercial and affordable housing.

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

There was no further discussion.

The Motion to Close carried 6-0.

- 5. Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).
Applicant: BGE, Inc. Owner: Flintrock Office Suites, LLC.**

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Leonard opened the public hearing.

Development Services Director Scott Dunlop informed the Commission this item was slated to be postponed; however, it has been approved by the City Engineers. Mr. Dunlop gave a brief history of the property that is in the process of being annexed. Mr. Dunlop answered questions from the Commission regarding traffic flow, the restoration of the property and drainage flow for water runoff.

The Applicant, Mary Jane with BGE, Inc., answered questions about the amenities and planned layouts of the housing units proposed for this project.

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

There was no further discussion.

The Motion to Close carried 6-0.

- 6. Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and**

Medium Commercial (C-2). Applicant: Kimley-Horn & Associates. Owner: Millcreek Residential.

Development Services Director Dunlop informed the Commission of the request to postpone this item until the June 8th P&Z Commission Regular Session.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to postpone this agenda item to the June 8, 2022, P&Z Commission Regular Session.

There was no further discussion.

The Motion to Postpone carried 6-0.

7. Conduct a public hearing on a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Leonard opened the public hearing.

Development Services Director Dunlop gave a brief description of this item. Mr. Dunlop detail the prior history of this applicant's requests for this property and the reason for the Specific Use request.

Joshua Baran with JAB Engineering, 4500 Williams Dr., Georgetown, Texas, submitted a speaker card to speak in support of this item. Mr. Baran presented a 3-page handout to the Commissioners. (see attached) He explained his belief of the necessity of a fueling station at this specific location. He stated he felt this would help relieve traffic issues in the area by providing an alternative to clustering at other gas stations nearby.

Ritiq Karediya, 13917 Carolina Lane, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Karediya addressed questions from the Commission regarding the restaurant types that would be inside the convenient store.

Discussion was held regarding the pathway options for the traffic going on and off the property. It was clarified there were 2 access points on 973 and 2 access points on Suncrest. The number of fueling stations and charging ports were also discussed.

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

There was no further discussion.

The Motion to Close carried 6-0.

8. Conduct a public hearing on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the

intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: Carlson, Brigance & Doering, Inc. Owner: KB Home Lone Star, Inc.

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Julie Leonard opened the public hearing.

Crista Swier, 15226 N. FM 973, Manor, Texas, submitted a speaker card to speak regarding this item. Ms. Swier expressed her dissatisfaction with the printout she received that detailed the purposed development. She requested there be a better document to read for this concept plan. She listed her concerns regarding potential increase in flooding due to this development, invasion of her property that has occurred by surveyors coming onto her property and marking tress, and very little communication from the developers when emails or phone calls are made.

Chair Julie Leonard requested the applicant or owner to address the P&Z Commission to answer questions from the Commissioners and address the expressed concerns of the neighbors.

Jeff Guerrero with Carlson Brigance & Doering, introduced himself. Mr. Guerrero apologized for the delay of communication from his office due to being out of town. He addressed the comments from the audience and offered to supply a copy of the Development Agreement. He expressed his desire to work with the community to address any concerns people may have.

Discussion was held regarding the intended land use for the development that borders the neighboring properties.

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

There was no further discussion.

The Motion to Close carried 6-0.

9. Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Julie Leonard opened the public hearing.

Development Services Director Dunlop gave a brief description of this item. Details were given to the Commission regarding the revisions made since the original approval in November 2021 due to changes in Federal Regulations. Mr. Dunlop answered questions from the Commission.

Discussion was held regarding the purposed development of duplexes, traffic impact analysis, and possible roadway changes.

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

There was no further discussion.

The Motion to Close carried 6-0.

10. Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed his dislike with the developer for this item. He encouraged the Commission and City of Manor to reconsider doing business with them based on their history with failing to follow through with promises made. Mr. Battaile cited examples of failing to develop the parkland, failing to provide adequate parking while restricting parking for people other than Shadowglen residents, and failing to provide items like benches for visitors to the park. He stated that he felt the park was inaccessible to anyone other than people living in the Shadowglen subdivision.

Chair Julie Leonard opened the public hearing.

Discussion was held regarding the flood plain areas, time frames of the development of walking trails, parking and the controlling entity responsible for maintaining or developing these items.

Development Services Director Dunlop answered question from the Commissioners regarding the discussed items related to this agenda item. He informed the Commission there was a request to postpone this item.

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Butler to postpone this agenda item.

There was no further discussion.

The Motion to Postpone carried 6-0.

11. Conduct a public hearing on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Duque States, LLC.

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Julie Leonard opened the public hearing.

Development Services Director Dunlop gave a summary of the one lot subdivision located on Hwy 290 where Tahoe Boats use to be. Mr. Dunlop informed the Commission of the rezoning request for the property however no development plans has been filed yet. Mr. Dunlop answered questions from the Commission regarding transportation plans for this area.

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

There was no further discussion.

The Motion to Close carried 6-0.

12. Conduct a public hearing on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

The City staff recommended that the P&Z Commission conduct a public hearing.

Chair Leonard opened the public hearing.

Development Services Director Dunlop gave a summary of the changes being made to the definitions listed in the Zoning Ordinance. Mr. Dunlop highlighted the changes to each section that would be amended within the Zoning Ordinance.

Discussion was held regarding the ability to suggest changes to the proposed amendment.

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

There was no further discussion.

The Motion to Close carried 6-0.

CONSENT AGENDA

13. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.

- **March 9, 2022, P&Z Commission Regular Session Minutes**
- **April 13, 2022, P&Z Commission Regular Session Minutes**

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to accept the minutes.

There was no further discussion.

The Motion to Approve carried 6-0.

REGULAR AGENDA

- 14. Consideration, discussion, and possible action on a Rezoning Application for 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB). Applicant: Wenkai Chen. Owner: Wenkai Chen**

Wenkai Chen, 109 W. Lane, Manor, Texas, submitted a speaker card to speak in support of this item. Ms. Wenkai answered questions from the Commission regarding the rezoning application. Discussion was held regarding the ability to accommodate 2 to 3 small businesses with a shared bathroom facility that is ADA compliant.

Discussion was held regarding the zoning of the surrounding properties. Ms. Chen informed the P&Z Commission that she was in contact with the neighbors, many of whom were businesses.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commission Butler to approve the rezoning application.

There was no further discussion.

The Motion to Approve carried 4-2. Chair Leonard and Commissioner Small opposed.

- 15. Consideration, discussion, and possible action on a Rezoning Application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: Duque States, LLC. Owner: Duque States, LLC.**

The City staff recommended approval for the rezoning application for this item.

Development Services Director Dunlop reminded the Commissioners the public hearing was held at the prior P&Z Commission meeting. Mr. Dunlop answered questions from the Commissioners regarding the location of the property, street access and traffic flow.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Vice Chair Small to approve the rezoning application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

There was no further discussion.

The Motion to Approve carried 6-0

- 16. Consideration, discussion, and possible action on a Rezoning Application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH). Applicant: BGE, Inc. Owner: Lane Ave Development, LLC.**

The City staff recommended approval of the rezoning application.

Development Services Director Dunlop reminded the Commissioners the public hearing was held at the prior P&Z Commission meeting. Mr. Dunlop answered questions from the Commissioners regarding the location of the property, street access and traffic flow. He clarified for the Commission this item was discretionary.

Discussion was held regarding the amount of land in relation to the number of Townhomes being purposed.

- MOTION:** Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the rezoning application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

There was no further discussion.

The Motion to Approve carried 5-1. Commissioner Wissman opposed.

- 17. Consideration, discussion, and possible action on a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH). Applicant: SEC Planning, LLC. Owner: Manor 290 OZ Real Estate, LP**

Development Services Director Dunlop gave a summary of the roadway improvements in the area that are currently in process. Parkland, in lieu fee, and open space requirement details were given to the Commission. The improvement to the flooding issues and traffic routes on the major thoroughfares were also discussed.

- MOTION:** Upon a motion made by Commissioner Hardeman and seconded by Vice Chair Small to approve the rezoning application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH)

There was no further discussion.

The Motion to Approve carried 5-1. Commissioner Meyer opposed.

18. Consideration, discussion, and possible action on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Dwyer Realty Companies.

The City staff recommended approval of this rezoning application.

Development Services Director Dunlop detailed the roadway improvement that will be required for this development. Requirements for a Traffic Impact Analysis (TIA) were given to the Commission.

Talley Williams with Metcalfe, Wolff, Stuart, & Williams address the Commission regarding the TIA. This project is part of the Las Entradas Development Agreement. The Development Agreement outlined road improvements including the building of new road.

Katherine Nicely with Metcalfe, Wolff, Stuart, & Williams answered questions from the Commission. Ms. Nicely confirmed the property would be gated.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Hardeman to approve the rezoning application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2)

There was no further discussion.

The Motion to Approve carried 5-1. Commissioner Wissman opposed.

Vice Chair Small excused herself from the dais at 8:50 pm. She gave notice prior to the meeting of a mandatory work obligation starting at 9 p.m.

19. Consideration, discussion, and possible action on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC. Owner: Lexington Manor LLC.

Development Services Director gave a summary of this item.

The City Staff is recommending approval of the rezoning application for this item.

Discussion was held by the Commission regarding the plans for this property if the rezoning application was approved. The subject of the number of units for this lot was considered.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Wissman to deny the rezoning application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH). Applicant: Lexington Manor LLC. Owner: Lexington Manor LLC.

There was no further discussion.

The Motion to Deny carried 3-2. Commissioner Meyer and Commissioner Butler opposed.

20. Consideration, discussion, and possible action on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: BGE, Inc. Owner: Flintrock Office Suites, LLC.

Development Services Director Dunlop clarified that this item had the public hearing earlier in the meeting; the postponement was no longer needed. Mr. Dunlop reminded the Commissioners that this item is near Carriage Hills.

Discussion was held by the Commission with concerns expressed on the subject of the number of units for this property due to the increase of traffic on Old Hwy 20.

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Meyer to approve the rezoning application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH). Applicant: BGE, Inc. Owner: Flintrock Office Suites, LLC.

There was no further discussion.

The Motion to Approve carried 3-2. Chair Leonard and Commissioner Wissman opposed.

21. Consideration, discussion, and possible action on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2). Applicant: Kimley-Horn & Associates. Owner: Millcreek Residential.

Development Services Director stated this item was requested to be postponed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Wissman to postpone this item until the June 8, 2022, P&Z Regular Session.

There was no further discussion.

The Motion to Postpone carried 5-0.

22. Consideration, discussion, and possible action a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

The City staff recommended approval of the Specific Use Permit Application.

MOTION: Upon a motion made by Commissioner Wissman and seconded by Commissioner Butler to approve the Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use. Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

There was no further discussion.

The Motion to Approve carried 5-0.

23. Consideration, discussion, and possible action on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: Carlson, Brigrance & Doering, Inc. Owner: KB Home Lone Star, Inc.

The City staff recommended approval of this Concept Plan.

Development Services Director Dunlop gave a brief description of the Concept Plan. Mr. Dunlop reminded the Commission that this item involved a subdivision, therefore, was a non-discretionary item.

The Commissioners voiced their agreement with the map layout that was brought up by Ms. Swier earlier in the meeting.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to approve the Concept Plan for the KB Homes Subdivision with reservations.

There was no further discussion.

The Motion to Approve with Reservations carried 5-0.

24. Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton.

Development Services Director gave a brief recap of this item.

The City staff recommended approval of the Preliminary Plat for the Palomino Subdivision.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

The Motion to Approve with Reservations carried 5-0.

25. Consideration, discussion, and possible action on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: SG Land Holdings, LLC.

Development Services clarified this item will be going back through Engineering approval due to changes in Federal Guidelines.

