



Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacent, Place 4
Jennifer Wissmann, Place 5
Cecil Meyer, Place 6

Planning & Zoning Commission Regular Meeting

Wednesday, September 14, 2022 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

*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. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

PUBLIC HEARING

- 1.** Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2).
Applicant: Kenneth Tumlinson
Owner: Kenneth Tumlinson

- 2.** Conduct a public hearing on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.
Applicant: Madeline Hackett
Owner: Jefferson Triangle Marine, LP

- 3.** Conduct a public hearing on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX.
Applicant: Satterfield and Pontikes
Owner: Claycomb Associates, Inc

CONSENT AGENDA

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

- 4. Consideration, discussion, and possible action to approve the minutes of August 10, 2022, P&Z Commission Regular Meeting.**

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi-Family 25 (MF-2).
*Applicant: Kenneth Tumlinson
Owner: Kenneth Tumlinson***
- 6. Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.
*Applicant: Madeline Hackett
Owner: Jefferson Triangle Marine, LP***
- 7. Consideration, discussion, and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.
*Applicant: Baeza Engineering, LLC
Owner: John and Sandy Kerr***
- 8. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX.
*Applicant: Satterfield and Pontikes
Owner: Claycomb Associates, Inc***

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, September 9, 2022, 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 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail jalmaraz@cityofmanor.org .



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2).

Applicant: Kenneth Tumlinson
Owner: Kenneth Tumlinson

BACKGROUND/SUMMARY:

This property was annexed in 2017 and zoned to Light Industrial in December 2017. The property has some light industrial uses on adjacent lots and included this undeveloped acreage in that zoning request because they were considering it for future industrial expansion. This tract is directly adjacent to single family homes in the Stonewater Subdivision. On the draft Future Land Use Map in the Comprehensive Plan this tract/area is shown as Mixed-Density Neighborhood, which is residential use with densities between 12-25 units per acre. MF-2 allows up to 25 units per acre.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Letter of Intent
- Aerial Image
- Future Land Use Map
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

Mr. Kenneth Tumlinson
40 La Jolla Cir
Montgomery, TX 77356
August 18, 2022

Mr. Scott Dunlop
Development Services Director
City of Manor
105 E Eggleston St.
Manor, TX 78653

RE: Zoning Application, 12200 Tower Rd

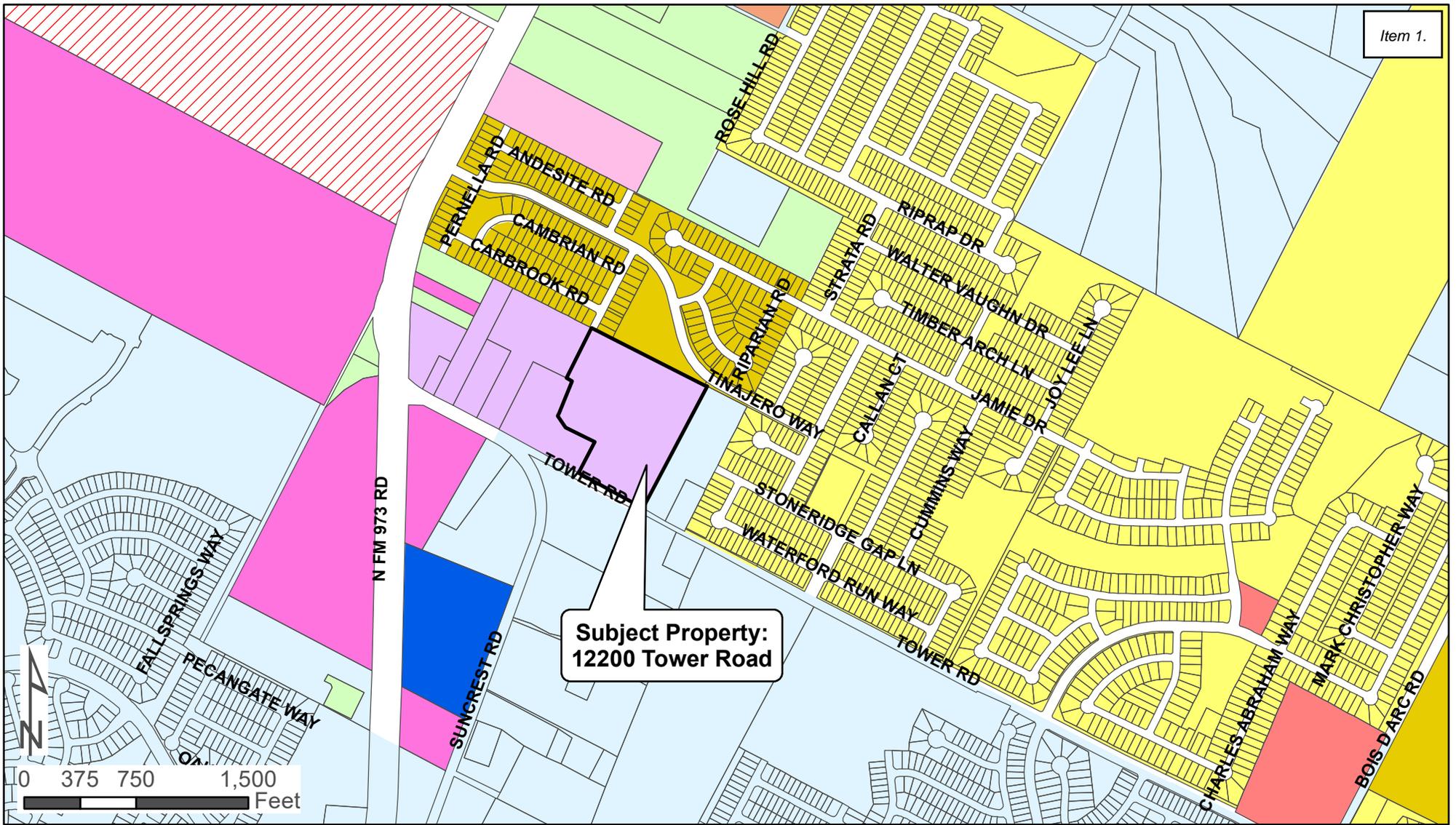
Dear Mr. Dunlop,

I am requesting that the City of Manor accept my zoning application for the above referenced property and change the zoning to MF-2. MF-2 zoning is the highest and best use for the property given the current economic climate, housing demand and the relatively small size of this parcel. Over the last 21 years I've owned the property, I've investigated demand for industrial use but have found that the parcel is too small for viability. My intention is to change the zoning and sell or partner with a multifamily developer to develop the property.

Thank you for considering this request.

Sincerely,

Mr. Kenneth Tumlinson



**Subject Property:
12200 Tower Road**

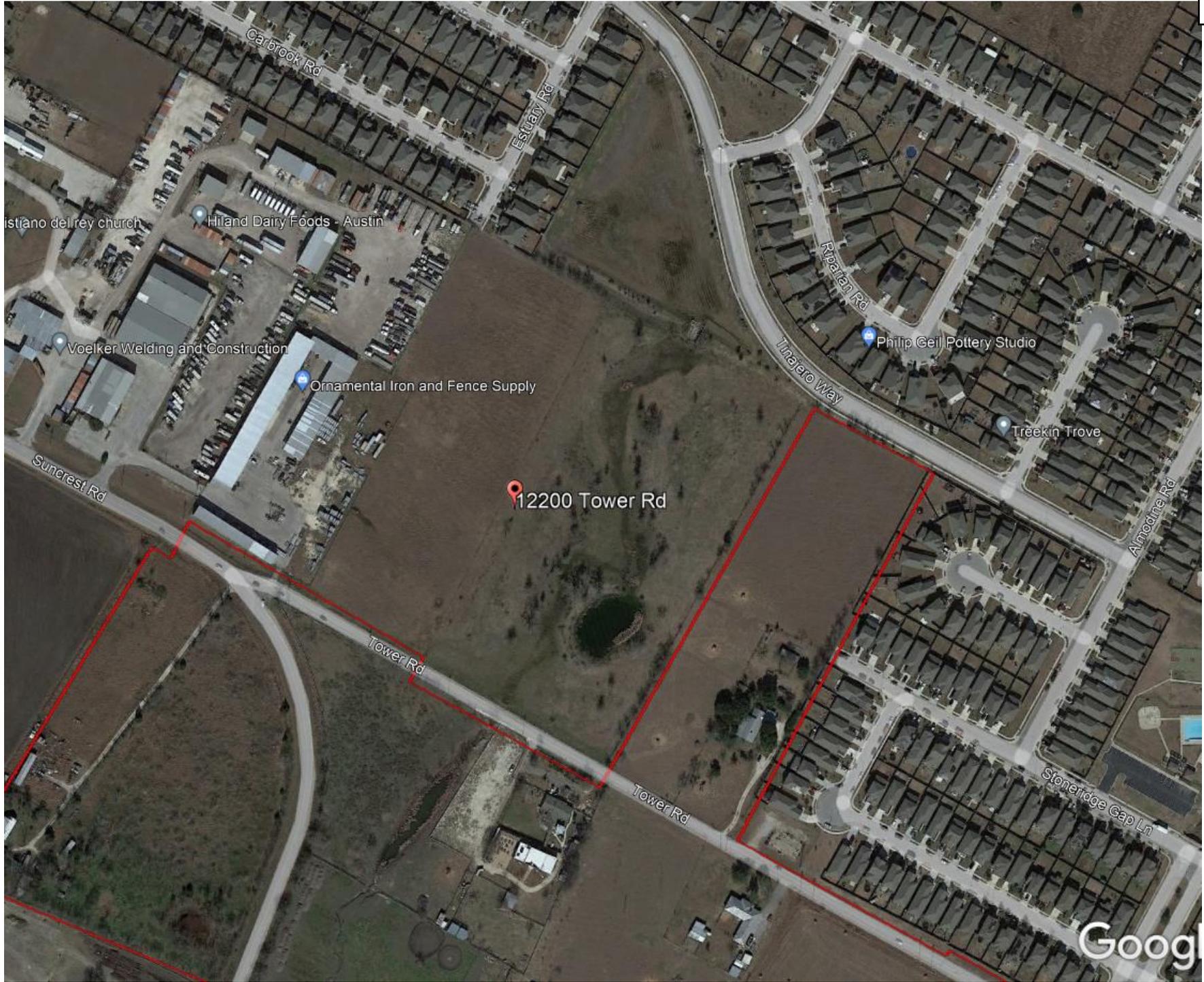


**Current:
Light Industrial (IN-1)**

**Proposed:
Multi-Family 25 (MF-2)**

Zone

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



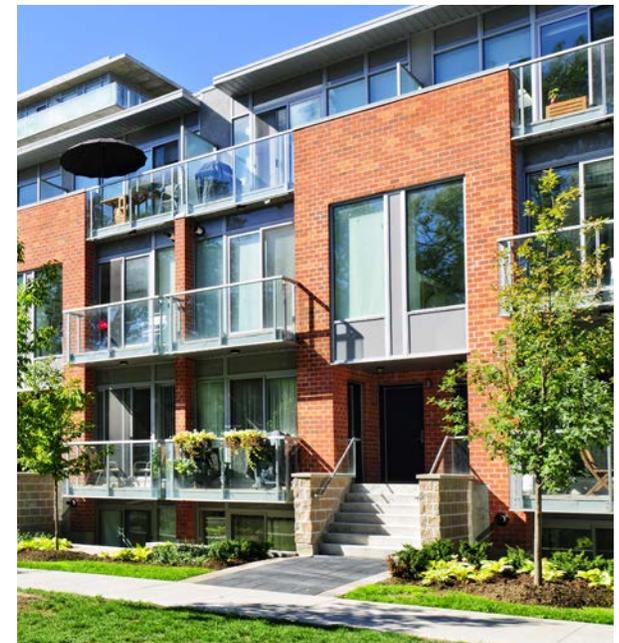
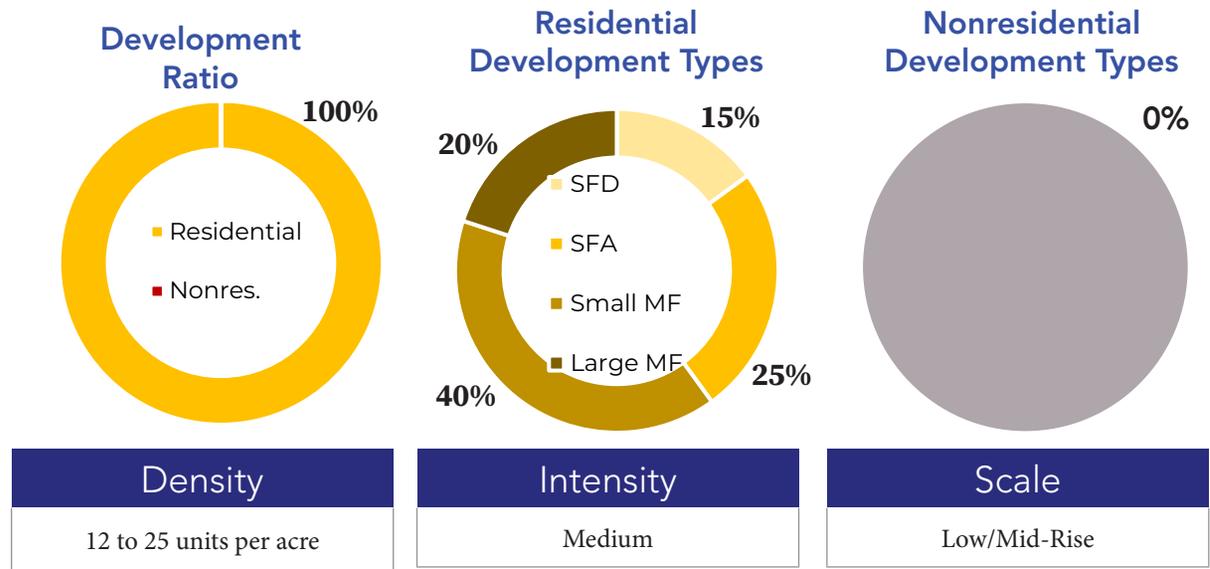
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