The City staff recommended that the P&Z Commission postpone this item until the new approval from the City Engineer has been received.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Wissman to postpone the Preliminary Plat for Shadowglen Subdivision, Phase 3, Section 1 and 2.

There was no further discussion.

The Motion to Postpone until new approval from Engineers carried 5-0.

26. Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Duque States, LLC.

The City staff recommended that the P&Z Commission Deny per Engineer Comments for the Duque Estates Subdivision.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to deny the Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Duque States, LLC. Due to Engineering Comments.

There was no further discussion.

The Motion to Deny carried 5-0.

27. Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: Forestar (USA) Real Estate Group, Inc.

The City staff recommended approval of the Final Plat for Manor Heights Phase 3, Section

Development Services Director Dunlop answered questions from the Commission regarding the Final Plat for Manor Heights, Phase 3 regarding prior approvals by the Commission.

MOTION: Upon a motion made by Commission Butler and seconded by Commissioner Hardeman to approve the Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

There was no further discussion.

The Motion to Approve carried 5-0.

28. Consideration, discussion, and possible action on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

MOTION: Upon a motion made by Commission Meyer and seconded by Chair Leonard to amend the Section 5 setback for 4-story buildings to increase 80 feet setback to 100 feet setback.

The Motion to Amend the Amendment to change 80 feet setback to 100 feet setback carried 5-0.

Discussion was held by the Commission regarding the changes that were in the Zoning Ordinance Amendment. Concerns for the quality of living for the neighbors who live next to a 4-story building. Commissioners expressed their appeal for the way of life in Manor that may be affected by the changes proposed. The pros and cons of increasing the height and number of stories allowed was discussed in detail by the Commissioners. Amendment alternatives were suggested.

MOTION: Upon a motion made by Commission Wissman and seconded by Chair Leonard to completely strike Section 5 of the Zoning Ordinance Amendment.

The Motion to Strike Section 5 changes carried 4-1. Commissioner Meyer opposed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Hardeman to recall / cancel the previous amendment changing the setbacks from 80 to 100.

The Motion to recall the setback amendment carried 4-1. Commissioner Meyer opposed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to approve the Zoning Ordinance Amendment as presented except for striking Section 5.

There was no further discussion

The Motion to Approve the Zoning Ordinance Amendment as presented with the Strike to Section 5 carried 4-1. Commissioner Meyer opposed.

EXECUTIVE SESSION

The Planning and Zoning Commission convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in Section 551.087, Texas Government Code, Texas Disciplinary Rules of Professional Conduct to deliberate Economic Development Negotiations regarding real property located at the intersection of FM 973 and US Hwy 290 East at 9:20 p.m. on Wednesday, May 11, 2022.

The Executive Session was adjourned at 9:51 p.m.

OPEN SESSION

The Planning and Zoning Commission reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on the item discussed during Closed Executive Session at 9:51 p.m.

Chair Leonard informed the audience that the Commission had additional questions pertaining to Item #29 on the agenda before taking any action.

There was no action taken at this time.

REGULAR AGENDA

29. Consideration, discussion, and possible action on a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2). Applicant: Metcalfe, Wolff, Stuart & Williams, LLP. Owner: Edward Butler.

Mark Johnson with GenCap Partners address questions from the Commission regarding the number of units planned for this project. He stated there were a total of 589 units. He stated they were not willing at this time to reduce the total number of units or consider a lesser zoning of MF-1.

The Commission expressed their concerns regarding a planned development of this size.

Katherine Nicely with Metcalfe, Wolff, Stuart, & Williams outlined for the Commission the amenities scheduled for this project, cost of development, and the additional funding for road and traffic improvements that play part in the number of units they have chosen. Reduction in the number of units would be impossible with the current plans. Ms. Nicely informed the Commission of some of the concessions made for this project due to the surrounding neighbors.

Development Services Director Dunlop outlined some of the positive outcomes for the citizens of Manor like the amount of parkland fees that would be collected over the course of the project.

Discussion was held regarding the phased-in development of the planned development. Time frames of each phase with improvements at each phase was reviewed.

MOTION: Upon a motion made by Chair Leonard and seconded by Commissioner Butler to approve the rezoning application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).

There was no further discussion.

The Motion to Approve carried 4-1. Commissioner Wissman opposed.


ADJOURNMENT

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Butler to adjourn the regular session of the P&Z Commission at 10:05 p.m. on Wednesday, May 11, 2022.

There was no further discussion.

Motion to adjourn carried 5-0

These minutes approved by the P&Z Commission on the 13th day of July 2022.

APPROVED:


Julie Leonard
Chairperson

ATTEST:

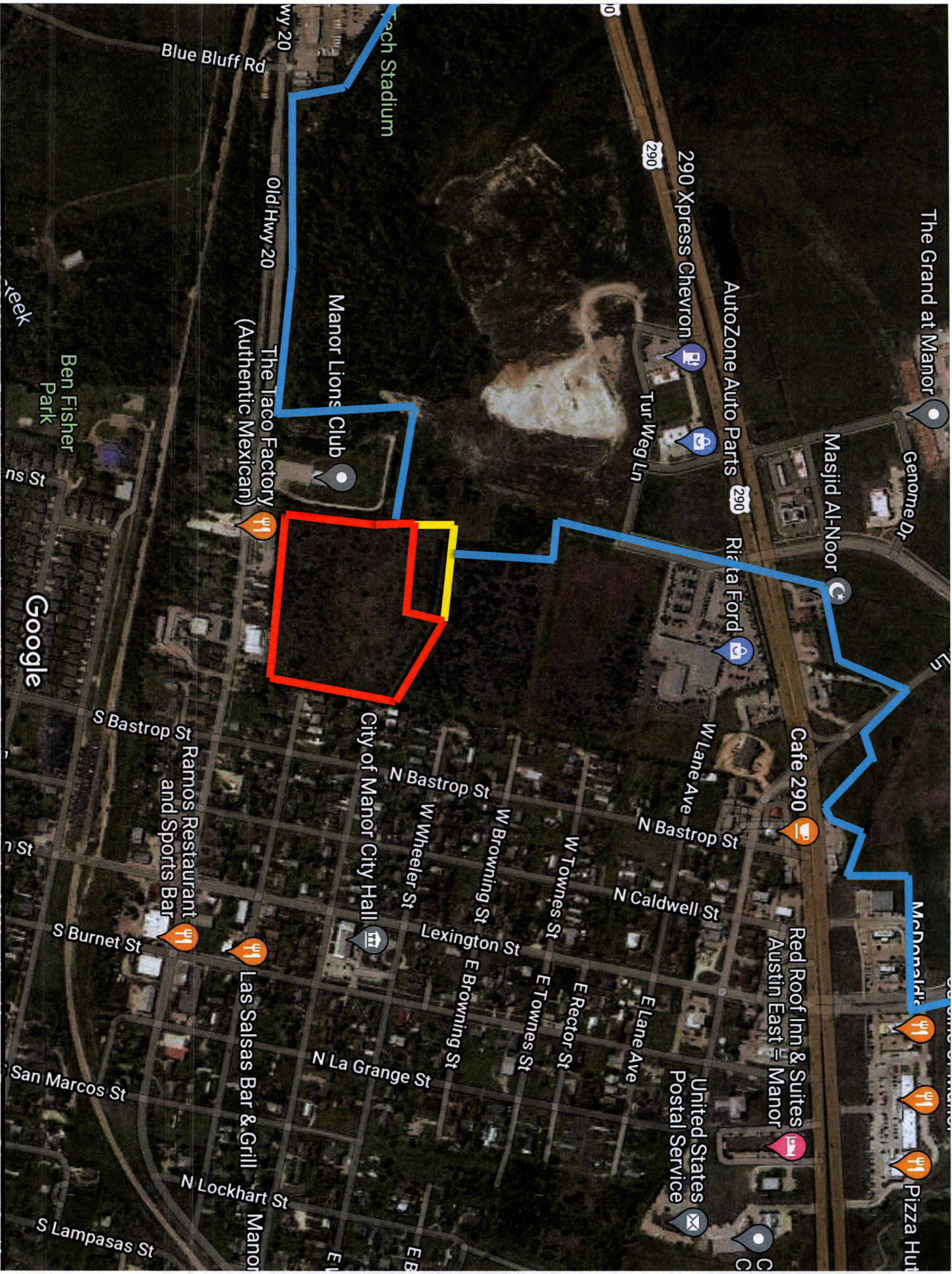

Scott Dunlop
Development Services Director



Item # 2

13.95 acres - Las Entradas South Project
located along the future Gregg Manor
Extension and North of Old Highway 20

Rezoning Request



The Grand at Manor

Genome Dr

Masjid Al-Noor

AutoZone Auto Parts

290 Xpress Chevron

Tur Weg Ln

Riata Ford

W Lane Ave

Cafe 290

McDonald's

Red Roof Inn & Suites
Austin East = Manor

United States
Postal Service

Pizza Hut

Each Stadium

Old Hwy 20

Manor Lions Club

The Jaco Factory
(Authentic Mexican)