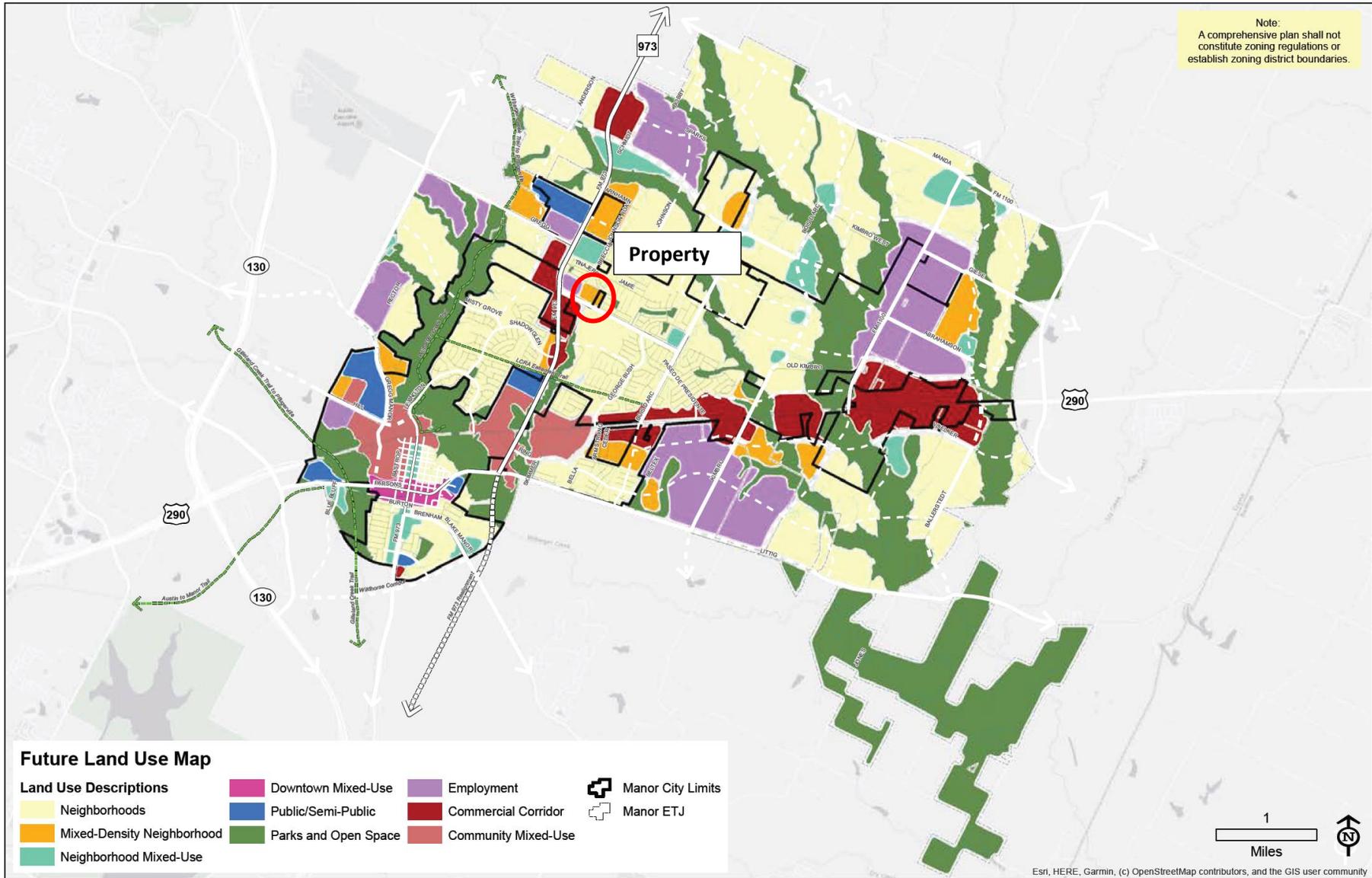
This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard

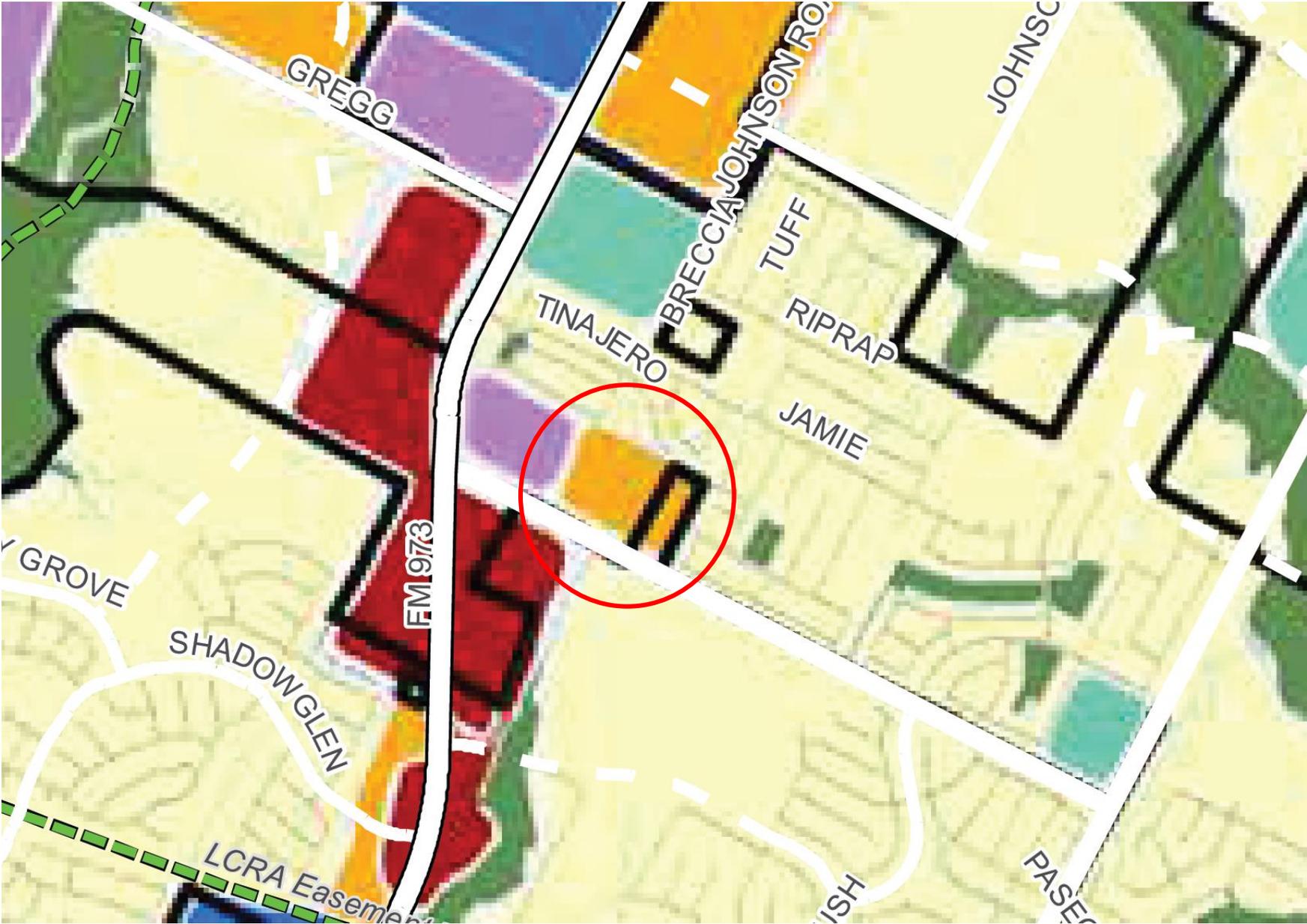


DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
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 within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

Note:
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries.



Map 3.1. Future Land Use Map





8/19/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 12200 Tower Rd MF-2 rezoning
 Case Number: 2022-P-1467-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@cityofmanor.org – 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 Zoning Application for 12200 Tower Rd located at 12200 Tower Rd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi-Family 25 (MF-2).

Applicant: Kenneth Tumlinson

Owner: Kenneth Tumlinson

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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 Short Form Final 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.

Shaterica & Wesley Roberson
14401 ESTUARY RD
MANOR, TX 78653

Josias Gaona & Elvira Fernandez
14405 ESTUARY RD
MANOR, TX 78653

Willie Earl Easley & Tracy Y. L.
14409 ESTUARY RD
MANOR, TX 78653

Donald R. & Cindy L. Williams
14413 ESTUARY RD
MANOR, TX 78653

Gaurav Dhingra & Saxena B. Charul
645 PLAZA INVIERNO
SAN JOSE, CA 95111

Marco A. Zarate
14421 ESTUARY RD
MANOR, TX 78653

Phillip & Lillian Howard
11740 CARBROOK RD
MANOR, TX 78653

Jorge Nicanor
11736 CARBROOK RD
MANOR, TX 78653

Tommy Ortegon & Amy Martinez
11732 CARBROOK RD
MANOR, TX 78653

Yvonne & Christopher T. Solis
11728 CARBROOK RD
MANOR, TX 78653

Jiacheng Hong & Duan Yuqiong
1436 CABRILLO AVE
BURLINGAME, CA 94010

Dechard & Doris Freeman
11720 CARBROOK RD
MANOR, TX 78653

John Allen Doranksi
1801 ROBERT TYLER DR
KILLEN, TX 76542

Magdaleno C. Moreno Jr.
11725 CARBROOK RD
MANOR, TX 78653

Mary Davis & Jordan Wesley Barrs
11729 CARBROOK RD
MANOR, TX 78653

Chasalyn M. Rowlett
11733 CARBROOK RD
MANOR, TX 78653

Jeremiah Gonzales & Ashley D. Endicott
11737 CARBROOK RD
MANOR, TX 78653

Kevin J. Carlin & Taylor Nicole Radke
11741 CARBROOK RD
MANOR, TX 78653

Stanford B. Routt
1926 MULLIGAN DR
ROUND ROCK, TX 78664

Vishal & Aparna Bhatnagar
11913 RIPARIAN RD
MANOR, TX 78653

Kenyata B. Jones
11917 RIPARIAN RD
MANOR, TX 78653

Jessica L. Easley
11921 RIPARIAN RD
MANOR, TX 78653

Tsegaye K. Alemu & Birru A. Ejigayehu
11925 RIPARIAN RD
MANOR, TX 78653

Vishnu Santhi Kallam
24300 SW HIDDEN VALLEY RD
PECULIAR, MO 664078

Mary L. Geil
11933 RIPARIAN RD
MANOR, TX 78653

Portia R. Vincent
11937 RIPARIAN RD
MANOR, TX 78653

Maria M. Williams
12001 RIPARIAN RD
MANOR, TX 78653

Hector Jimenez
2501 THORTON RD APT 1105
AUSTIN, TX 78704

Rafaela Resendez & Juana Rosales
12009 RIPARIAN RD
MANOR, TX 78653

Fidele Kimararungu & Nyabirori Odette
12013 RIPARIAN RD
MANOR, TX 78653

Douglas & Glenda Sparks
12017 RIPARIAN RD
MANOR, TX 78653

Christopher & Denise Martinez
12200 TOWER RD
MANOR, TX 78653

Benjamin Taehoon Chung
PO BOX 812
MANOR, TX 78653

Item 1.

Joshua McGuire
1108 LAVACA ST STE 110 #335
AUSTIN, TX 78701

Emehul & Maria Alvarado
12101 TOWER RD
MANOR, TX 78653

Dee L. Brown
14200 SUNCREST RD
MANOR, TX 78653

Barth Timmerman
501 VALE ST
AUSTIN, TX 78746

Stan Voelker
14401 N FM 973
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

Applicant: Madeline Hackett

Owner: Jefferson Triangle Marine, LP

BACKGROUND/SUMMARY:

This property was annexed and zoned to Townhome (TH) and Medium Commercial (C-2) in August 2022. This is a 3 lot subdivision. This plat is being processed under Standard Review and has not been approved by our engineers.