City of Manor City Hall

N Bastrop St

W Wheeler St

W Browning St

W Townes St

N Caldwell St

Lexington St

E Browning St

E Townes St

E Rector St

E Lane Ave

N La Grange St

S Bastrop St

Ramos Restaurant
and Sports Bar

Las Salsas Bar & Grill

S Burnet St

San Marcos St

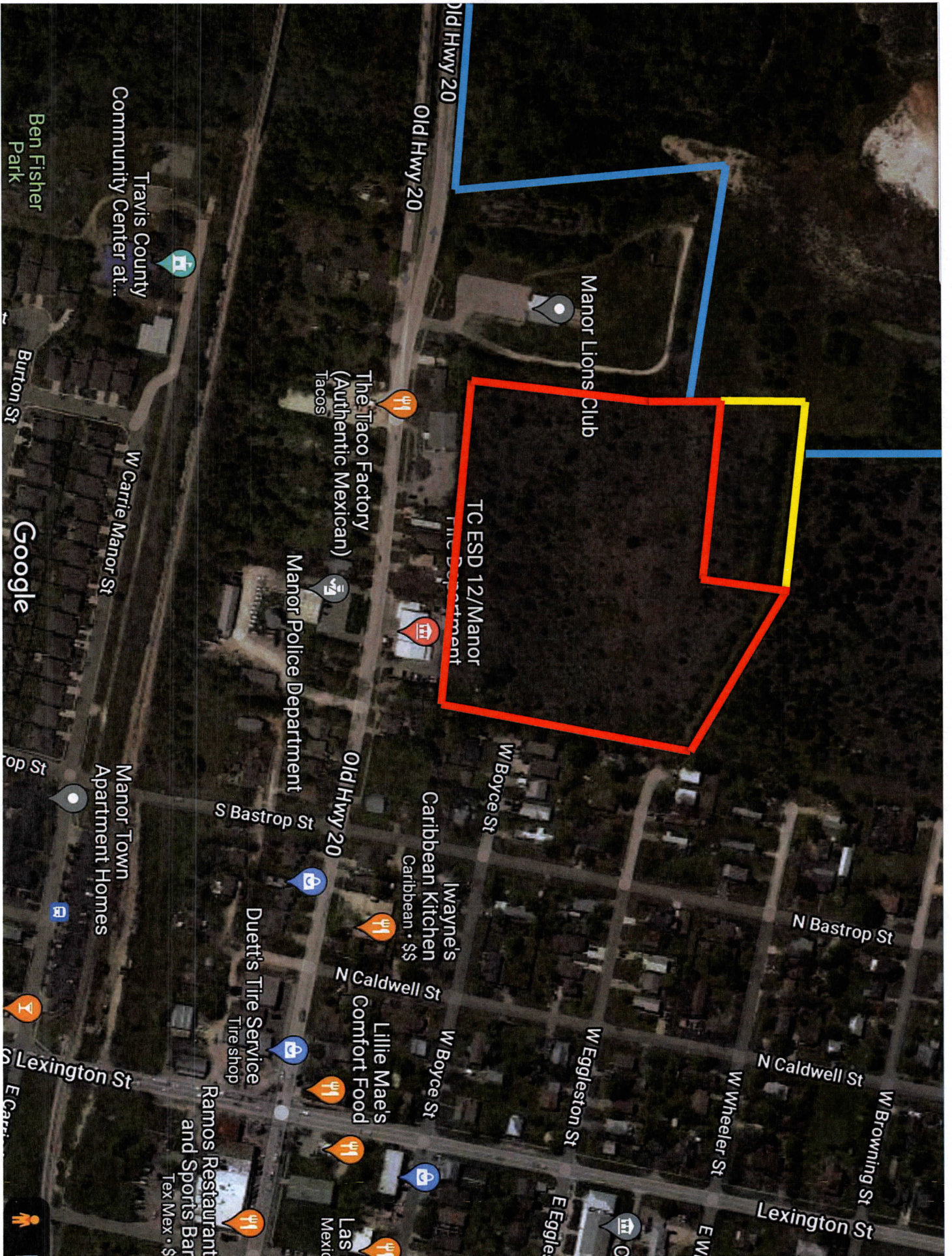
N Lockhart St

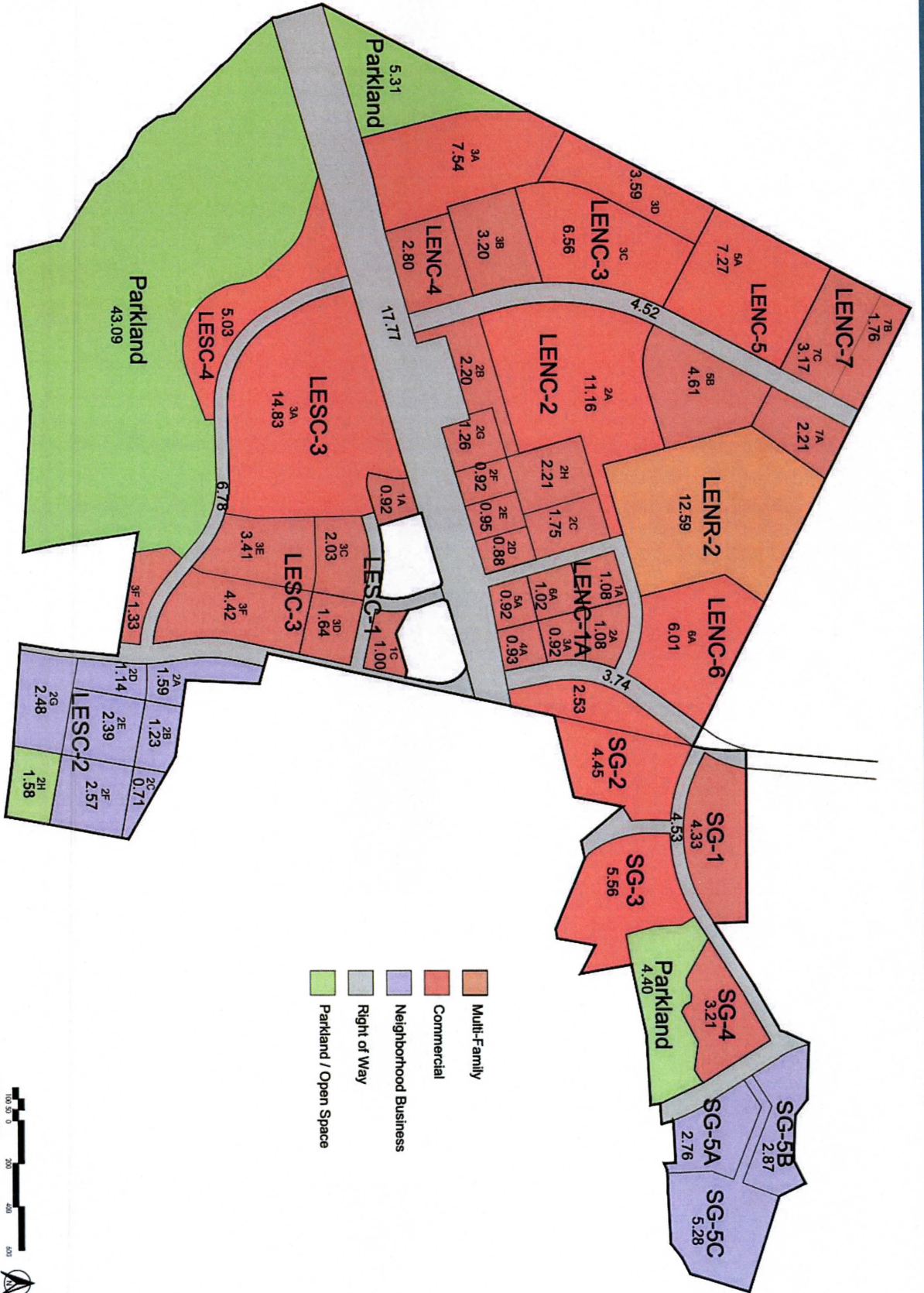
S Lampasas St

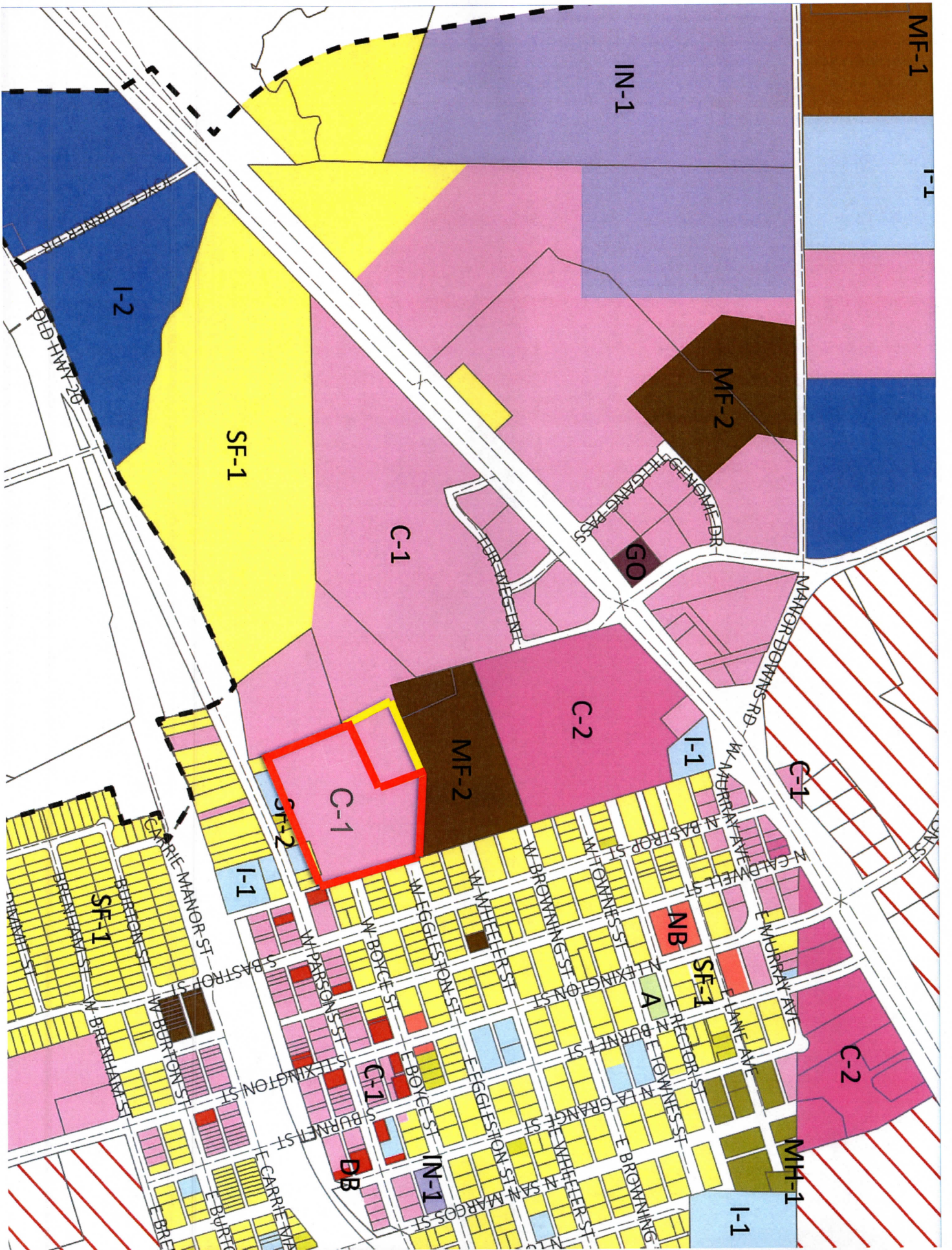
Ben Fisher
Park

ns St

Google

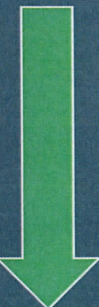






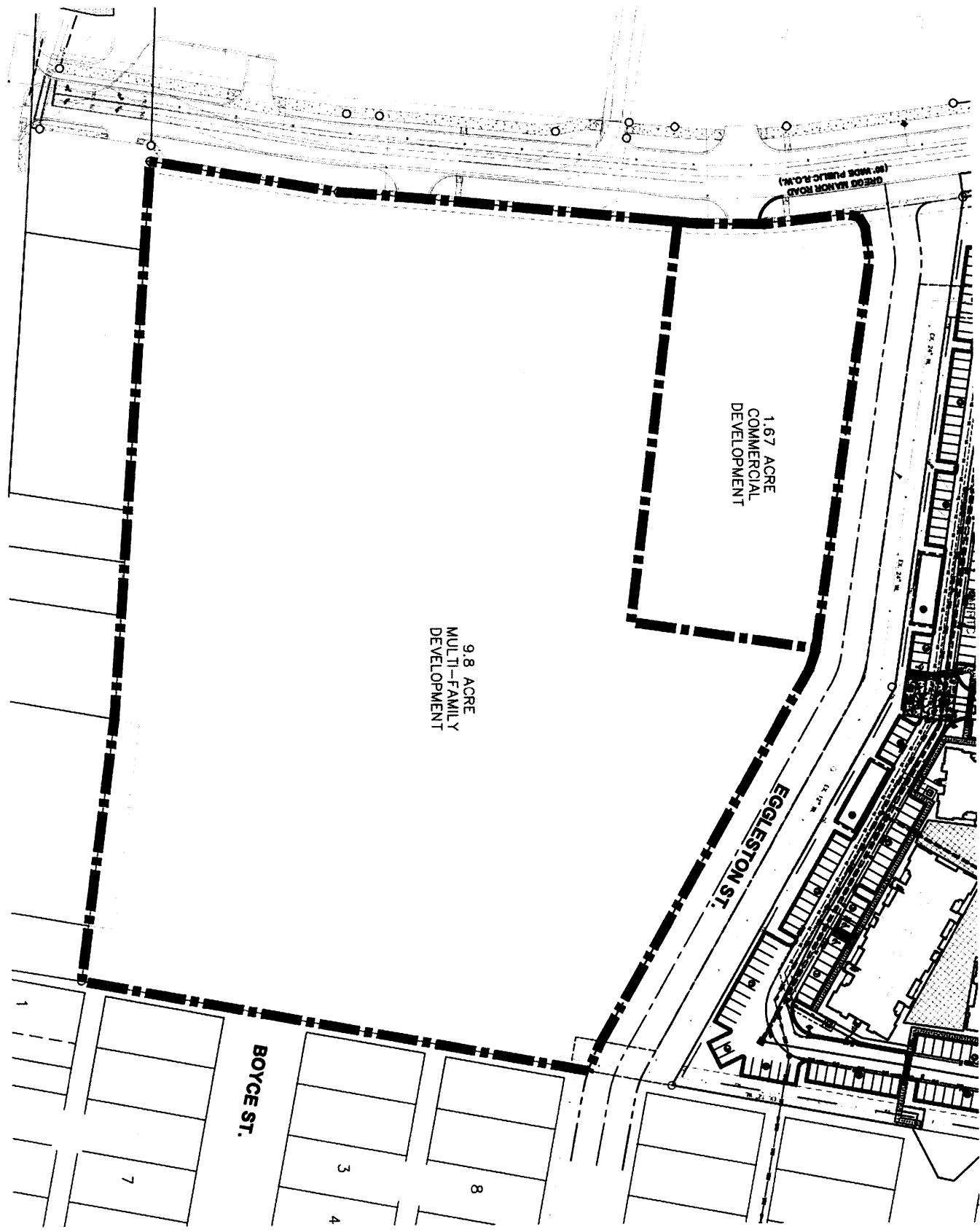
Site Summary

Rezoning Area

- +/- 9.8 acres
- C-1 Zoning  MF-2

Overall Project Area

- +/- 13.224 total acreage of site
- +/- 1.67 acres left C-1
- +/- 1.754 acres dedicated ROW