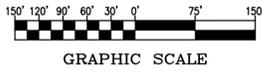
LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Plat
- Engineer Comments
- Notice
- Mailing Labels

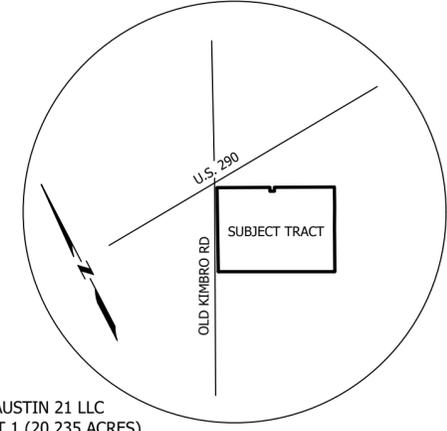
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

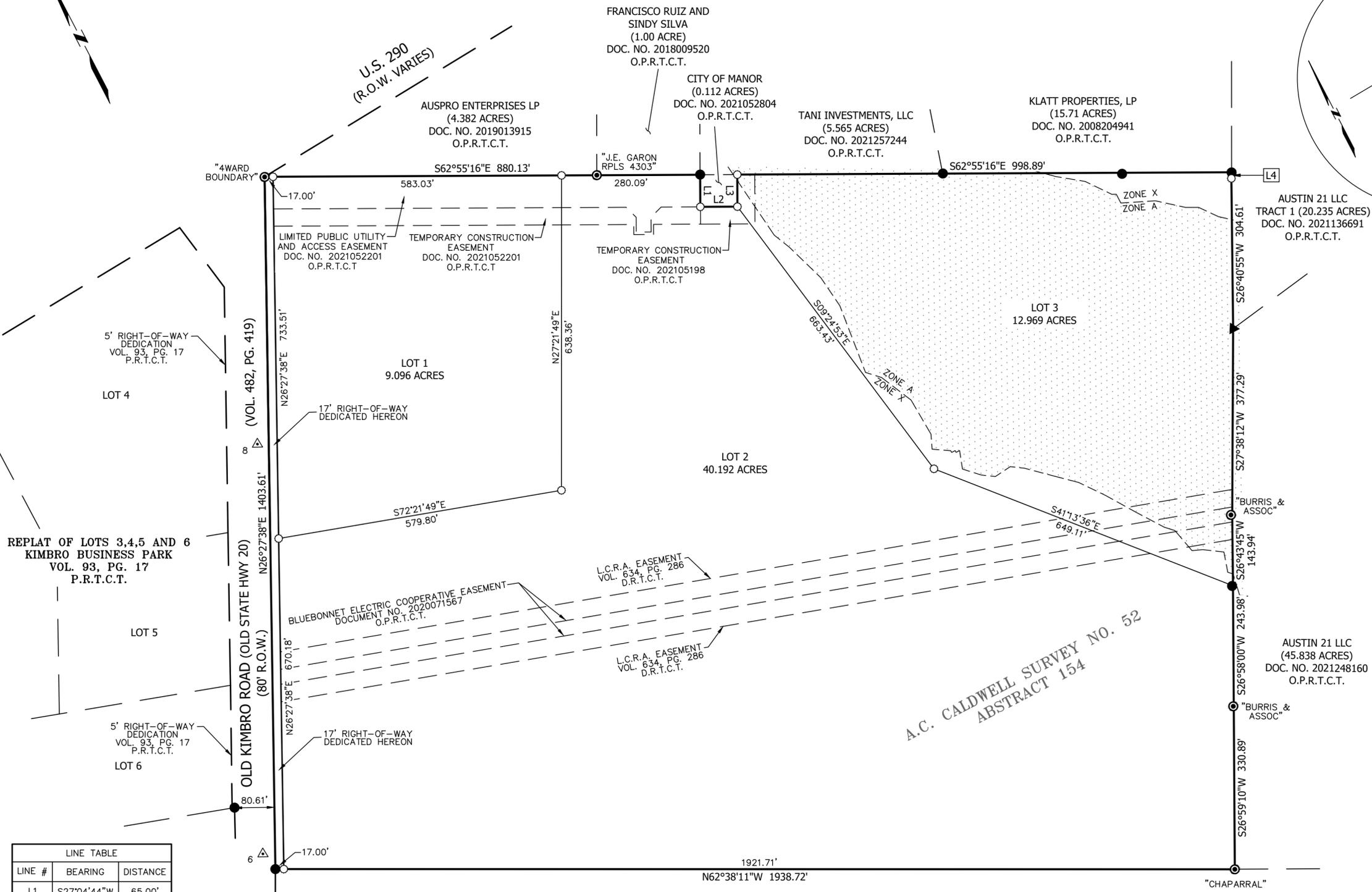


VICINITY MAP
1" = 2000'



LSI LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29, LIBERTY HILL, TEXAS 78642
TBPPLS FRM NO. 10001800
512-238-7901

AMAVI MANOR



LINE #	BEARING	DISTANCE
L1	S27°04'44"W	65.00'
L2	S62°55'16"E	75.00'
L3	N27°04'44"E	65.00'
L4	S29°25'27"W	12.49'

Point #	Northing	Easting	Elevation	Raw Description
6	10101806.54	3189482.08	545.97	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET
8	10102549.39	3189853.86	510.70	1/2-INCH IRON ROD WITH CAP STAMPED "LSI SURVEY" SET

- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP FOUND (AS NOTED)
 - ⊙ 1/2" REBAR WITH CAP STAMPED "LSI SURVEY" SET
 - ▲ 60D NAIL FOUND (OR AS NOTED)
 - △ CALCULATED POINT NOT SET
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
 - P.R.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
 - R.O.W. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT

GENERAL NOTES:

THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203).

DISTANCES AND AREAS SHOWN HEREON ARE SURFACE VALUES REPRESENTED IN U.S. SURVEY FEET BASED ON A GRID-TO-SURFACE COMBINED ADJUSTMENT FACTOR OF 1.00005359.

SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY.

FLOOD NOTE:

THE TRACT SHOWN HEREON LIES WITHIN ZONE "X" AND ZONE "A" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0505H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

THIS FLOOD PLAIN NOTE DOES NOT IMPLY THAT THE PROPERTY AND/OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF THE SURVEYOR.

LAND USE SUMMARY: OLD KIMBRO ROAD PLAT	
TOTAL LOTS:	3
NUMBER OF BLOCKS:	1
LOT 1 (ZONED C-2)	9.096 ACRES
LOT 2 (ZONED TH)	40.192 ACRES
LOT 3 (COMMON AREA)	12.969 ACRES
R.O.W. DEDICATION	0.548 ACRES
TOTAL ACREAGE:	62.805 ACRES
OWNER: JEFFERSON TRIANGLE MARINE, L.P.	
SURVEYOR: LANDESIGN SERVICES, INC.	
ENGINEER: KIMLEY-HORN	

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: JTM OLD KIMBRO RD
JOB NUMBER: 21-021
DATE: 08/01/2022 SCALE: 1" = 150'
DRAWING FILE PATH: K:\21021 - JTM OLD KIMBRO RD\CADD\GSD\OLD KIMBRO ROAD PLAT.DWG
FIELDNOTE FILE PATH: N/A
RPLS: FWF TECH: JRM PARTYCHIEF: JE
CHECKED BY: HAS FIELDBOOK: 362

DRAWING NAME:
OLD KIMBRO ROAD PLAT



Texas Engineering Firm #4242

Date: Wednesday, September 7, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100
Austin 78735
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF
Job Address: 12905 Old Kimbro Road, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Madeline Hackett,

The first submittal of the Old Kimbro Rd - Amavi Manor - Short Form Final Plat (*Short Form Final Plat*) submitted by and received on August 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. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
2. The P&Z Chairperson is Julie Leonard.
3. The Mayor is Dr. Christopher Harvey.
4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. 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 applicable.
6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60')

9/7/2022 4:34:16 PM
Old Kimbro Rd - Amavi Manor - Short Form Final Plat
2022-P-1465-SF
Page 2

feet of frontage.

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



8/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Amavi Manor - Short Form Final Plat
 Case Number: 2022-P-1465-SF
 Case Manager: Michael Burrell
 Contact: mburrell@cityofmanor.org – 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 on a Subdivision Short Form Final Plat for the Amavi Manor – Short Form Final Plat located at 12905 Old Kimbro Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Amavi Manor – Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

Applicant: Madeline Hackett

Owner: Jefferson Triangle Marine, LP

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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 Short Form Final 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.

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK TX 78664-9511

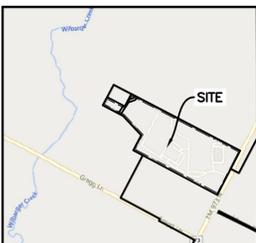
TANI INVESTMENTS LLC ETAL
7606 Brae Acres Ct
Houston TX 77074-4123

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

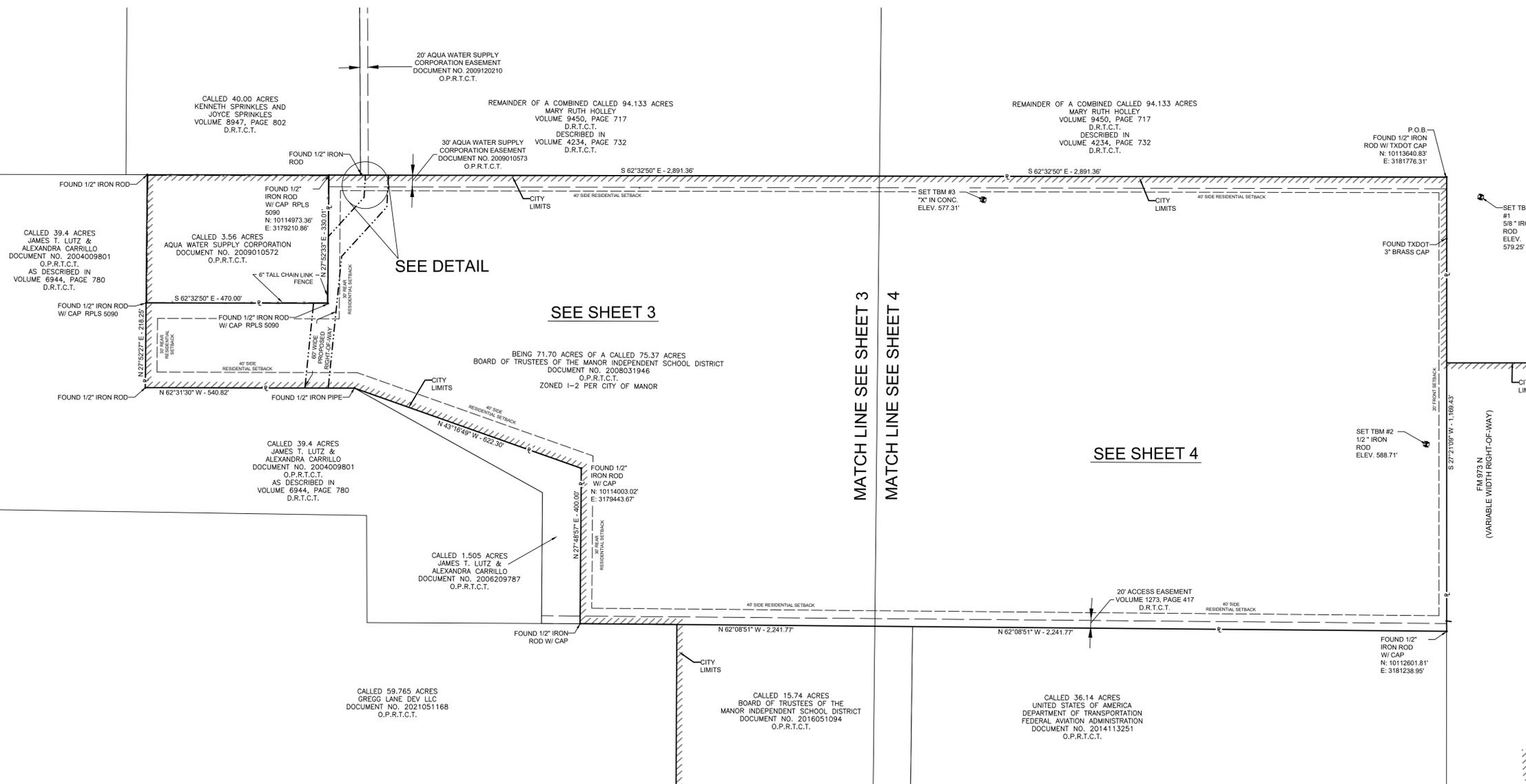
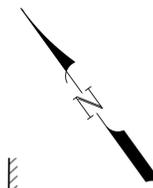
CITY OF MANOR
105 E EGGLESTON ST
MANOR TX 78653-3463

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378

FINAL PLAT
OVERALL SHEET
MANOR SENIOR HIGH SCHOOL
14832 N. FM 973, MANOR, TX 78653
TRAVIS COUNTY, TEXAS



VICINITY MAP
(1" = 2,000')



GENERAL NOTES:

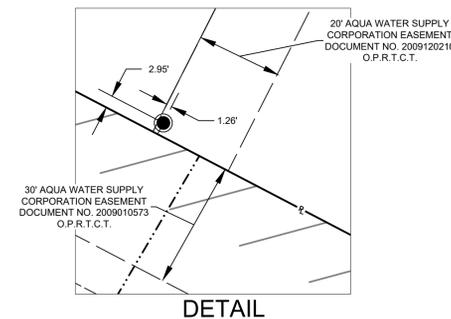
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. SURVEYOR DID NOT ABSTRACT THE PROPERTY.
3. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD ALONG WITH RECORDS AS PROVIDED BY THE CLIENT.
4. BEARING BASIS IS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, US FEET.
5. BOUNDARY SURVEY ONLY. NO IMPROVEMENTS WERE LOCATED PER CLIENT.
6. BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
7. BUILDING SETBACKS LINES SHOWN PER MANOR, TEXAS CODE OF ORDINANCES SEC. 14.02.020. SETBACKS SHOWN HEREON ARE BASED ON INTERPRETATION OF SURVEYOR. PRIOR TO DEVELOPMENT, SETBACKS MUST BE CONFIRMED BY CITY OF MANOR.

SET BENCHMARKS:

1. N. 10113554.8000 E. 3181831.1940 ELEV. 579.252
DESCRIPTION: 5/8" IRON ROD LOCATED 51 FEET SOUTH OF NORTHEAST PROPERTY CORNER AND 87 FEET EAST OF EAST PROPERTY LINE
2. N. 10113053.9132 E. 3181413.8885 ELEV. 588.717
DESCRIPTION: 1/2" IRON ROD 16.5 FEET NORTH OF CENTERLINE OF SOUTH ACCESS ROAD FOR THE SCHOOL AND 52.6 FEET WEST OF THE EAST PROPERTY LINE.
3. N. 10114139.7000 E. 3180685.1530 ELEV. 577.305
DESCRIPTION: "X" IN CONCRETE ON INLET BOX 60 FEET SOUTH OF NORTH PROPERTY LINE AND 1199 FEET WEST OF EAST PROPERTY LINE

I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS' STANDARDS AND SPECIFICATIONS. PROJECT CONTROLS WERE ESTABLISHED UNDER THE DIRECTION OF ENCOMPASS SERVICES, LLC AND WERE BASED ON THE TEXAS STATE PLANE CENTRAL ZONE COORDINATES. THE MONUMENTS WERE SET AND TIES ARE BASED ON AN ON THE GROUND SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF WILLIAM J. CASH, R.P.L.S. # 3808.

PRELIMINARY - FOR REVIEW ONLY
WILLIAM J. CASH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3808



DETAIL

LEGEND:

- P.O.B. POINT OF BEGINNING
- TBM = TEMPORARY BENCHMARK
- FOUND PROPERTY CORNER AS DESCRIBED
- PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- 6" CHAIN LINK FENCE
- ADJOINER LINE
- CITY LIMITS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS

FINAL PLAT

BEING OUT OF A CALLED 75.37 ACRE TRACT DESCRIBED IN DEED UNTO BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT DOCUMENT NO. 2008031946 O.P.R.T.C.T., BEING SITUATED IN TRAVIS COUNTY, TEXAS

REVISIONS:

NO.	DATE	DESCRIPTION
0	07/29/21	SUBMITTED FOR REVIEW
1	12/01/21	ADD PROPOSED ROW PER ARCHITECT
2	12/17/21	CHANGE TO FINAL PLAT PER ARCHITECT

HORIZONTAL SCALE IN FEET		
150	0	150 300
DRAWN BY: SWW	DATE: 07/28/21	PROJECT NO. 63131
CHECKED BY: TML	DATE: 07/28/21	SCALE: 1" = 50'
FIELD WORK COMPLETED.		SHEET 2 OF 4



14800 ST. MARY'S LANE, SUITE 230
HOUSTON, TEXAS 77079
WWW.ENCOMPASSSERVICES.COM



Texas Engineering Firm #4242

Date: Friday, March 25, 2022

Cody Holt
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor, TX. 78653

Dear Cody Holt,

The first submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat (*Short Form Final Plat*) submitted by Claycomb Associates, Inc and received on August 04, 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. The signature block years should be updated to read 202_.
2. The Mayor is Dr. Christopher Harvey.
3. The P&Z Chairperson is Julie Leonard.
4. The City Secretary is Lluvia Almaraz.
5. The Travis County Clerk is Rebecca Guerrero.
6. The location map should be to a scale of 1" = 2000'.
7. Please provide the correct page numbers for matchlines.
8. The matchlines on the overall sheet appear to be mislabeled. Please correct.
9. Please provide the identification of proposed uses and reservations for the proposed lots.
10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.
12. Floodplain information must be certified by a registered professional engineer.

3/25/2022 4:09:55 PM
14832 N. FM 973 - Manor ISD Senior High School
Short Form Final Plat
2022-P-1406-SF
Page 2

13. The location of City Limit lines and/or our outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the 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



Texas Engineering Firm #4242

Date: Tuesday, July 5, 2022

Cody Holt
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on August 04, 2022, 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 Pauline Gray, P.E.. 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. The signature block years should be updated to read 202__.~~
- ~~2. The Mayor is Dr. Christopher Harvey.~~
- ~~3. The P&Z Chairperson is Julie Leonard.~~
- ~~4. The City Secretary is Lluvia Almaraz.~~
- ~~5. The Travis County Clerk is Rebecca Guerrero.~~
- ~~6. The location map should be to a scale of 1" = 2000'.~~
- ~~7. Please provide the correct page numbers for matchlines.~~
- ~~8. The matchlines on the overall sheet appear to be mislabeled. Please correct.~~
- ~~9. Please provide the identification of proposed uses and reservations for the proposed lots.~~

10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.
12. Floodplain information must be certified by a registered professional engineer.
13. The location of City Limit lines and/our outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
17. A comment response letter needs to be provided with the next submittal.

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 (512) 259-3882 ex. 307, 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,



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

August 3, 2022

Pauline Gray
 Jaeco
 1500 County Road 269
 Leander, TX 78641

RE: Manor Early College Addition Site Plan – Permit Number 2022-P-1406-SF

Per City staff review comments, attached are responses addressing corrections/revisions/changes noted by Jay Engineering.

Engineer, Pauline Gray, Jay Engineering: pgray@gbateam.com

1. Portions of the proposed right-of-way are shown on adjacent property. Only show right-of-way on the school's property.
 - Revised – Trimmed at Property Line
2. If applicable, the areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat.
 - N/A – see note 6
3. Floodplain information must be certified by a registered professional engineer.
 - N/A – see note 6
4. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
 - Shown
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
 - Shown – Coordinates on four corners
6. The property lines and number designations of all proposed lots shall be provided on the final plat.
 - No proposed lots, Parcel is existing
7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
 - Shown



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, August 9, 2022

Cody Holt
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

We have conducted a review of the final plat for the above-referenced project, submitted by Cody Holt and received by our office on August 04, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, August 16, 2022

Ryan Marcum
Manor ISD
10335 US Hwy 290 E
Manor TX 78653
ryan.marcum@manorisd.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor 78653

Dear Ryan Marcum,

We have conducted a review of the site development plans for the above-referenced project, submitted by Cody Holt and received by our office on August 04, 2022, and previously received June 22, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 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 black ink, appearing to read "Tyler Shows".

Tyler Shows
Staff Engineer
GBA

8/16/2022 10:26:25 AM
14832 N. FM 973 - Manor ISD Senior High School
Short Form Final Plat
2022-P-1406-SF
Page 2

Item 3.



8/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor ISD Senior High School Short Form Final Plat
 Case Number: 2022-P-1406-SF
 Case Manager: Scott Dunlop
 Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat located at 14832 FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX.

Applicant: Satterfield and Pontikes

Owner: Claycomb Associates, Inc

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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 Short Form Final 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.

Holley Mary Ruth
PO Box 1209
Manor, TX 78653-1209

Sprinkles Kenneth & Joyce
15777 Anderson Rd
Manor, TX 78653-3580

Dearing Harry Leonard Jr
2002 Trust
71 Indian Clover Dr
The Woodlands, TX 77381-2590

Lutz James T & Alexandra Carrillo
14812 FM 973 N
Manor, TX 78653-3540

Gregg Lane Dev LLC
101 Parklane Blvd Ste 102
Sugar Land, TX 77478-5521

United States Attorneys Office
Anderson Dennis
533 Hiwasee Rd
Waxahachie, TX 75165-6448

Wolf Geraldine & Edward
2868 County Road 267
Cameron, TX 76520-4936

Aqua Water Supply Corp
PO Box P
Bastrop, TX 78602-1989



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Development Services Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the minutes of August 10, 2022, P&Z Commission Regular Meeting.

BACKGROUND/SUMMARY:

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

- August 10, 2022, P&Z Commission Regular Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the minutes of the August 10, 2022, P&Z Commission Regular Meeting.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
AUGUST 10, 2022**

PRESENT:

COMMISSIONERS:

Julie Leonard, Chair, Place 1
LaKesha Small, Vice Chair, Place 7
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Vacant, Place 4
Jennifer Wissmann, Place 5 (Absent)
Cecil Meyer, Place 6

CITY STAFF:

Scott Dunlop, Development Services Director
Michael Burrell, Planning Coordinator
Mandy Miller, Permit Technician

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 Chair Leonard at 6:35 p.m. on Wednesday, August 10, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St. Manor, Texas, submitted a speaker card to speak during public comment. Mr. Battaile presented a hand-out with information regarding website information on how to access *Manor Country Club presents: Manor Parks Master Plan*. He gave a summary of the information that could be found on the website as suggestions for the city and requested for the city to hire a recreation / park's person.

A brief discussion was held regarding the Comprehensive Plan Advisory Committee. Director Dunlop announced no time or date had been set yet for the next upcoming meeting.

PUBLIC HEARING

1. **Conduct a public hearing on a Zoning Application for the 16023 US-290 General Office Rezoning, one (1) lot on 4.7874 acres, more or less, and being located at 16023 US-290, Elgin, TX. Applicant: Henderson Professional Engineers. Owner: 16023 HWY 290 LLC.**

Jen Henderson with Henderson Professional Engineers, 600 Round Rock West Dr., Suite 604, Round Rock, Texas, submitted a speaker card to speak in support of this item. Ms. Henderson stated she did not have new information to add, however, would like to thank the P&Z Commission, staff, and Director Dunlop for all the work done for this request.

Director Dunlop gave details regarding the location of this property. He gave general background information on the property, its history, and the current zoning.

Jen Henderson with Henderson Professional Engineers answered questions from the Commissioners regarding the development plans for the property. Ms. Henderson stated that shell industrial buildings were currently being discussed with the intention of creating storage, manufacturing, and distribution type shell buildings.

Discussion was held regarding the rezoning of the property to General Office. Director Dunlop explained *General Office* zoning and answered questions regarding the types of business uses that would be allowed under the zoning type.

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

There was no further discussion.

Motion to Close carried 5-0

CONSENT AGENDA

2. Consideration, discussion, and possible action to approve the minutes of July 13, 2022, P&Z Commission Regular Meeting.

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

There was no discussion.

Motion to Accept carried 5-0

REGULAR AGENDA

3. Consideration, discussion, and possible action city goals and vision.

Robert Battaile, 502 E. Eggleston St. Manor, Texas, submitted a speaker card requesting to speak in opposition of this item. Mr. Battaile expressed his dislike of the wording of the visions and goals statements. He stated he felt it was counterproductive and used wording that was misleading and unconcise. He gave specific examples regarding his standings that he felt applied to this item.

Mayor Harvey introduced himself and greeted the P&Z Commission. He expressed his desire to increase the relationship and interaction between the City Council and the P&Z Commission. He stated he felt Council and P&Z are charged with things that need to be addressed within the city and should have better communication.

Mayor Harvey explained to the Commissioners and audience that the purpose of the goals and vision statement is a strategic vision statement of where we want to be. Mayor Harvey gave the research background that went into the creation of the statement. He stated that the words included in the vision statement reflected the values of the individual in the community. He explained the use of the words that involved the following items:

- Diversity within the community
- sustainable community in environment and development
- strategic regional leadership,
- quality of life enhanced by working with others like the county or TxDot, and
- the safe environment of all the citizens of the community.

Mayor Harvey referred to his *State of the City Address* where he emphasized his intentions to Build Manor Strong. He expressed his desire to increase opportunities for families, increasing businesses in the community, and improving our infrastructure within the city. He expressed his understanding and concern for issues within the community such as road conditions and traffic. He assured the Commission that Council was working with others in and around Manor to address the concerns of the community.

Mayor Harvey answered questions from the Commissioners regarding the inaction between the Council and Commission. Discussion was held regarding the focus of the City Council. Mayor Harvey stated that Council has set up a measurable focus through the City Manager and his contract.

Mayor Harvey stated he has been researching ways to alleviate or decrease the issues with traffic by better understanding the underlying cause and taking appropriate action. He explained the necessity of creating more jobs in Manor.

Mayor Harvey addressed the expressed concerns regarding the local school district. He informed the Commission of the accomplishments of the schools. He highlighted the success of the programs in place within Manor ISD that enables direct hire of the graduates to major corporations in our area.

There was no further discussion.

No Action Was Taken

- 4. Consideration, discussion and possible action on a Zoning Application for the 16023 US-290 General Office Rezoning, one (1) lot on 4.7874 acres, more or less, and being located at 16023 US-290, Elgin, TX. Applicant: Henderson Professional Engineers. Owner: 16023 HWY 290 LLC.**

City staff recommended that the P&Z Commission approve the zoning request for the 16023 US-290 General Office Rezoning, one (1) lot on 4.7874 acres, more or less, and being located at 16023 US-290, Elgin, TX.,

MOTION: Upon a motion made by Vice Chair Small and seconded by Commissioner Hardeman to approve the zoning application for the zoning application for the 16023 US-290 General Office located at 16023 US 290, Elgin, TX.

There was no further discussion.

Motion to Approve carried 5-0

5. Consideration, discussion, and possible action on a Coordinated Sign Plan Amendment for the Shadowglen Medical Tower located at 14008 Shadowglen Blvd., Manor, TX. Applicant: Executive Signs. Owner: Perardi Development.

City Staff recommend that the P&Z Commission deny the Coordinated Sign Plan Amendment for the Shadowglen Medical Tower located at 14008 Shadowglen Blvd., Manor, TX.

Director Dunlop explained this was the third amendment request for this building. He detailed the history of the prior amendments. He stated the request by the applicant was to amend the areas of the sign locations. He expressed concerns that approval of the amendment would create an uncoordinated look for the building.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to deny the Coordinated Sign Plan Amendment for the Shadowglen Medical Tower.

There was no further discussion.

Motion to Deny carried 5-0

6. Consideration, discussion, and possible action on a Final Plat for Presidential Glen Townhomes Subdivision, one (1) lot on 10.237 acres, more or less, and being located near Paseo de Presidente and Tayshas Street, Manor, TX. Applicant: Kimley-Horn & Associates Owner: CW-WP Two, LLC.

Robert Battaile, 502 E. Eggleston St. Manor, Texas, submitted a speaker card in opposition to this item. He expressed his dislike of the detail location on the plat. He stated he felt more back up information should have been provided.

Director Dunlop and Commissioners explained the definition of a plat. An explanation of the information provided was given to the audience. Topics were addressed regarding parkland fees, in lieu fees and previous meeting dates that contained more information regarding the site development plans for the property.