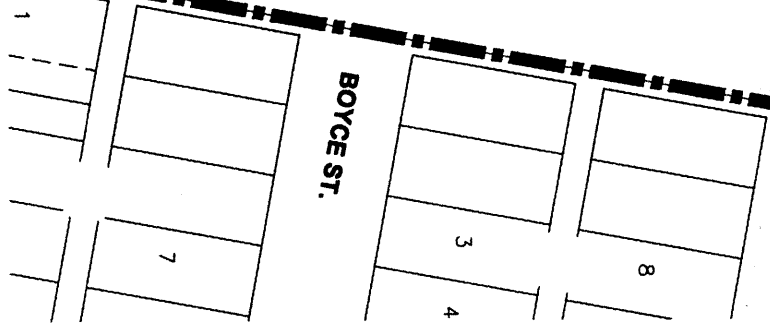
1.67 ACRE
COMMERCIAL
DEVELOPMENT

9.8 ACRE
MULTI-FAMILY
DEVELOPMENT

EGGLESTON ST.

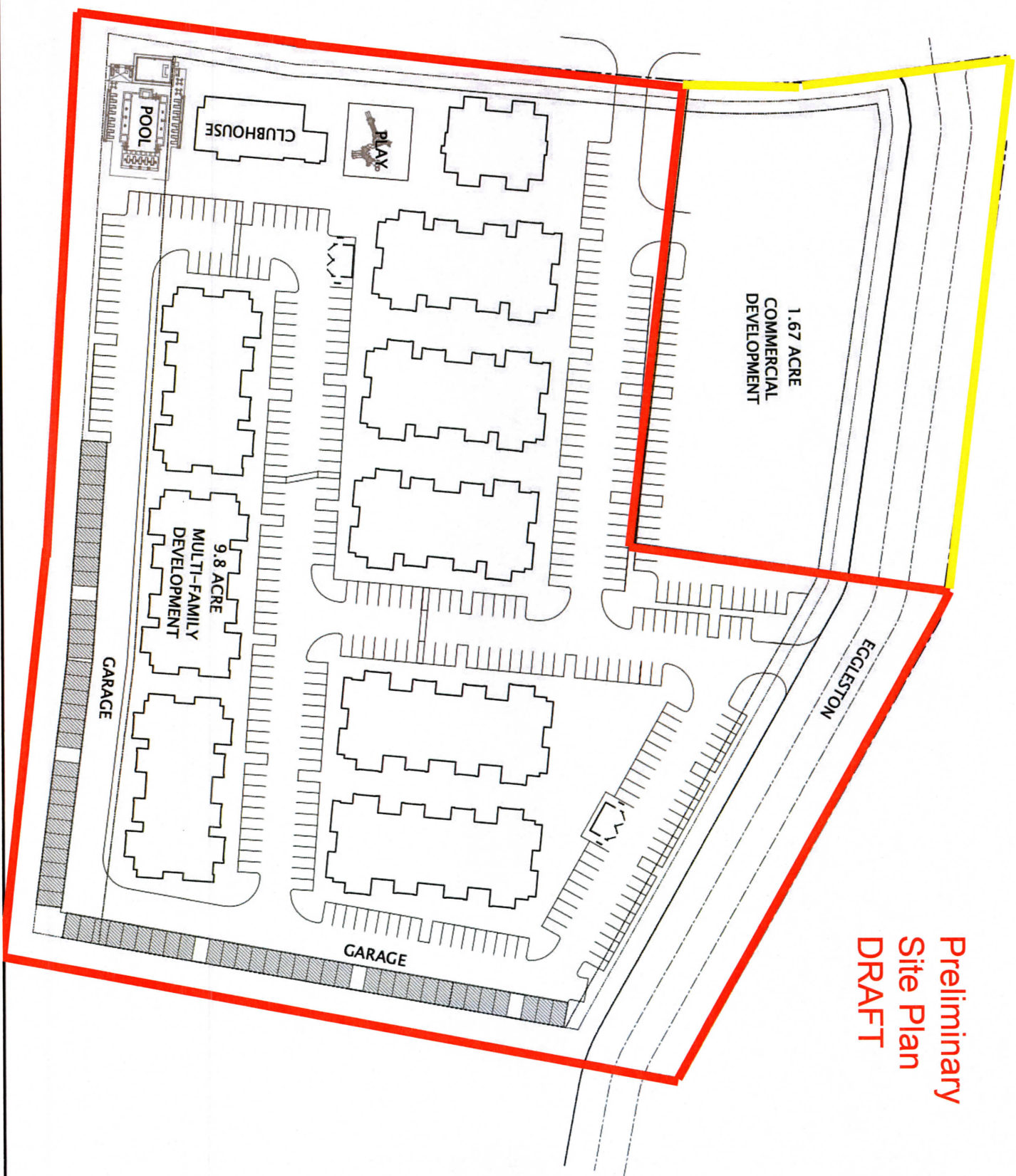
BOYCE ST.

GREAT HARBOR ROAD
(FORMER PUBLIC ROW)



Proposed Project

- 204 apartment units
 - 3 story building
- Parking required: 397
 - Parking provided in MF-2: 375 (including 62 in garages)
 - Shared parking with C-1: 36



Preliminary
Site Plan
DRAFT

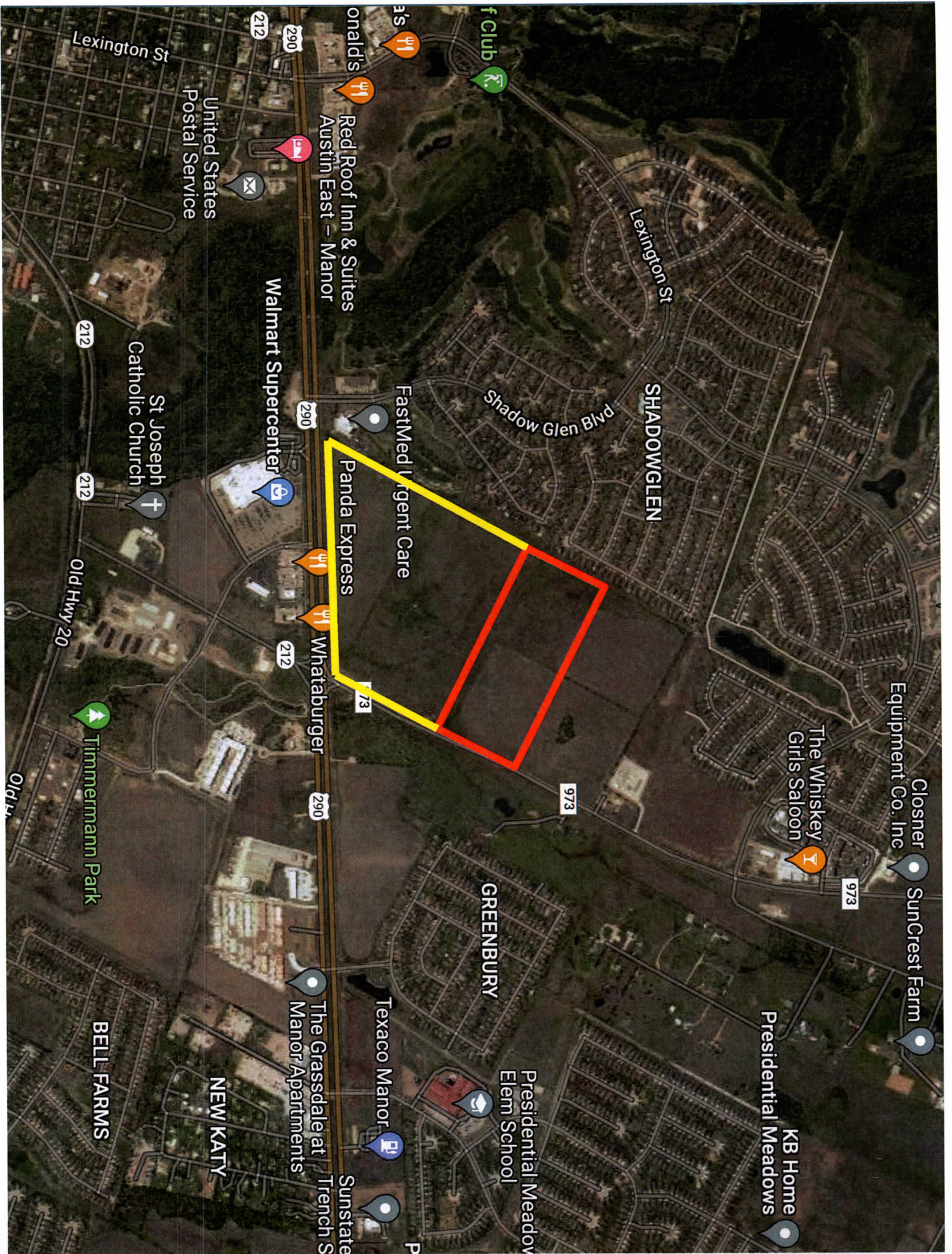
Summary

- Existing C-1 zoning
 - Requesting +/- 9.8 acres rezoned to MF-2
- +/- 1.67 acres commercial area
- +/- 1.754 acres dedicated for Eggleston St. R.O.W.
- 204 apartment units proposed
- Total parking: 411 spaces (total required: 397)
- Amenities:
 - Clubhouse
 - Pool area
 - Play area

Item # 3

26.30 acres within the Butler-Manor Project
located at E. US 290 and 13100 N. FM 973