City staff recommended that the P&Z Commission approve the Final Plat for Presidential Glen Townhomes Subdivision, one (1) lot on 10.237 acres, more or less, and being located near Paseo de Presidente and Tayshas Street, Manor, TX

MOTION: Upon a motion by Vice Chair Small and seconded by Commissioner Meyer to approve the Final Plat for the Presidential Glen Townhomes subdivision, one (1) lot on 10.237 acres, more or less, and being located near Paseo de Presidente and Tayshas Street, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

7. Consideration, discussion, and possible action to change the Planning and Zoning Commission regular meeting time from 6:30pm to 7:00 pm on the second Wednesday of each month.

Discussion was held by the Commission regarding the meeting time change.

MOTION: Upon a motion made by Commissioner Butler and seconded by Vice Chair Small to deny the proposed start time change from 6:30 pm to 7:00 pm.

There was no further discussion.

Motion to Deny carried 5-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Hardeman to adjourn the Regular Session of the P&Z Commission at 7:48 pm on Wednesday, August 10, 2022.

There was no further discussion.

Motion to Adjourn carried 5-0

These minutes approved by the P&Z Commission on the 12th of October 2022. (Audio Recording Archived)

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Scott Dunlop
Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2).

Applicant: Kenneth Tumlinson
Owner: Kenneth Tumlinson

BACKGROUND/SUMMARY:

This property was annexed in 2017 and zoned to Light Industrial in December 2017. The property has some light industrial uses on adjacent lots and included this undeveloped acreage in that zoning request because they were considering it for future industrial expansion. This tract is directly adjacent to single family homes in the Stonewater Subdivision. On the draft Future Land Use Map in the Comprehensive Plan this tract/area is shown as Mixed-Density Neighborhood, which is residential use with densities between 12-25 units per acre. MF-2 allows up to 25 units per acre.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Letter of Intent
- Aerial Image
- Future Land Use Map
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi- Family 25 (MF-2).

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

Mr. Kenneth Tumlinson
40 La Jolla Cir
Montgomery, TX 77356
August 18, 2022

Mr. Scott Dunlop
Development Services Director
City of Manor
105 E Eggleston St.
Manor, TX 78653

RE: Zoning Application, 12200 Tower Rd

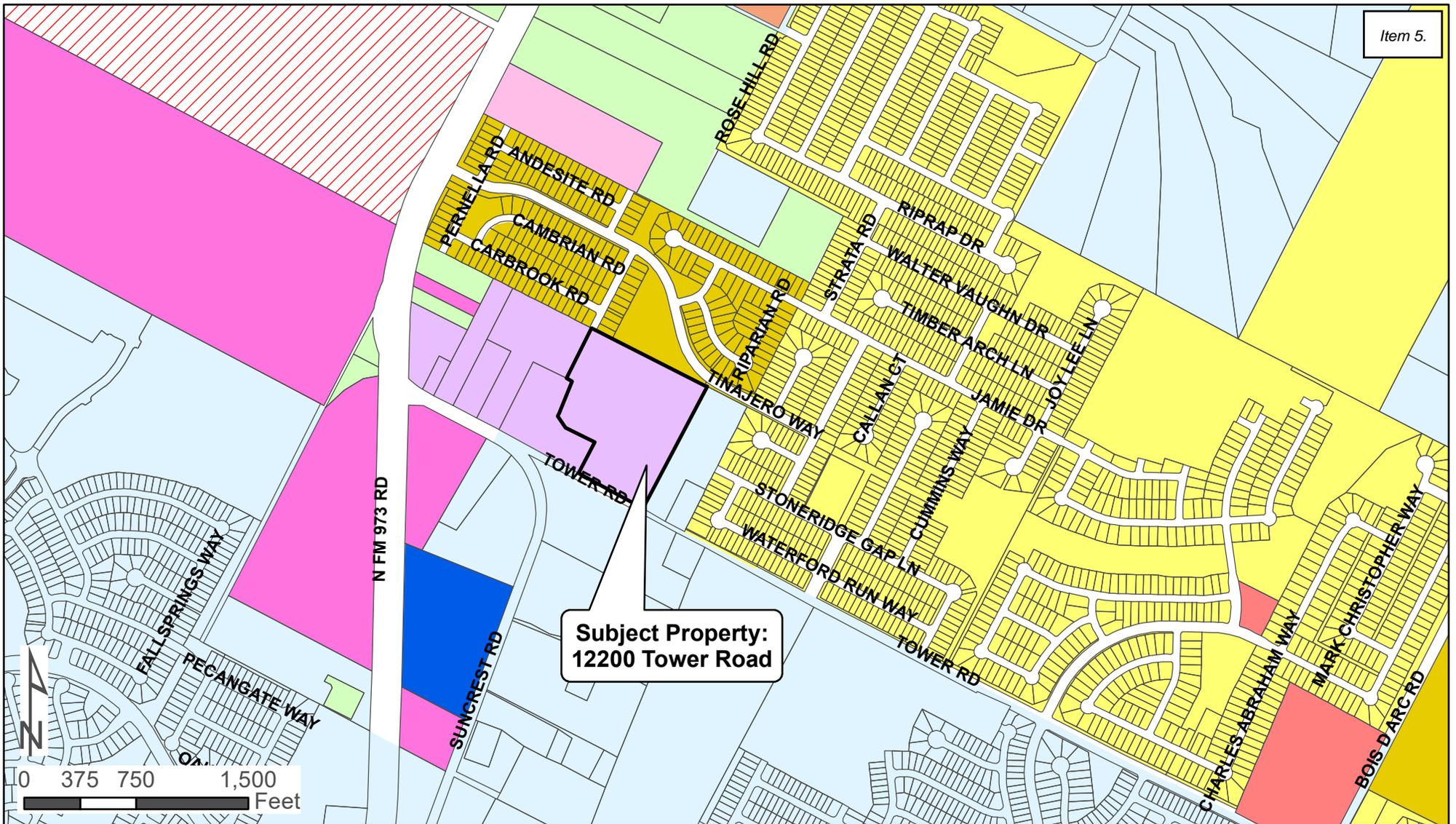
Dear Mr. Dunlop,

I am requesting that the City of Manor accept my zoning application for the above referenced property and change the zoning to MF-2. MF-2 zoning is the highest and best use for the property given the current economic climate, housing demand and the relatively small size of this parcel. Over the last 21 years I've owned the property, I've investigated demand for industrial use but have found that the parcel is too small for viability. My intention is to change the zoning and sell or partner with a multifamily developer to develop the property.

Thank you for considering this request.

Sincerely,

Mr. Kenneth Tumlinson

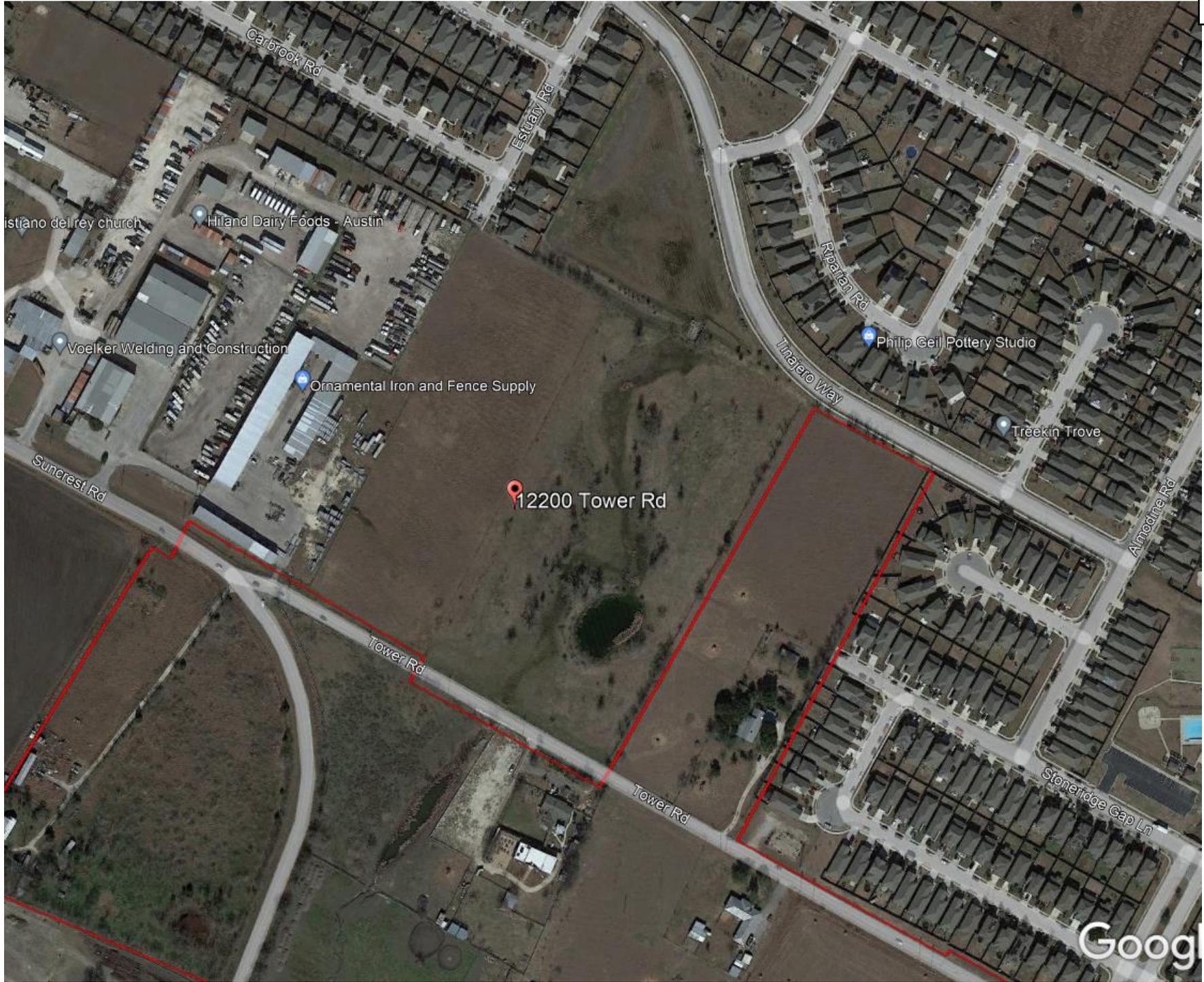


Current:
Light Industrial (IN-1)

Proposed:
Multi-Family 25 (MF-2)

Zone

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



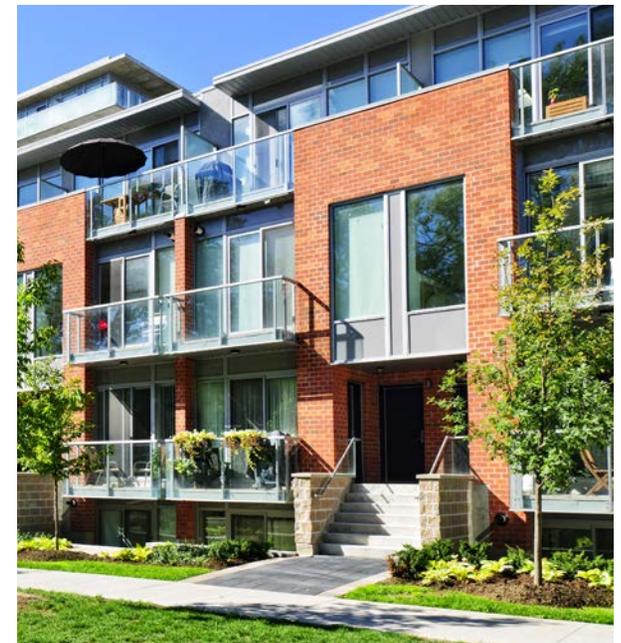
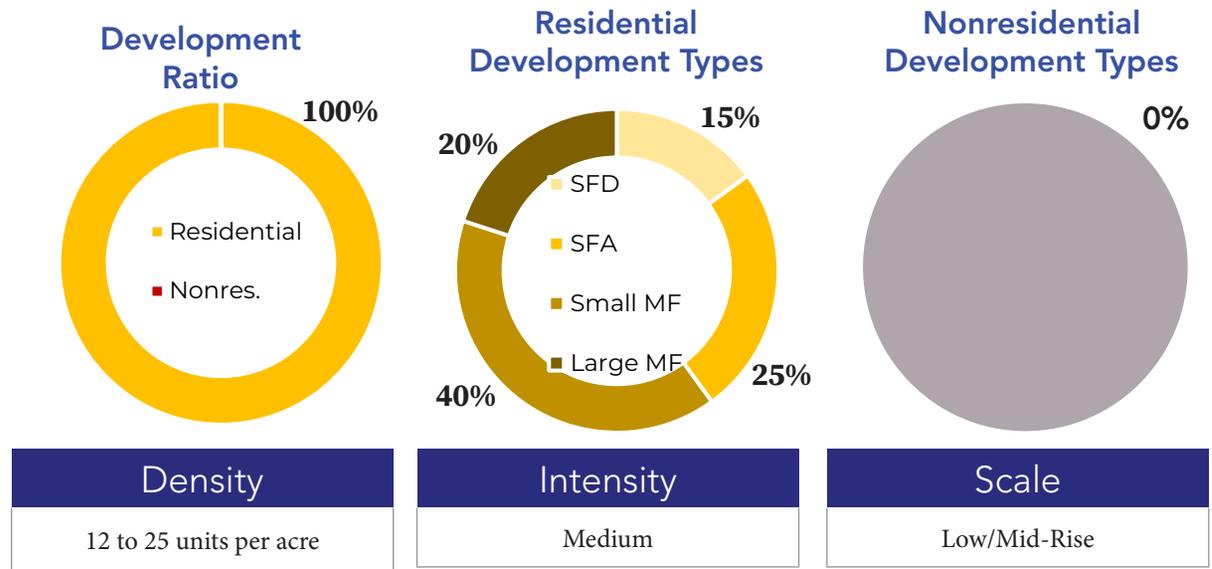
MIXED DENSITY NEIGHBORHOODS

Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

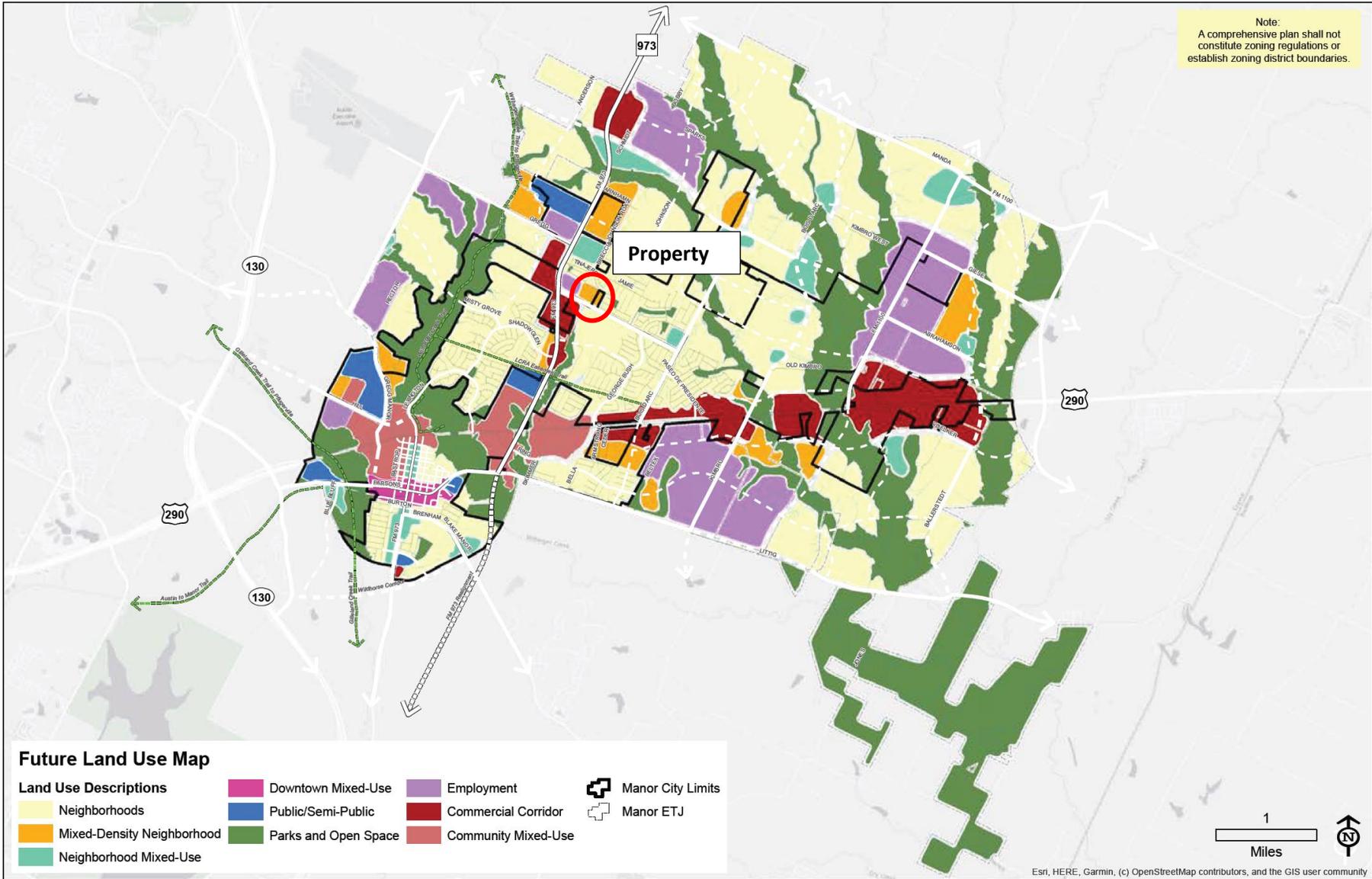
The mixed density neighborhood areas are intended to diversify residential areas and allow for infill of different housing types among new or existing single family homes.

This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

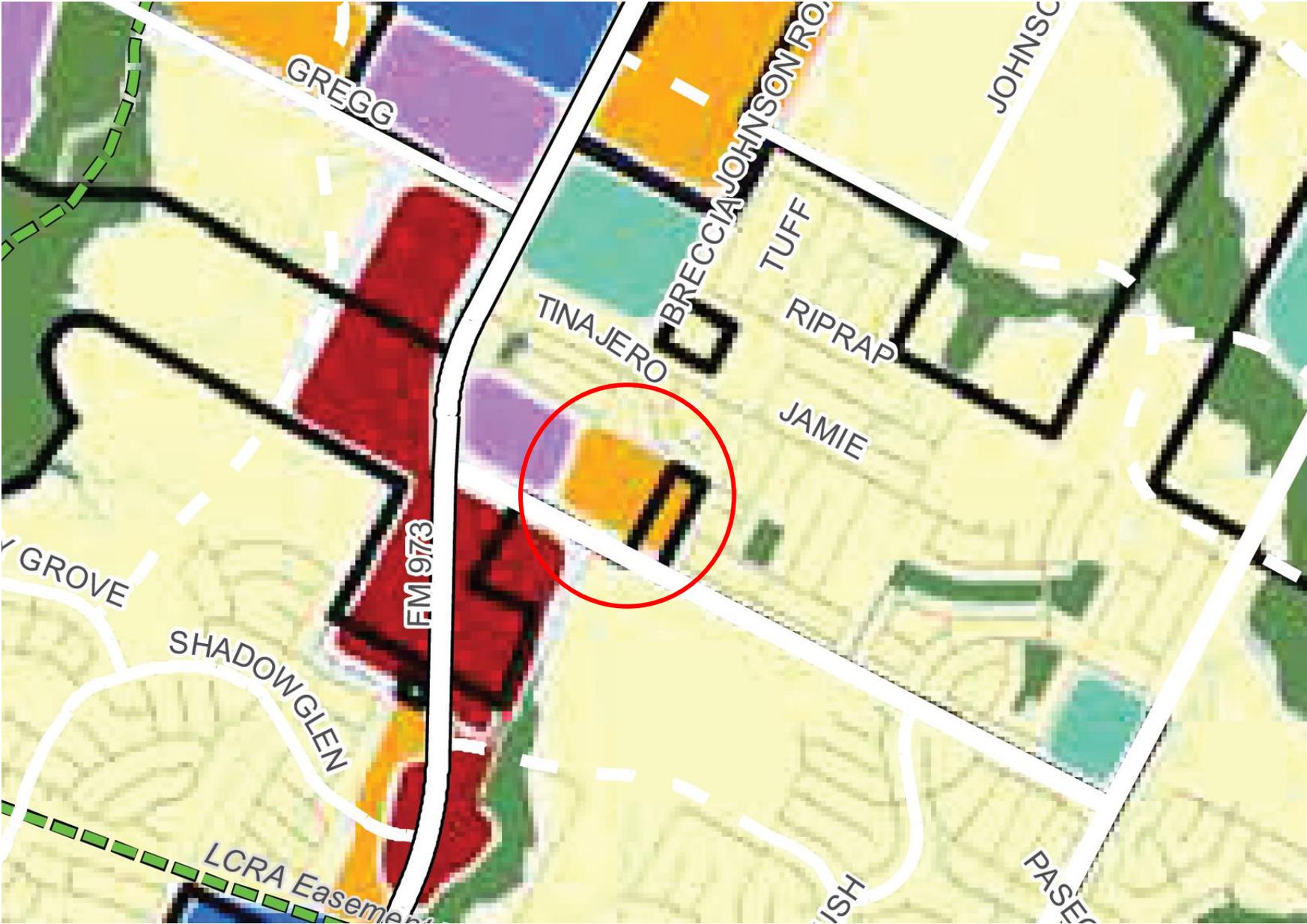
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)	●●●●●	
Small Multifamily (8-12 units)	●●●●●	
Large Multifamily (12+ units)	●●●○○	Appropriate when adjacent to retail and employment opportunities, with superior access to open space and roadways. Should be integrated with small multifamily and other missing middle housing options.
Mixed-Use Urban, Neighborhood Scale	●○○○○	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Mixed-Use Urban, Community Scale	●○○○○	
Shopping Center, Neighborhood Scale	●○○○○	
Shopping Center, Community Scale	●○○○○	
Light Industrial Flex Space	●○○○○	
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 within neighborhoods.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.



Map 3.1. Future Land Use Map





8/19/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 12200 Tower Rd MF-2 rezoning
 Case Number: 2022-P-1467-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@cityofmanor.org – 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 Zoning Application for 12200 Tower Rd located at 12200 Tower Rd, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing regarding the submission of a Rezoning Application for 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Commercial (C-1) to Multi-Family 25 (MF-2).

Applicant: Kenneth Tumlinson

Owner: Kenneth Tumlinson

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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 Short Form Final 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.

Shaterica & Wesley Roberson
14401 ESTUARY RD
MANOR, TX 78653

Josias Gaona & Elvira Fernandez
14405 ESTUARY RD
MANOR, TX 78653

Willie Earl Easley & Tracy Y. L.
14409 ESTUARY RD
MANOR, TX 78653

Donald R. & Cindy L. Williams
14413 ESTUARY RD
MANOR, TX 78653

Gaurav Dhingra & Saxena B. Charul
645 PLAZA INVIERNO
SAN JOSE, CA 95111

Marco A. Zarate
14421 ESTUARY RD
MANOR, TX 78653

Phillip & Lillian Howard
11740 CARBROOK RD
MANOR, TX 78653

Jorge Nicanor
11736 CARBROOK RD
MANOR, TX 78653

Tommy Ortegon & Amy Martinez
11732 CARBROOK RD
MANOR, TX 78653

Yvonne & Christopher T. Solis
11728 CARBROOK RD
MANOR, TX 78653

Jiacheng Hong & Duan Yuqiong
1436 CABRILLO AVE
BURLINGAME, CA 94010

Dechard & Doris Freeman
11720 CARBROOK RD
MANOR, TX 78653

John Allen Doranksi
1801 ROBERT TYLER DR
KILLEN, TX 76542

Magdaleno C. Moreno Jr.
11725 CARBROOK RD
MANOR, TX 78653

Mary Davis & Jordan Wesley Barrs
11729 CARBROOK RD
MANOR, TX 78653

Chasalyn M. Rowlett
11733 CARBROOK RD
MANOR, TX 78653

Jeremiah Gonzales & Ashley D. Endicott
11737 CARBROOK RD
MANOR, TX 78653

Kevin J. Carlin & Taylor Nicole Radke
11741 CARBROOK RD
MANOR, TX 78653

Stanford B. Routt
1926 MULLIGAN DR
ROUND ROCK, TX 78664

Vishal & Aparna Bhatnagar
11913 RIPARIAN RD
MANOR, TX 78653

Kenyata B. Jones
11917 RIPARIAN RD
MANOR, TX 78653

Jessica L. Easley
11921 RIPARIAN RD
MANOR, TX 78653

Tsegaye K. Alemu & Birru A. Ejigayehu
11925 RIPARIAN RD
MANOR, TX 78653

Vishnu Santhi Kallam
24300 SW HIDDEN VALLEY RD
PECULIAR, MO 664078

Mary L. Geil
11933 RIPARIAN RD
MANOR, TX 78653

Portia R. Vincent
11937 RIPARIAN RD
MANOR, TX 78653

Maria M. Williams
12001 RIPARIAN RD
MANOR, TX 78653

Hector Jimenez
2501 THORTON RD APT 1105
AUSTIN, TX 78704

Rafaela Resendez & Juana Rosales
12009 RIPARIAN RD
MANOR, TX 78653

Fidele Kimararungu & Nyabirori Odette
12013 RIPARIAN RD
MANOR, TX 78653

Douglas & Glenda Sparks
12017 RIPARIAN RD
MANOR, TX 78653

Christopher & Denise Martinez
12200 TOWER RD
MANOR, TX 78653

Benjamin Taehoon Chung
PO BOX 812
MANOR, TX 78653

Item 5.

Joshua McGuire
1108 LAVACA ST STE 110 #335
AUSTIN, TX 78701

Emehul & Maria Alvarado
12101 TOWER RD
MANOR, TX 78653

Dee L. Brown
14200 SUNCREST RD
MANOR, TX 78653

Barth Timmerman
501 VALE ST
AUSTIN, TX 78746

Stan Voelker
14401 N FM 973
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

Applicant: Madeline Hackett

Owner: Jefferson Triangle Marine, LP

BACKGROUND/SUMMARY:

This property was annexed and zoned to Townhome (TH) and Medium Commercial (C-2) in August 2022. This is a 3 lot subdivision. This plat is being processed under Standard Review and has not been approved by our engineers.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Plat
- Engineer Comments
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission deny per engineer comments a Short Form Final Plat for the Amavi Manor Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



Texas Engineering Firm #4242

Date: Wednesday, September 7, 2022

Madeline Hackett

5301 Southwest Parkway, Suite 100
Austin 78735
madeline.hackett@kimley-horn.com

Permit Number 2022-P-1465-SF
Job Address: 12905 Old Kimbro Road, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Madeline Hackett,

The first submittal of the Old Kimbro Rd - Amavi Manor - Short Form Final Plat (*Short Form Final Plat*) submitted by and received on August 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. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(iii): A location map showing the relation of the subdivision to streets and other prominent features in all directions for a radius of at least one (1) mile using a scale of one (1) inch equals two thousand feet (1" = 2,000'). The latest edition of the USGS 7.5-minute quadrangle map is recommended.
2. The P&Z Chairperson is Julie Leonard.
3. The Mayor is Dr. Christopher Harvey.
4. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
5. 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 applicable.
6. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(4)(vi) The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries.
7. Ch. 10, Exhibit A, Article III, Section 45(b)(9) All lots shall face and have contiguous frontage on a usable, dedicated public road right-of-way except lots within a PUD which may have similar frontage on a private street under common ownership. The extent of this frontage (front line) shall conform to the minimum lot width requirements set forth in the City's Zoning Ordinance. Lots in the ETJ shall have a minimum lot width of sixty (60')

9/7/2022 4:34:16 PM
Old Kimbro Rd - Amavi Manor - Short Form Final Plat
2022-P-1465-SF
Page 2

feet of frontage.

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



8/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Amavi Manor - Short Form Final Plat
 Case Number: 2022-P-1465-SF
 Case Manager: Michael Burrell
 Contact: mburrell@cityofmanor.org – 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 on a Subdivision Short Form Final Plat for the Amavi Manor – Short Form Final Plat located at 12905 Old Kimbro Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Amavi Manor – Short Form Final Plat, three (3) lots on 62.257 acres, more or less, and being located at 12905 Old Kimbro Road, Manor, TX.

Applicant: Madeline Hackett

Owner: Jefferson Triangle Marine, LP

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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 Short Form Final 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.

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

PHAN HOAN VAN & THU THI HUYNH
5701 LONG CT
AUSTIN TX 78730-5056

TAPIA TOMAS
12908 OLD KIMBRO RD
MANOR TX 78653-4519

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

CYPRESS BLUFF LLC
12822 KIMBRO RD
MANOR TX 78653

TIMMERMAN COMMERCIAL
INVESTMENTS LP (1729480)
501 VALE ST
AUSTIN TX 78746-5732

AUSTIN27 LLC
117 Fort Hood Ln
Georgetown TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

AUSTIN 21 LLC
117 FORT HOOD LN
GEORGETOWN TX 78628-6007

KLATT PROPERTIES LP
2001 PICADILLY DR
ROUND ROCK TX 78664-9511

TANI INVESTMENTS LLC ETAL
7606 Brae Acres Ct
Houston TX 77074-4123

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN TX 78711-3549

CITY OF MANOR
105 E EGGLESTON ST
MANOR TX 78653-3463

RUIZ FRANCISCO & SINDY SILVA
13232 HIGH SIERRA ST
MANOR TX 78653-5378

AGENDA ITEM NO. _____



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Arnham Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnham Lane, Manor, TX.
Applicant: Baeza Engineering, LLC
Owner: John and Sandy Kerr

BACKGROUND/SUMMARY:

This property was annexed in March 2022 and a rezoning request to C-2 Medium Commercial has been filed. This application is under Standard Review and has not been approved by our engineers.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

- Plat
- Engineer Comments
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission take action as directed by City Staff.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)



ARNHAMN LANE PLAT

REVISIONS	DESCRIPTION	DATE

PROJECT NAME: BE ARNHAMN LN
 JOB NUMBER: 21-055
 DATE: 08/29/2022 SCALE: 1" = 100'
 DRAWING FILE PATH: K:\21055 - BE ARNHAMN LN\CADD\DWGS\BE ARNHAMN LN PLAT.DWG
 FIELDNOTE FILE PATH: K:\21055 - BE ARNHAMN LN\DESCRIPTIONS
 RPLS: FWF TECH: JRM PARTYCHIEF: N/A
 CHECKED BY: HAS FIELDBOOK: N/A

DRAWING NAME:
BE ARNHAMN LN PLAT
SHEET
02 of 02

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

THAT JOHN KERR AND SANDY KERR, AS THE OWNERS OF 5.801 ACRES OF LAND, SITUATED IN THE GREENBURY GATES SURVEY NO. 63, IN TRAVIS COUNTY, TEXAS, AND BEING ALL OF A CALLED 2.899 ACRE TRACT OF LAND DESCRIBED AS TRACT ONE AND A 2.897 ACRE TRACT OF LAND DESCRIBED AS TRACT TWO, BOTH RECORDED IN DOCUMENT NO. 2009185727 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), DO HEREBY DEDICATE TO THE PUBLIC FOREVER USE OF ALL ADDITIONAL ROW, STREETS, ALLEYS, EASEMENTS, PARKS, AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION, AS SHOWN HEREON TO BE KNOWN AS:

ARNHAMN LANE PLAT

JOHN KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

SANDY KERR
1301 LOST CREEK BOULEVARD
AUSTIN, TEXAS 78746

THE STATE OF TEXAS §
THE COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, ON THIS THE ____ DAY OF _____, 20____, PERSONALLY APPEARED, JOHN KERR AND SANDY KERR, PERSONALLY KNOWN TO ME (AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT (S)HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE DAY OF ____ 20____.

NOTARY PUBLIC--STATE OF _____

PRINTED NAME: _____

MY COMMISSION EXPIRES: _____

PLAT NOTES:

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__, A.D.
- THIS PROJECT IS REFERENCED FOR ALL BEARING AND COORDINATE BASIS TO THE TEXAS COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83 - 2011 ADJUSTMENT), CENTRAL ZONE (4203). COMBINED ADJUSTMENT FACTOR OF 1.0000828100.
- A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 5 FEET OF PUBLIC RIGHT OF WAY IS HEREBY DEDICATED TO THE CITY OF MANOR ALONG THE SOUTHERN PROPERTY LINE FOR ARNHAMN LANE.
- NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
- WATER SERVICE WILL BE PROVIDED BY MANVILLE WSC.
- WASTEWATER SERVICE WILL BE PROVIDED BY ON-SITE SEPTIC FACILITY.
- THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS AGRICULTURAL (A).

ENGINEER'S CERTIFICATION:

THAT I, SALVADOR BAEZA, P.E. AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND DO HEREBY STATE THAT THIS PLAT CONFORMS WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEANDER, TEXAS.

THE TRACT SHOWN HEREON DOES NOT APPEAR TO LIE WITHIN A DESIGNATED FLOODPLAIN AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48453C0295H, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

SALVADOR BAEZA, P.E. NO. 101928
BAEZA ENGINEERING
9701 BRODIE LANE #203
AUSTIN, TEXAS 78748
(512) 400-4207
TBPELS FIRM REGISTRATION NO. 19569



LAND SURVEYOR'S STATEMENT

I, FRANK W. FUNK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE MANOR SUBDIVISION ORDINANCE, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

FRANK W. FUNK, R.P.L.S. NO. 6803
LANDESIGN SERVICES, INC.
10090 W HIGHWAY 29
LIBERTY HILL, TEXAS 78642
TBPELS FIRM REGISTRATION NO. 10001800
(512) 238-7901



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

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

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL OF THE CITY OF MANOR, TEXAS, ON THIS THE ____ DAY OF _____, 20____.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ A.D. AT ____ O'CLOCK ____M. AND DULY RECORDED ON THE ____ DAY OF _____, 20____, A.D., AT ____ O'CLOCK ____M. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS THE ____ DAY OF _____, 20____ A.D.

REBECCA GUERRERO
DEPUTY COUNTY CLERK
TRAVIS COUNTY, TEXAS



Texas Engineering Firm #4242

Date: Tuesday, May 24, 2022

Salvador Baeza
Baeza Engineering, PLLC
9701 Brodie Lane #203
Austin TX 78748
sal@baezaengineering.com

Permit Number 2022-P-1443-SF
Job Address: 11712 Arnhamn Lane, Manor, TX. 78653

Dear Salvador Baeza,

The first submittal of the 11712 Arnhamn Lane Short Form Final Plat (*Short Form Final Plat*) submitted by Baeza Engineering, PLLC and received on August 30, 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 the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.
2. Under Plat notes, provide information on who will provide the water and wastewater services.
3. 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. Provide information on wastewater provider or if the property will be on septic.
4. Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.
5. The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?
6. Provide a seal from the surveyor and engineer.
7. The updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
8. The plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.

5/24/2022 1:22:26 PM
11712 Arnhamn Lane Short Form Final Plat
2022-P-1443-SF
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,



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

August 29, 2022

Pauline Gray, PE
Senior Engineer
Jay Engineering

Re: 11712 Arnhamn Lane
Permit Number 2022-P-1443-SF
Short Form Final Plat Submittal Update

We are providing the following responses to the comment report provided by Jaeco on May 24, 2022 and as part of the resubmittal of the 11712 Arnhamn Lane Final Plat for review.

Engineer Review - Pauline Gray, PE - (512)259-3882

- Comment:** Provide the addresses of the owner of record, developer, registered public surveyor, and registered professional engineer if required, platting the tract. The engineer and surveyor shall affix their seals to the plat in conjunction with signing the certification requirements.

Comment Response: The requested information is provided on sheet two of the plat.
- Comment:** Under Plat notes, provide information on who will provide the water and wastewater services.

Comment Response: Water will be provided by Manville WSC. Sanitary sewer will be provided by private on-site septic facility.
- Comment:** 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. Provide information on wastewater provider or if the property will be on septic.

Comment Response: The site contains an existing septic facility which will continue to be utilized. Current City sanitary sewer facilities are approximately 2,000' away from the site.
- Comment:** Using the state plane coordinate system, X and Y coordinates shall be identified for four (4) property corners.

Comment Response: X-Y coordinates are added for the property corners.
- Comment:** The plat needs to be sent to Travis County for review and approval since this project is located in the City's extra-territorial Jurisdiction (ETJ) or will this proposed development be annexed into the City?

Comment Response: This site was recently annexed into the city per ordinance No. 640.
- Comment:** Provide a seal from the surveyor and engineer.

Comment Response: Engineer & Surveyor's seals are provided.

7. **Comment:** the updated City of Manor officials are Julie Leonard P&Z Chairperson and Dr. Christopher Harvey Mayor.
Comment Response: The signature blocks are updated as requested.
8. **Comment:** the plat notes appear to include typical notes for plats located within the City of Manor. Currently this property is located in the ETJ. Please clarify.
Comment Response: The site was recently annexed into the full purpose city limits.

END OF REPORT

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, Sal@BaezaEngineering.com, or Lauren@BaezaEngineering.com.

Sincerely,



Lauren A. Anderson, PE
PE No. 128000



May 26, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Arnhamn Lane Subdivision
Case Number: 2022-P-1443-SF
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Arnhamn Lane Subdivision located at 11712 Arnhamn Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Arnhman Lane Subdivision, two (2) lots on 5.735 acres, more or less, and being located at 11712 Arnhamn Lane, Manor, TX.

***Applicant:* Baeza Engineering, LLC**

***Owner:* John and Sandy Kerr**

The Planning and Zoning Commission will meet at 6:30PM on June 8, 2022 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 Short Form Final 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.

LAYLA TRUST (1832720)
2008 HERITAGE WELL LN
PFLUGERVILLE TX 78660-2966

KB HOME LONE STAR INC
(1872857)
10800 PECAN PARK BLVD STE 200
AUSTIN TX 78750-1249

HUONG NHAT HUAN LLP (1917826)
1523 BRADBURY LN
AUSTIN TX 78753-7307

TRAVER TOM R (233463)
11806 ARNHAMN LN
MANOR TX 78653-3542

L4S LLC (1691012)
1101 W 34TH ST #308
AUSTIN TX 78705-1907

NGO CHI (1884602)
22304 TRAILRIDERS CV
MANOR TX 78653-3973

MARTINEZ WIFRANO G &
VERONICA (1877192)
2909 WOOD CREEK RD
BRENHAM TX 77833-0620

CONTINENTAL HOMES OF TEXAS LP
(165062)
10700 PECAN PARK BLVD STE 400
AUSTIN TX 78750-1447



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: September 14, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX.
Applicant: Satterfield and Pontikes
Owner: Claycomb Associates, Inc

BACKGROUND/SUMMARY:

This is a one lot subdivision platting the existing MISD Senior HS property. It has been approved by our engineers.