Rezoning Request



Equipment Co. Inc

SunCrest Farm

The Whiskey Girls Saloon

KB Home

Presidential Meadows

SHADOWGLEN

GREENBURY

Presidential Meadow Elem School

FastMed Urgent Care

Texaco Manor

Panda Express

The Grassdale at Manor Apartments

Red Roof Inn & Suites Austin East - Manor

Walmart Supercenter

NEW KATY

St Joseph Catholic Church

BELL FARMS

Timmermann Park

Old Hwy 20

Lexington St

Lexington St

Shadow Glen Blvd

United States Postal Service

290

212

212

212

290

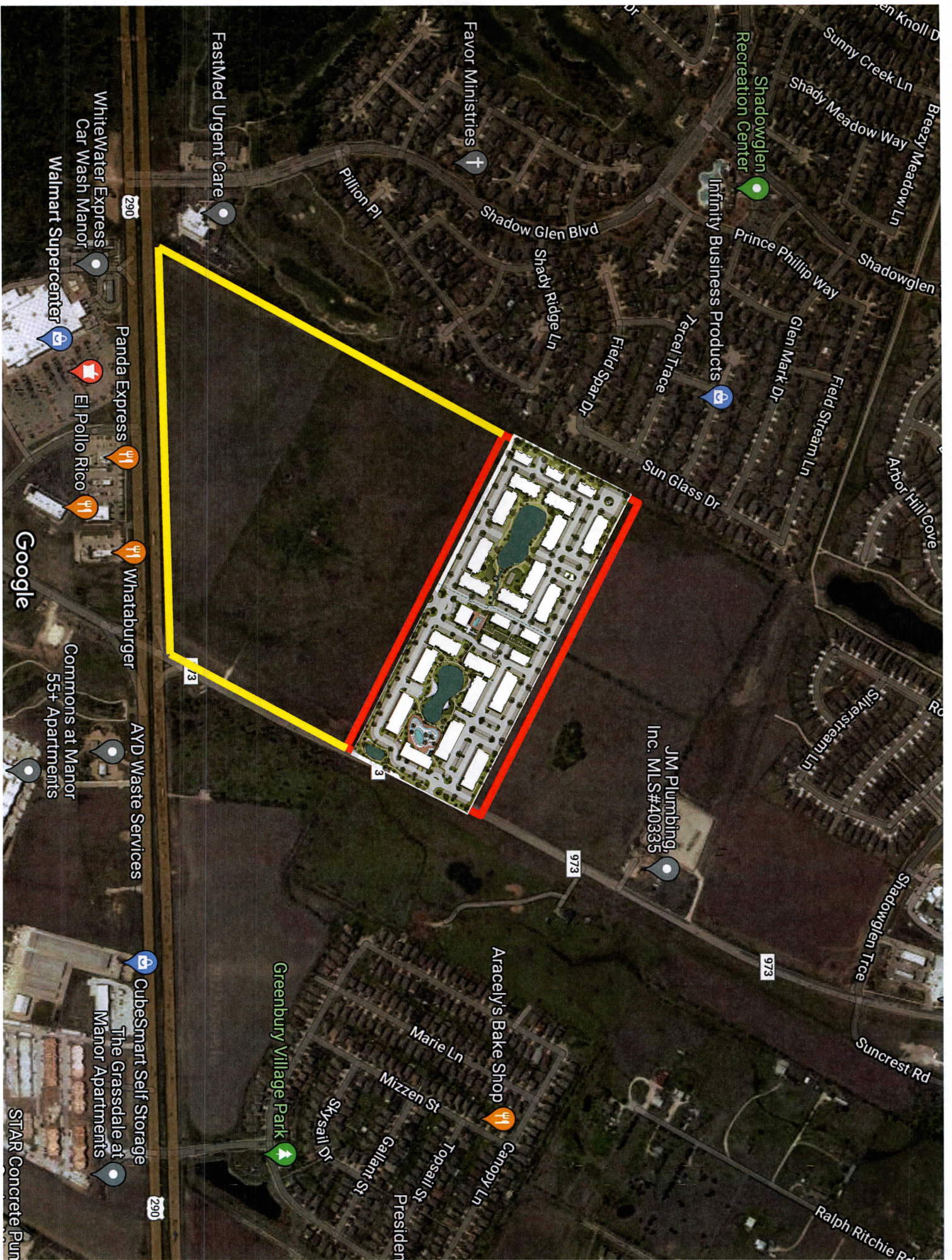
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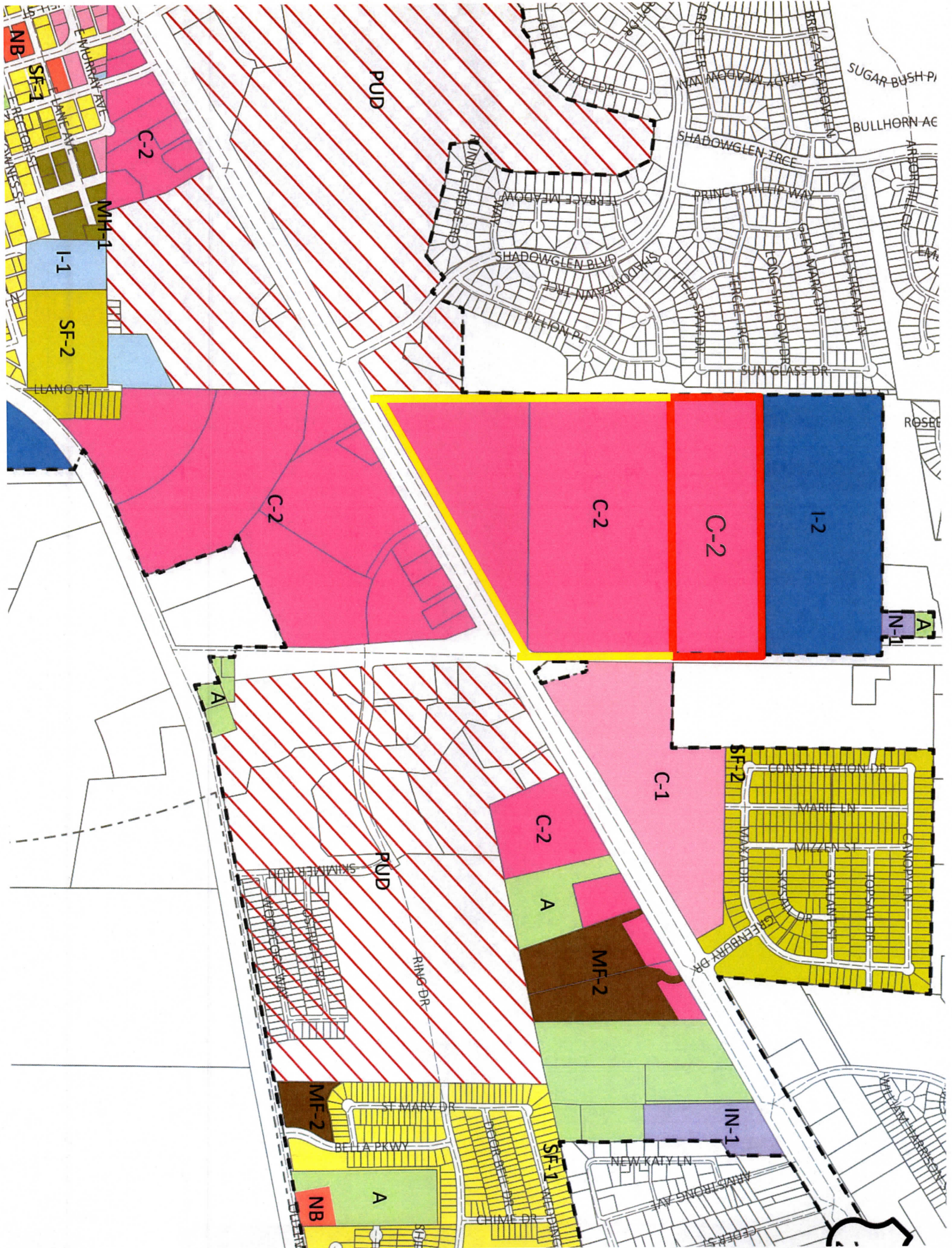
290

973

973

973



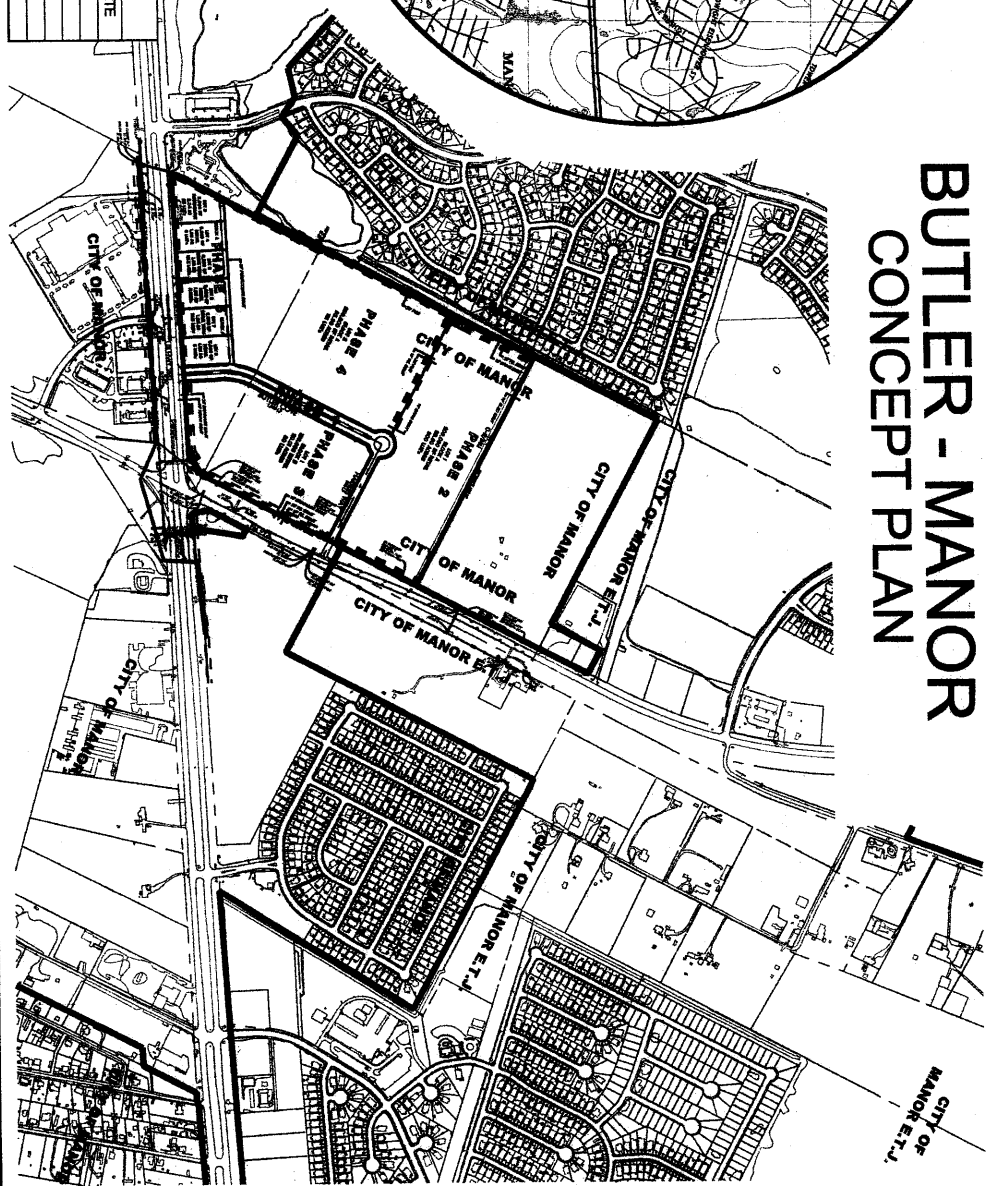


BUTLER - MANOR CONCEPT PLAN

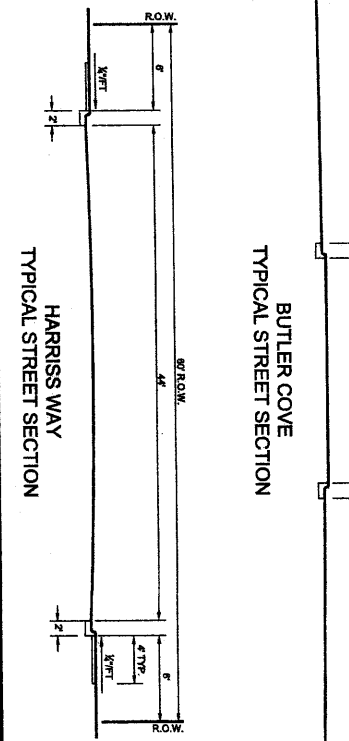


PHASING PLAN

PHASE	LOT/BLOCK	ESTIMATED COMPLETION DATE
1	BUTLER COVER/HARRISS WAY/UNITES	DECEMBER 2022
2	LOT 1/ BLOCK A	JUNE 2024
3	LOT 1/ BLOCK B	DECEMBER 2023
4	LOT 2/ BLOCK A	JUNE 2025
5	LOT 3-5/ BLOCK A	JUNE 2025



LOT	AREA (AC)	PROPOSED LAND USE	DENSITY SF/UNITS	LU'S	TRIPS PER DAY
BLOCK A					
LOT 1	26.30	RETAIL	200,000 SF	300	4,495
LOT 2	33.39	RETAIL	250,000 SF	151	6,672
LOT 3	2.04	ST/DOWN RESTAURANT	5,000 SF	25	581
LOT 4	1.63	RETAIL	5,000 SF	3	133
LOT 5	1.63	FAST FOOD DRIVE THRU	2,500 SF	12.5	1,178
LOT 6	1.63	RETAIL	5,000 SF	3	133
LOT 7	1.63	FAST FOOD DRIVE THRU	2,500 SF	12.5	1,178
LOT 8	1.63	RETAIL	5,000 SF	3	133
BLOCK B					
LOT 1	20.01	RETAIL	150,000 SF	90	4,003
ROW	5.33				
Total	95.15			600	15,487



NOTE:
According to the FEMA LOMA Reevaluation letter dated January 15, 2020, there is no FEMA floodplain located on the subject property.

CITY OF MANOR ACKNOWLEDGEMENTS
THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND COMPLETED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND THE CITY CLERK HAS RECORDED THIS PLAN WITH THE CITY OF MANOR. THE CITY OF MANOR DOES NOT WARRANT ANY OF THE INFORMATION CONTAINED HEREIN.

APPROVED: [Signature]
CITY CLERK
CITY OF MANOR, TEXAS

ATTEST: [Signature]
CITY CLERK
CITY OF MANOR, TEXAS

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
13020 N. LOOP WEST, SUITE 100
ALLEN, TX 75002-6100
972.344.8181
butterfamilypartnership.com

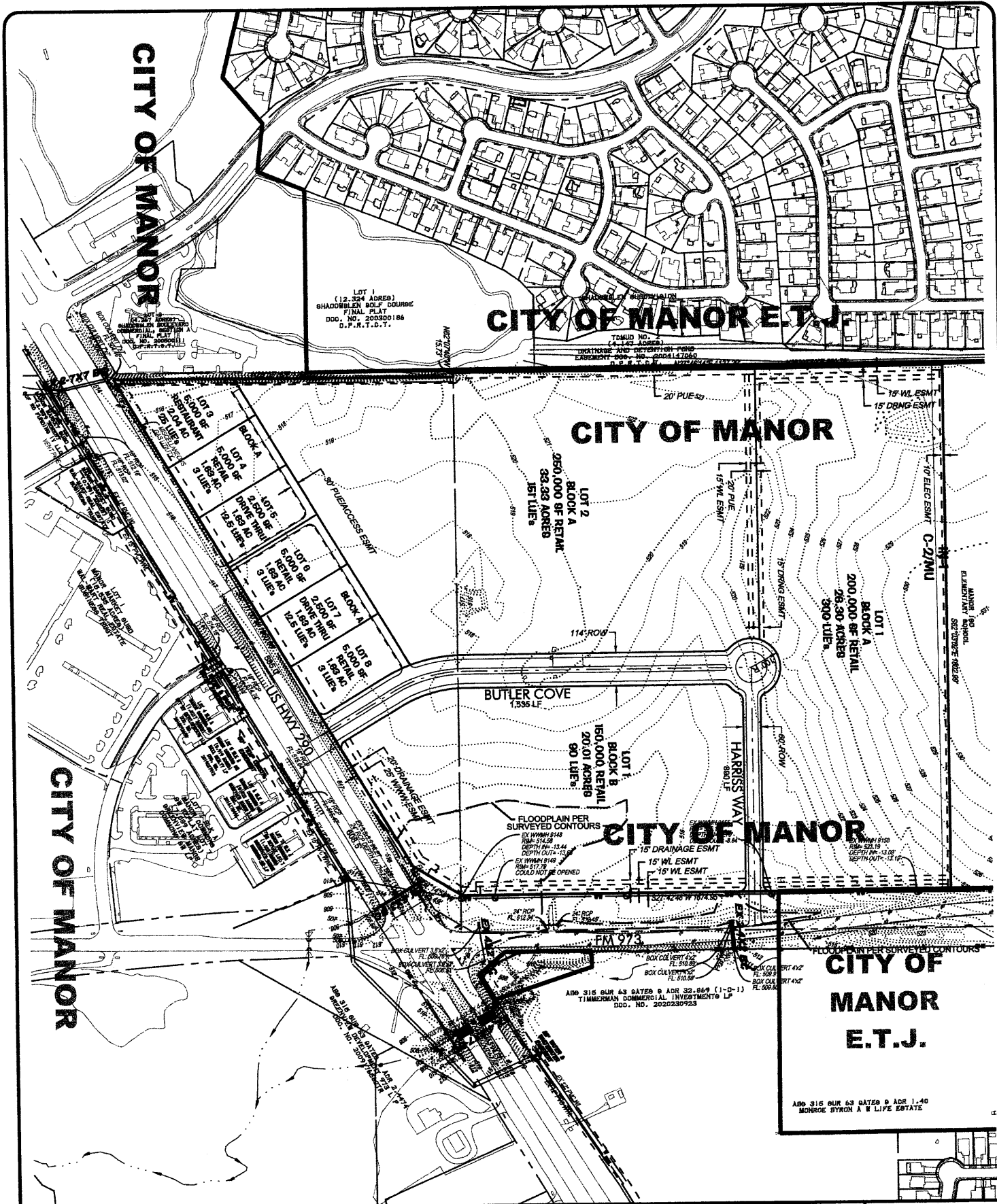
OWNER 40AC TRACT:
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
C/O: BUTLER FAMILY PARTNERSHIP, LTD.

SURVEYOR:
LAND DESIGN SERVICES, INC.
15070 N. LOOP WEST, SUITE 100
ALLEN, TX 75002-6100
972.344.8181

LJA Engineering, Inc.
7500 Realto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.438.4700
FRN-F-4386

BUTLER - MANOR
E US 290 & 13100 N FM 973
OVERALL CONCEPT PLAN





CITY OF MANOR

CITY OF MANOR E.T.J.

CITY OF MANOR

CITY OF MANOR

CITY OF MANOR E.T.J.

CITY OF MANOR

LOT 1
(12,324 ACRES)
SHADOWBLEN GOLF COURSE
FINAL PLAT
DOC. NO. 200300186
D.P.R.T.D.T.

TOWNSHIP NO. 14-42-40E
RANGE AND DEVISIONAL PLANS
EXAMINER'S NO. 100-000012000
EXAMINER'S NO. 100-000012000

BUTLER COVE
1,336 LF

LOT 1
BLOCK B
150,000 SF REMAIN
20.01 ACRES
90 LBS

FLOODPLAIN PER SURVEYED CONTOURS

15' DRAINAGE ESMT
15' WL ESMT
15' WL ESMT

ABO 315 BUR 63 DATED 6 APR 32.058 (J-D-1)
TIMMERMAN COMMERCIAL INVESTMENTS LP
DOC. NO. 2020230923

ABO 315 BUR 63 DATED 6 APR 1.40
MONROE BYRON A W LIFE ESTATE

OF 2 SHEETS
2

DEVELOPER/OWNER:
BUTLER FAMILY PARTNERSHIP, LTD.
ATTN: MATT HARRIS
P.O. BOX 6100
ALSTON, TX 78706-9100
(727)200-8078
matt@bfbfamily.com

SURVEYOR:
LANDDESIGN SERVICES, INC.
ATTN: KYLE W. HIGGINS
10000 W HIGHWAY 29
LIBERTY HILL, TX 78642
(512)268-7001

OWNER 40AC TRACT:
BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT
C/O: BUTLER FAMILY PARTNERSHIP, LTD.

LJA Engineering, Inc.
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735
Phone 512.438.4700
FRN-F-1386



BUTLER - MANOR
E US 290 & 13100 N FM 973
200 SCALE CONCEPT PLAN



Site Summary

Rezoning Area

- 26.30 acres
- C-2 Zoning  MF-2

Overall Project Area

- ±135 total acreage of site
- ± 40 acres Manor ISD
- ± 69 acres total commercial
- ± 26.30 acres residential

Proposed Project

- 586 apartment units
 - 3-story buildings
- Parking required: 1155 spaces
- Open space including ponds: 6.8 ac.

LANDSCAPE PLAN



2491.01 Hill Street - Manor TX

March 15, 2022

3

DRAFT

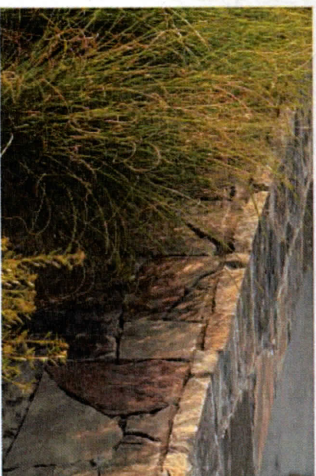
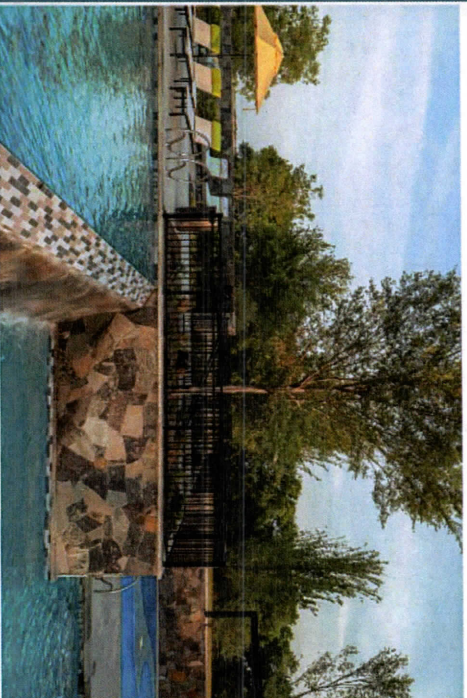
BKV
GROUP

Amenity Preliminary Design

PHASE 1 CLUBHOUSE - POOL AMENITY & BIER GARTEN - "REFINED HILLCOUNTRY"

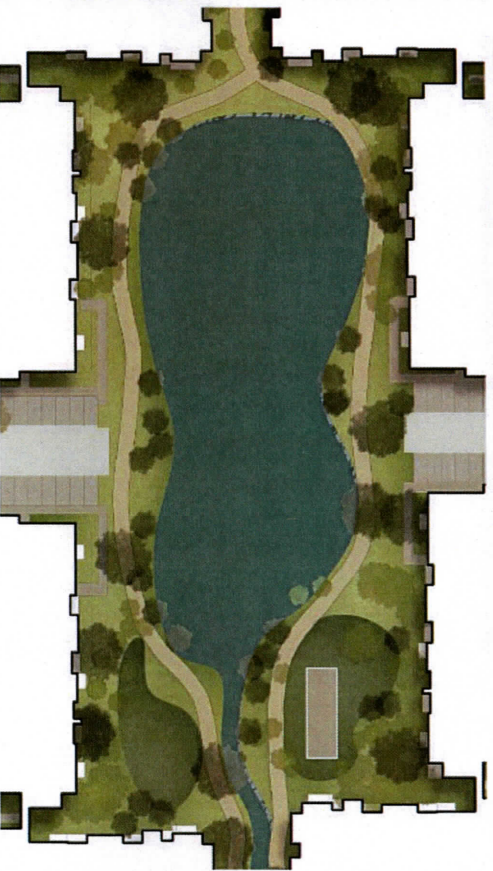
PROGRAM / OBJECTIVES

- 1 GATHERING SPACE
- 2 COMMUNITY GARDEN
- 3 FLEX LAWN/DECK
- 4 SHADE STRUCTURE
- 5 WARM / INVITING
- 6 WOW VIEWS!