LEGAL REVIEW: NA
FISCAL IMPACT: (Type YES or NO) NO
PRESENTATION: (Type YES or NO) NO
ATTACHMENTS: (Type YES or NO) YES

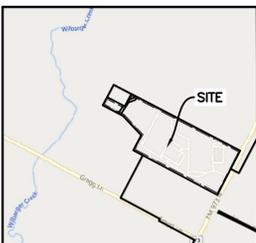
- Plat
- Engineer Comments
- Conformance Letter
- Notice
- Mailing Labels

STAFF RECOMMENDATION:

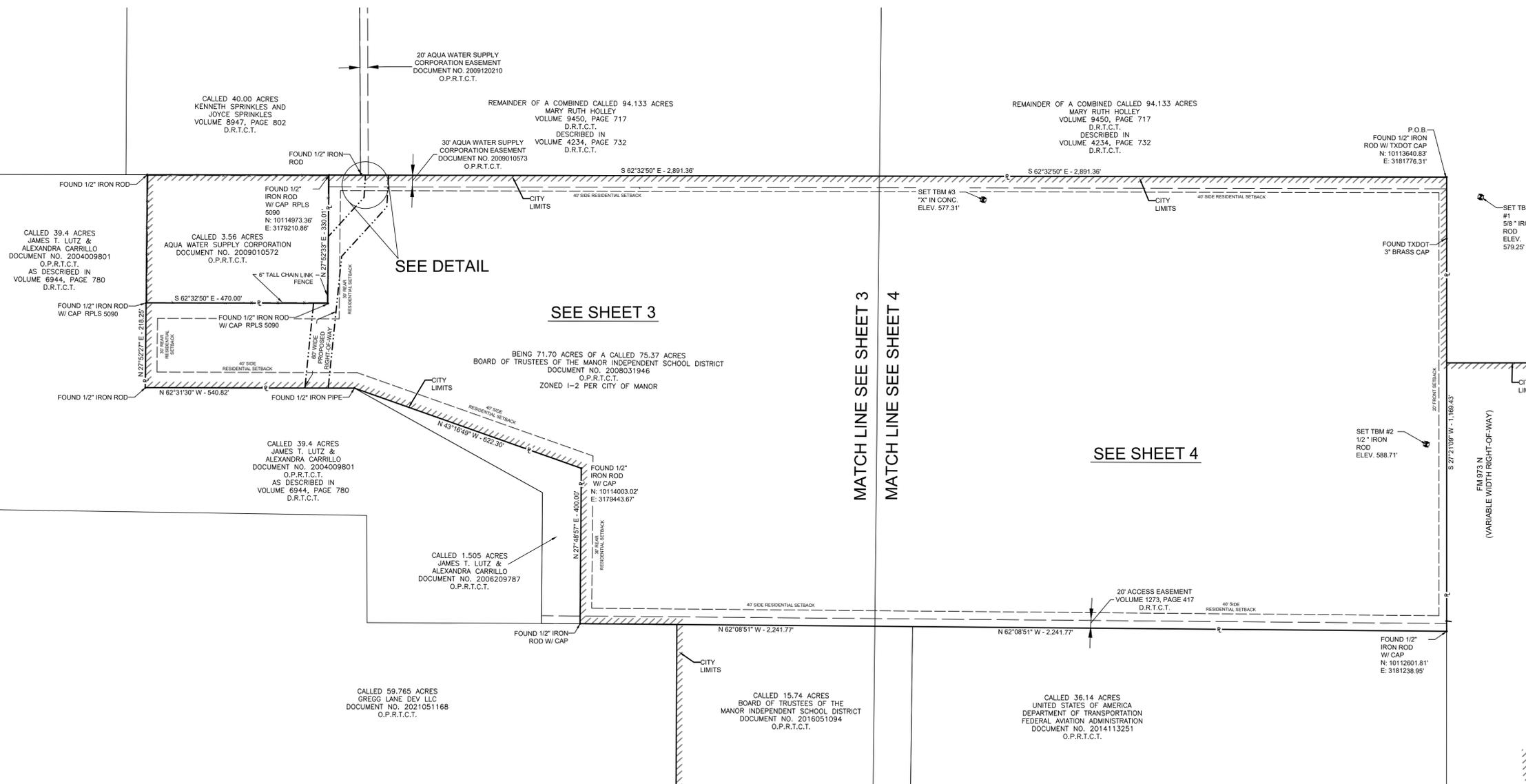
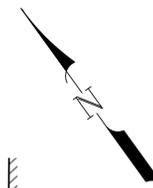
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX.

PLANNING & ZONING COMMISSION: **Recommend Approval** **Disapproval** **None**
(Type X before choice to indicate)

FINAL PLAT
OVERALL SHEET
MANOR SENIOR HIGH SCHOOL
14832 N. FM 973, MANOR, TX 78653
TRAVIS COUNTY, TEXAS



VICINITY MAP
(1" = 2,000')

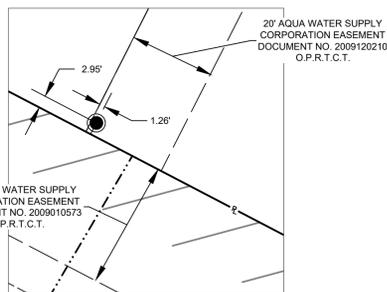


GENERAL NOTES:

1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
2. SURVEYOR DID NOT ABSTRACT THE PROPERTY.
3. PROPERTY LINES HAVE BEEN ESTABLISHED BASED UPON FOUND MONUMENTS, MEASUREMENTS, AND EVIDENCE OBTAINED IN THE FIELD ALONG WITH RECORDS AS PROVIDED BY THE CLIENT.
4. BEARING BASIS IS BASED ON GPS OBSERVATIONS AND REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, US FEET.
5. BOUNDARY SURVEY ONLY. NO IMPROVEMENTS WERE LOCATED PER CLIENT.
6. BASED ON THE FEMA FLOOD MAP SERVICE CENTER, THIS PROPERTY LIES WITHIN ZONE "X" WHICH IS AN AREA OF MINIMAL FLOOD HAZARD AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 48453C0295H WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008.
7. BUILDING SETBACKS LINES SHOWN PER MANOR, TEXAS CODE OF ORDINANCES SEC. 14.02.020. SETBACKS SHOWN HEREON ARE BASED ON INTERPRETATION OF SURVEYOR. PRIOR TO DEVELOPMENT, SETBACKS MUST BE CONFIRMED BY CITY OF MANOR.

SET BENCHMARKS:

1. N. 10113554.8000 E. 3181831.1940 ELEV. 579.252
DESCRIPTION: 5/8" IRON ROD LOCATED 51 FEET SOUTH OF NORTHEAST PROPERTY CORNER AND 87 FEET EAST OF EAST PROPERTY LINE
2. N. 10113053.9132 E. 3181413.8885 ELEV. 588.717
DESCRIPTION: 1/2" IRON ROD 16.5 FEET NORTH OF CENTERLINE OF SOUTH ACCESS ROAD FOR THE SCHOOL AND 52.6 FEET WEST OF THE EAST PROPERTY LINE.
3. N. 10114139.7000 E. 3180685.1530 ELEV. 577.305
DESCRIPTION: "X" IN CONCRETE ON INLET BOX 60 FEET SOUTH OF NORTH PROPERTY LINE AND 1199 FEET WEST OF EAST PROPERTY LINE



DETAIL

LEGEND:

- P.O.B. POINT OF BEGINNING
- TBM = TEMPORARY BENCHMARK
- FOUND PROPERTY CORNER AS DESCRIBED
- PROPERTY LINE
- ROAD RIGHT OF WAY LINE
- 6" CHAIN LINK FENCE
- ADJOINER LINE
- CITY LIMITS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY TEXAS
- D.R.T.C.T. DEED RECORDS TRAVIS COUNTY TEXAS

FINAL PLAT

BEING OUT OF A CALLED 75.37 ACRE TRACT DESCRIBED IN DEED UNTO BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT DOCUMENT NO. 2008031946 O.P.R.T.C.T., BEING SITUATED IN TRAVIS COUNTY, TEXAS



I CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF SURVEY AND THAT THIS PROFESSIONAL SERVICE SUBSTANTIALLY CONFORMS TO TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS' STANDARDS AND SPECIFICATIONS. PROJECT CONTROLS WERE ESTABLISHED UNDER THE DIRECTION OF ENCOMPASS SERVICES, LLC AND WERE BASED ON THE TEXAS STATE PLANE CENTRAL ZONE COORDINATES. THE MONUMENTS WERE SET AND TIES ARE BASED ON AN ON THE GROUND SURVEY PERFORMED UNDER THE DIRECT SUPERVISION OF WILLIAM J. CASH, R.P.L.S. # 3808.

PRELIMINARY - FOR REVIEW ONLY

WILLIAM J. CASH
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 3808

REVISIONS:

NO.	DATE	DESCRIPTION
0	07/29/21	SUBMITTED FOR REVIEW
1	12/01/21	ADD PROPOSED ROW PER ARCHITECT
2	12/17/21	CHANGE TO FINAL PLAT PER ARCHITECT

HORIZONTAL SCALE IN FEET			
150	0	150	300
DRAWN BY: SWW	DATE: 07/28/21	PROJECT NO. 63131	
CHECKED BY: TML	DATE: 07/28/21	SCALE: 1" = 50'	
FIELD WORK COMPLETED.		SHEET 2 OF 4	



14800 ST. MARY'S LANE, SUITE 230
HOUSTON, TEXAS 77079
WWW.ENCOMPASSSERVICES.COM



Texas Engineering Firm #4242

Date: Friday, March 25, 2022

Cody Holt
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor, TX. 78653

Dear Cody Holt,

The first submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat (*Short Form Final Plat*) submitted by Claycomb Associates, Inc and received on August 04, 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. The signature block years should be updated to read 202_.
2. The Mayor is Dr. Christopher Harvey.
3. The P&Z Chairperson is Julie Leonard.
4. The City Secretary is Lluvia Almaraz.
5. The Travis County Clerk is Rebecca Guerrero.
6. The location map should be to a scale of 1" = 2000'.
7. Please provide the correct page numbers for matchlines.
8. The matchlines on the overall sheet appear to be mislabeled. Please correct.
9. Please provide the identification of proposed uses and reservations for the proposed lots.
10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.
12. Floodplain information must be certified by a registered professional engineer.

3/25/2022 4:09:55 PM
14832 N. FM 973 - Manor ISD Senior High School
Short Form Final Plat
2022-P-1406-SF
Page 2

13. The location of City Limit lines and/or our outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the 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



Texas Engineering Firm #4242

Date: Tuesday, July 5, 2022

Cody Holt
Claycomb Associates, Inc

cholt@claycomb.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor 78653

Dear Cody Holt,

The subsequent submittal of the 14832 N. FM 973 - Manor ISD Senior High School Short Form Final Plat submitted by Claycomb Associates, Inc and received on August 04, 2022, 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 Pauline Gray, P.E.. 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. The signature block years should be updated to read 202__.~~
- ~~2. The Mayor is Dr. Christopher Harvey.~~
- ~~3. The P&Z Chairperson is Julie Leonard.~~
- ~~4. The City Secretary is Lluvia Almaraz.~~
- ~~5. The Travis County Clerk is Rebecca Guerrero.~~
- ~~6. The location map should be to a scale of 1" = 2000'.~~
- ~~7. Please provide the correct page numbers for matchlines.~~
- ~~8. The matchlines on the overall sheet appear to be mislabeled. Please correct.~~
- ~~9. Please provide the identification of proposed uses and reservations for the proposed lots.~~

10. Portions of the proposed right-of-way are shown an adjacent property. Only show right-of-way on the school's property.
11. If applicable, the areas delineating the the regulatory one hundred (100) year floodplain should be shown on the final plat.
12. Floodplain information must be certified by a registered professional engineer.
13. The location of City Limit lines and/our outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
14. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
15. The property lines and number designations of all proposed lots shall be provided on the final plat.
16. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
17. A comment response letter needs to be provided with the next submittal.

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 (512) 259-3882 ex. 307, 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,



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

August 3, 2022

Pauline Gray
 Jaeco
 1500 County Road 269
 Leander, TX 78641

RE: Manor Early College Addition Site Plan – Permit Number 2022-P-1406-SF

Per City staff review comments, attached are responses addressing corrections/revisions/changes noted by Jay Engineering.

Engineer, Pauline Gray, Jay Engineering: pgray@gbateam.com

1. Portions of the proposed right-of-way are shown on adjacent property. Only show right-of-way on the school's property.
 - Revised – Trimmed at Property Line
2. If applicable, the areas delineating the regulatory one hundred (100) year floodplain should be shown on the final plat.
 - N/A – see note 6
3. Floodplain information must be certified by a registered professional engineer.
 - N/A – see note 6
4. The location of City Limit lines and/or outer border of the City's ETJ should be shown if either such line traverses the subdivision or is contiguous to the subdivision boundary.
 - Shown
5. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plan coordinate system. Using said system, X and Y coordinates shall be identified on four (4) property corners.
 - Shown – Coordinates on four corners
6. The property lines and number designations of all proposed lots shall be provided on the final plat.
 - No proposed lots, Parcel is existing
7. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines shall be shown on the plat.
 - Shown



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, August 16, 2022

Ryan Marcum
Manor ISD
10335 US Hwy 290 E
Manor TX 78653
ryan.marcum@manorisd.net

Permit Number 2022-P-1406-SF
Job Address: 14832 FM973, Manor 78653

Dear Ryan Marcum,

We have conducted a review of the site development plans for the above-referenced project, submitted by Cody Holt and received by our office on August 04, 2022, and previously received June 22, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 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 black ink, appearing to read "Tyler Shows".

Tyler Shows
Staff Engineer
GBA

8/16/2022 10:26:25 AM
14832 N. FM 973 - Manor ISD Senior High School
Short Form Final Plat
2022-P-1406-SF
Page 2

Item 8.



8/19/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor ISD Senior High School Short Form Final Plat
 Case Number: 2022-P-1406-SF
 Case Manager: Scott Dunlop
 Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat located at 14832 FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor ISD Senior High School Short Form Final Plat, one (1) lots on 71.70 acres, more or less, and being located at 14832 FM 973, Manor, TX.

Applicant: Satterfield and Pontikes

Owner: Claycomb Associates, Inc

The Planning and Zoning Commission will meet at 6:30PM on 9/14/2022 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 Short Form Final 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.

Holley Mary Ruth
PO Box 1209
Manor, TX 78653-1209

Sprinkles Kenneth & Joyce
15777 Anderson Rd
Manor, TX 78653-3580

Dearing Harry Leonard Jr
2002 Trust
71 Indian Clover Dr
The Woodlands, TX 77381-2590

Lutz James T & Alexandra Carrillo
14812 FM 973 N
Manor, TX 78653-3540

Gregg Lane Dev LLC
101 Parklane Blvd Ste 102
Sugar Land, TX 77478-5521

United States Attorneys Office
Anderson Dennis
533 Hiwasee Rd
Waxahachie, TX 75165-6448

Wolf Geraldine & Edward
2868 County Road 267
Cameron, TX 76520-4936

Aqua Water Supply Corp
PO Box P
Bastrop, TX 78602-1989