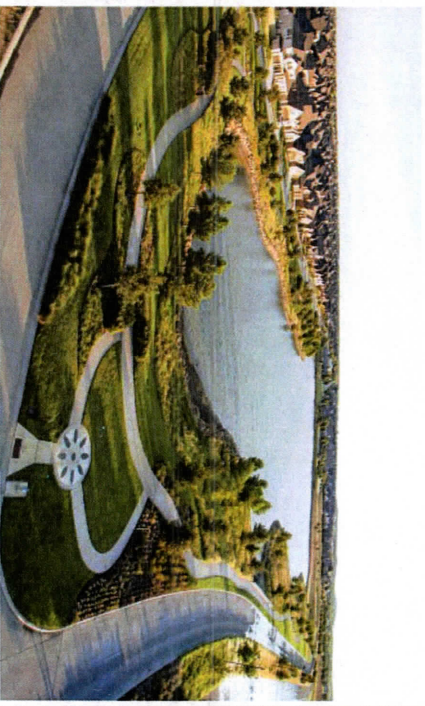
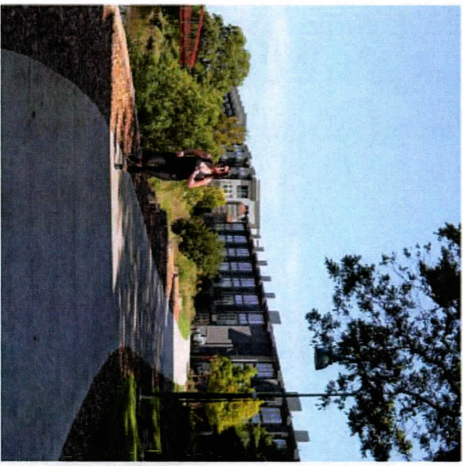
Pond and Activity Coordination

ACTIVATED DETENTION/RETENTION



PROGRAM/ OBJECTIVES

- 1 WALKING TRAILS
- 2 SAFE ACCESSIBLE
- 3 WAFINDING
- 4 TOPOGRAPHY OPPORTUNITIES
- 5 PHOTO MOMENTS
- 6 NATURAL REPRIEVE



2491.01 Hill Street - Manor TX

March 15, 2022

7

Summary

- Existing C-2 zoning
 - Requesting 26.30 acres rezoned to MF-2
- 586 apartment units proposed
- Total parking: 1128 spaces
- Amenities:
 - Bier Garden
 - Water feature
 - Dog park/wet dog park at the pond
 - Walking trails
 - Wet ponds w/ fountains
 - Professionally designed fitness
 - Golf simulator
 - Business center
 - Private office spaces
 - Outdoor cooking and gathering spaces
 - 2 resort-style pools w/ cabanas
 - Attached garage parking
 - Outdoor games



#7

February 11, 2022

RE: R4616 IMST Retail Site Analysis

13800 FM 973
Manor, Texas 78653

A Retail Site Analysis was completed for the proposed fuel and convenience market at 13800 FM 973 in Manor, Texas. The focus of the evaluation is anticipated fuel volume and convenience market sales generated by modern facility development.

The trade area is an expanding residential section of northeast Manor in Travis County. Area residents are suburban families with busy lifestyles and good propensities toward fuel and convenience purchases. Area residents are above-average fuel and convenience store consumers. Trade area demand is expanding with household growth projected through 2026.

The convenience market is a good development opportunity based on residential profile and expanding trade area demand. Projections are driven by local household residents that will find the fuel station and upscale market a convenient alternative to competitors located throughout the market.

If you need any additional information, please let me know.

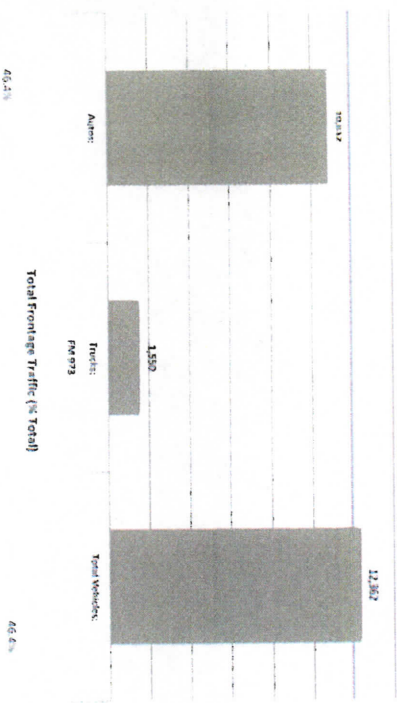
Sincerely,

Michael Putney
Senior Business Analyst
IMST Corp.

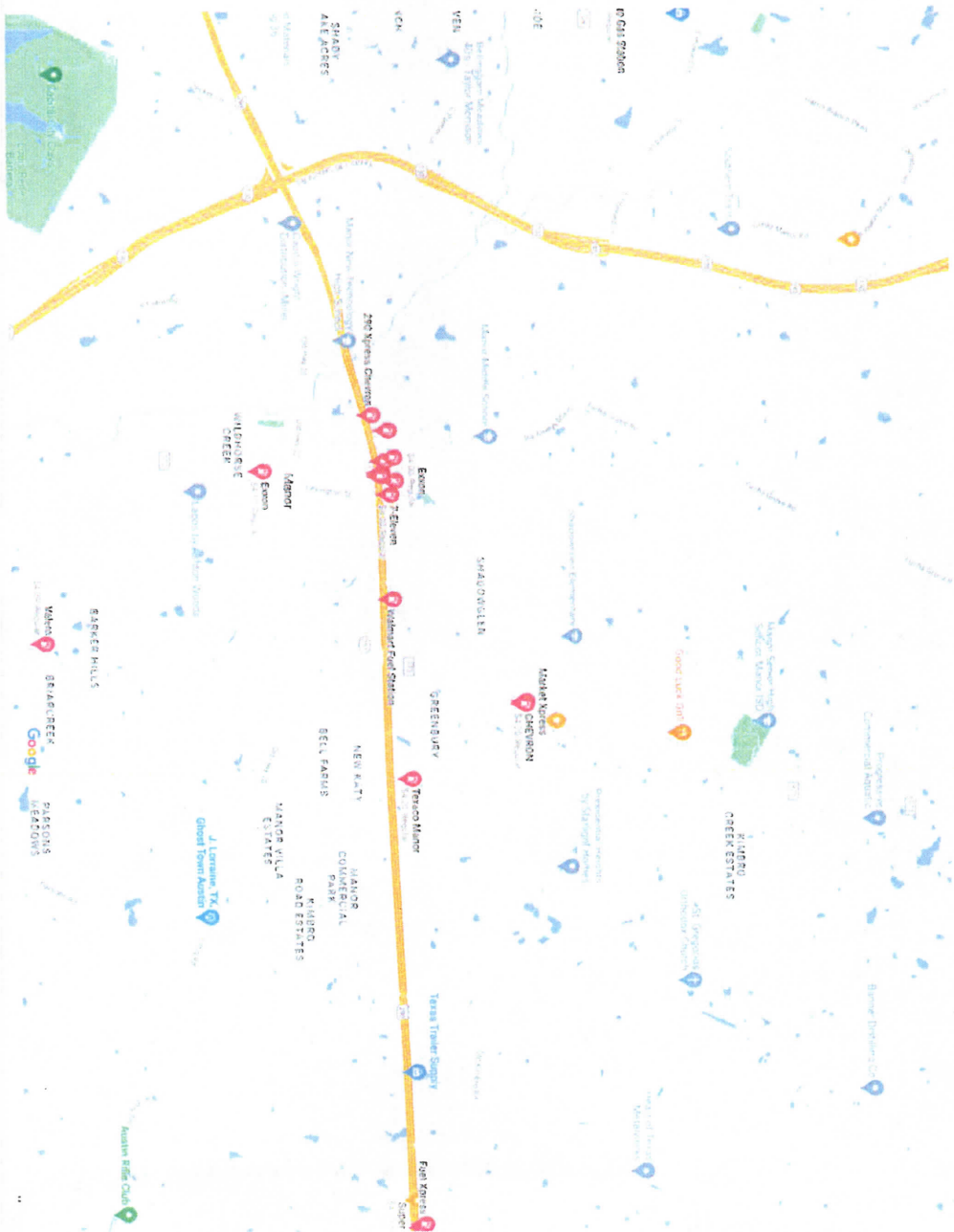
Traffic Summary

VPD Charts

Vehicle per Day (VPD)



Total Frontage Traffic (% Total)



Projections, Analytical Range, and Metrics

13800 FM 973, Manor, Texas 78653

AVERAGE MONTHLY VOLUME AND SALES

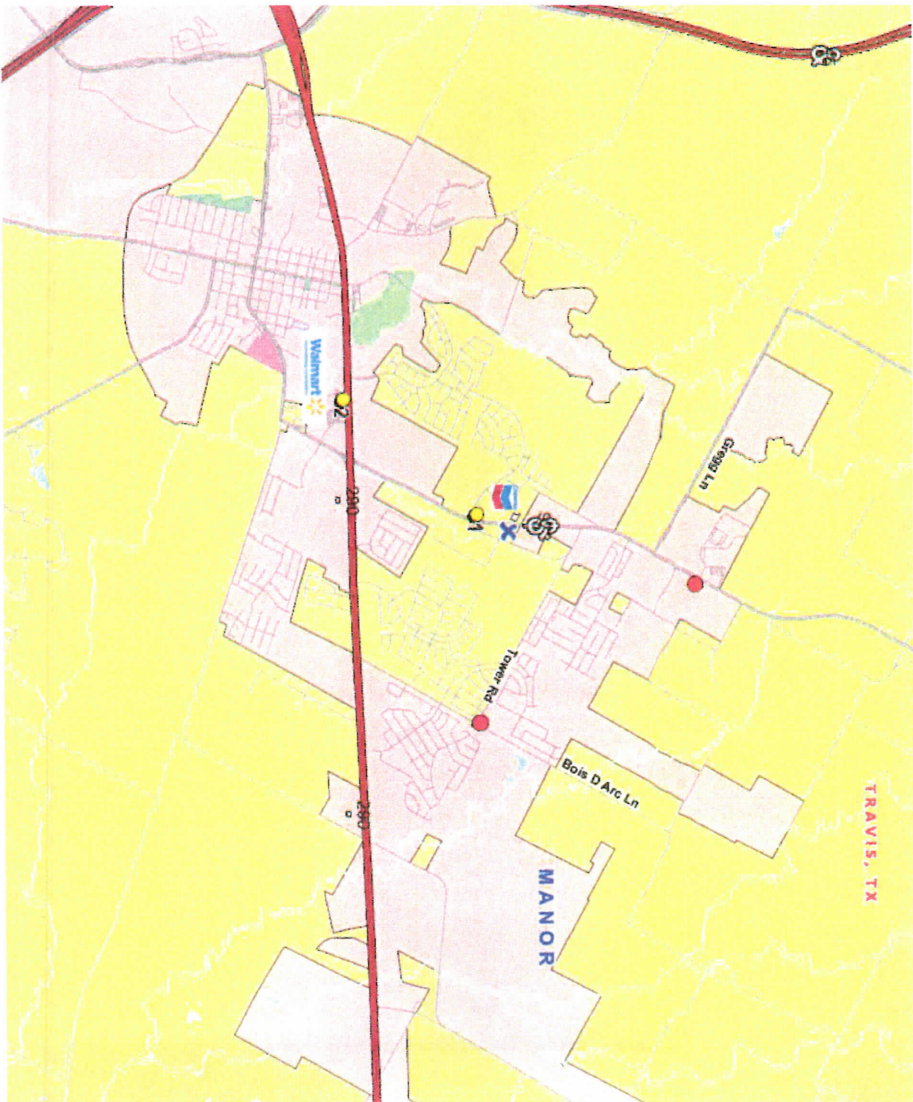
	Year 1	Year 2	Year 3
Fuel Volume (Gallons)	102,930	110,769	114,458
Gasoline Volume (Gallons)	92,828	99,898	103,225
Diesel Volume (Gallons)	10,102	10,871	11,233

Primary Area of Influence
Area in Square Miles
Total Intersection Traffic VPD

Custom
11.23
14,061

Annual Fuel Volume Year 1
Annual Gasoline Volume Year 1
Annual Diesel Volume Year 1
Fuel Gallons per Dispenser Year 1

1,235,160
1,113,936
121,224
20,586



Mandy Miller

From: Diane Moellenberg
Sent: Wednesday, April 13, 2022 4:15 PM
To: Public Comments
Cc: Mandy Miller
Subject: Comment on April 13, 2022, Agenda Item No. 22

On April 13, 2022, Agenda Items No. 22 relating to the Preliminary Plat for Shadowglen Subdivision, Phase 3, Sections 1 and 2 (361 lots of 103.73 acres located near the intersection of Gregg Manor Road and Rector Loop) is to be addressed. I cannot attend the meeting due to a conflicting meeting.

I received through Open Records a copy of the Preliminary Plat for the subdivision listed in the paragraph above. For individuals to exit this subdivision they have to enter Rector Loop and then either access Gregg Manor Road or Fuchs Grove Rd. The intersection at Rector Loop and Gregg Manor is already a hazardous intersection as individuals traveling north on Gregg Manor crest a hill and immediately on their descent encounter individuals exiting Rector Loop. Additionally, this intersection will become more hazardous as not only is the Shadowglen Subdivision Phase 3 with 361 homes going to be built but also approximately 1/2 mile north at the corner of Gregg Manor and Fuchs Grove, Lennar Homes is developing the Two Creek Crossing Subdivision.

I will be for the subdivision if the issue of the intersection of Rector Loop and Gregg Manor is addressed but against the subdivision if the intersection is not addressed.

Thank you,
Diane Moellenberg
(physical address: 13306 Rector Loop, Manor, Texas 78653)
(mailing address: P. O. Box 156, Manor, Texas 78653)

Item #11
and
Item #26



Texas Engineering Firm #4242

Date: Monday, April 11, 2022

I. T. Gonzalez
I T Gonzalez Engineers
3501 Manor Rd
Austin 78723
itgonz@swbell.net

Permit Number 2022-P-1420-SF
Job Address: 15001 US Hwy 290, Manor , TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear I. T. Gonzalez,

The first submittal of the Duque Estates Subdivision Short Form Final Plat - 15001 US Hwy 290 (*Short Form Final Plat*) submitted by I T Gonzalez Engineers and received on March 16, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (512) 259-3882 or by email at pgray@gbateam.com.

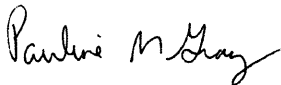
1. Provide Identification and location of proposed uses for all lots within the subdivision.
2. Once the proposed use is identified, proper setbacks can be confirmed as required by City Zoning Ordinance in Manor Code of Ordinance Ch. 14 Sec. 14.02.007 and Sec.14.02.020.
3. Provide labels for mail notifications, including the owner's name, address, deed or plat reference, and property lines of property within three hundred (300) feet of the development boundaries, as determined by current tax rolls.
4. X and Y coordinate systems shall be used to identify four (4) property corners. The existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system.
5. Provide information on whether the subdivision will be on a septic tank system or connecting to an existing wastewater line. Sheet 1 says both, need to specify.
6. If on septic, Certification from the County Health District that a subdivision is located in an area that cannot reasonably be served by an organized wastewater collection system and that the use of a septic tank or other means of disposal has been approved by the County Health District. Said certificate shall show the limitations, if any, of such approval.
7. Certification from a registered professional engineer and approval by the State Health Department (if applicable) that water satisfactory for human consumption is available in adequate supply at the time of submission, except that such certification is not required if the property will be served by the City water system. The water is provided by Manville, not by the City of Manor.

8. Provide labels, location, and dimensions of existing easements.
9. Need to switch sheet 2 to be sheet 1. (Sheet 2 with the map will become the cover page)
10. Rebecca Guerrero is the current Travis County Clerk.
11. Developer shall include a copy of the approved application for flood plain map amendment or revision, as required by the Federal Emergency Management Agency (FEMA) if the site is within the FEMA floodplain.
12. If a subdivision is located in an area served by any utility other than the City, the developer shall furnish a letter from such utility certifying their approval of the location of the utility easements shown on the plat and indicating the utility's intent to serve the property, except that said letters are not required if the easements conform to those approved on the Preliminary Plat.

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,



Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA

Table 21 – Mitigation Measures Cost Sharing

Intersection/Roadway	Phase	Approach	Mitigation Measure	Unit Cost	Total Estimated Cost	% Site Traffic at Location	Pro-Rata Cost Share	
Fuchs Grove Road	1	Gregg Manor to Rector Loop	Widen Roadway to 3-Lane Section (~3,100')	\$2.11 million per lane mile (\$400/LF)	\$1,240,000.00	0%	\$ -	
	1	Rector Loop to Gregg Lane	Widen Roadway to 3-Lane Section (~5,500')	\$2.11 million per lane mile (\$400/LF)	\$2,200,000.00	6%	\$ 125,257	
Gregg Manor Road	1	Hill Lane to Rector Loop	Widen Roadway to 3-Lane Section (~3,400')	\$2.11 million per lane mile (\$400/LF)	\$1,360,000.00	18%	\$ 247,935	
	1	Rector Loop to Fuchs Grove Road	Widen Roadway to 3-Lane Section (~1,800')	\$2.11 million per lane mile (\$400/LF)	\$ 720,000.00	1%	\$ 10,774	
Gregg Manor Road at US 290	1	SB	Install 100' Right Turn Lane with 50' Taper	\$2.11 million per lane mile (\$400/LF)	\$ 150,000.00	21%	\$ 30,844	
	1	EB	Install 600' Dual Left Turn Lane with 150' Taper, and Modify Signal	\$2.11 million per lane mile (\$400/LF)	\$ 270,000.00	28%	\$ 76,614	
	1	SB	Add southbound right-turn signal head to facilitate overlap during eastbound left-turn phase	\$5,000	\$ 5,000	21%	\$ 1,028	
	2	NB	Signal Timings adjustments	\$5,000	\$ 5,000	100%	\$ 5,000	
Hill Lane at US 290	1	No Mitigation						\$ -
Lexington Street at US 290	1	EB	Install 600' Dual Left Turn Lane with 150' Taper, and Modify Signal	\$2.11 million per lane mile (\$400/LF)	\$ 270,000.00	4%	\$ 10,442	
	1	NB	Install 100' Right Turn Lane with 50' Taper and restripe to L, L, T, R	\$2.11 million per lane mile (\$400/LF)	\$ 150,000.00	2%	\$ 3,616	
	2	EB/WB	Install Eastbound and Westbound through lane from intersection 2 to existing bridge (~1,900' each direction) + replace existing Signal	\$2.11 million per lane mile (\$400/LF) + \$350,000 per signal	\$1,870,000.00	3%	\$ 54,233	
Shadowglen Boulevard at US 290	1	All	Adjust Timings	\$5,000	\$ 5,000.00	100%	\$ 5,000	
	2	EB	Add eastbound left-turn flashing yellow arrow	\$2,500	\$ 5,000.00	6%	\$ 315	
Gregg Manor & SH130	1	No Mitigation						\$ -

Table 15 – Mitigation Measures Cost Sharing (cont)

Intersection/Roadway	Phase	Approach	Mitigation Measure	Unit Cost	Total Estimated Cost	% Site Traffic at Location	Pro-Rata Cost Share	
Fuchs Grove Road at Gregg Manor Road	1	All	Install Signal	\$350,000	\$ 350,000.00	55%	\$ 191,396	
	1	NB	Install 100' Right Turn Lane with 50' Taper	\$2.11 million per lane mile (\$400/LF)	\$ 150,000.00	5%	\$ 7,190	
	1	SB	Install 100' Left Turn Lane with 50' Taper	\$2.11 million per lane mile (\$400/LF)	\$ 150,000.00	2%	\$ 3,273	
	2	All	Signal Timing Adjustments	\$5,000.00	\$ 5,000.00	100%	\$ 5,000	
Gregg Manor Road at Rector Loop	1	No Mitigation						\$ -
Gregg Manor Road at Hill Lane	1	NB	Install thru-lane that corresponds with new EBL lane at Gregg Manor at US 290 (~1,000')	\$2.11 million per lane mile (\$400/LF)	\$ 400,000.00	28%	\$ 113,502	
	1	All	Install Signal	\$350,000	\$ 350,000.00	19%	\$ 66,385	
	2	WB	Install channelized right-turn lane and Receiving Lane (~500')	\$2.11 million per lane mile (\$400/LF)	\$ 200,000.00	27%	\$ 54,854	
Fuchs Grove Road at Rector Lane	1	No Mitigation						\$ -
Fuchs Grove Road at Gregg Lane	1	WB	Install 100' Right Turn Lane with 50' Taper	\$2.11 million per lane mile (\$400/LF)	\$ 150,000.00	11%	\$ 15,963	
FM 973 at Shadowglen Trace	1	All	Install Signal	\$350,000	\$ 350,000.00	To be built by Shadowglen TIA	\$ -	
	1	SB	Install 100' Right Turn Lane with 50' Taper	\$2.11 million per lane mile (\$400/LF)	\$ 150,000.00	0%	\$ -	
	2	All	Signal Timing Adjustments	\$5,000.00	\$ 5,000.00	100%	\$ 5,000	
Lexington Street at Shadowglen Trace	-	No Mitigation						\$ -
Shadowglen Trace at Misty Grove Blvd	-	No Mitigation						\$ -
Rector Loop at Driveway 1	-	No Mitigation						\$ -
Rector Loop at Driveway 2	-	No Mitigation						\$ -
Fuchs Grove at Driveway 3	2	Northbound	Install 100' Right Turn Lane with 50' Taper and build driveway to accommodate two westbound lanes	-	-	To be built by Developer	\$ -	
TOTAL					10,510,000	-	\$ 1,033,622.42	

CONCLUSION AND RECOMMENDATION

This study analyzed traffic impacts of the proposed Shadowglen Phase 3 development located to the east of Fuchs Grove Road and Rector Loop, north of Gregg Manor Road in the City of Manor, Texas. The different scenarios studied included 2020 Existing Conditions, 2023 No-Build, 2023 Build-Out, 2023 Mitigated Build-Out, 2025 No-Build, 2025 Build-Out, and 2025 Mitigated Build-Out conditions.

Table 15 shows the recommended mitigations to restore operations to an acceptable LOS.

For the proposed mitigation measures, the pro-rata cost share for the Shadowglen Phase 3 development is anticipated to be approximately **\$1,033,622**.