



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

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## Planning & Zoning Commission Regular Meeting

Wednesday, May 11, 2022 at 6:30 PM

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

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### 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 on a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).  
*Applicant: SEC Planning, LLC*  
*Owner: Manor 290 OZ Real Estate, LP*
  
- 2.** Conduct a public hearing on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).  
*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP*  
*Owner: Dwyer Realty Companies*
  
- 3.** Conduct a public hearing on a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).  
*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP*  
*Owner: Edward Butler*

- 4.** Conduct a public hearing on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).  
*Applicant: Lexington Manor LLC*  
*Owner: Lexington Manor LLC*
- 5.** Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).  
*Applicant: BGE, Inc.*  
*Owner: Flintrock Office Suites, LLC*
- 6.** Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).  
*Applicant: Kimley-Horn & Associates*  
*Owner: Millcreek Residential*
- 7.** Conduct a public hearing on a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.  
*Applicant: JAB Engineering, LLC*  
*Owner: Platinum 973, LLC*
- 8.** Conduct a public hearing on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.  
*Applicant: Carlson, Brigrance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
- 9.** Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.  
*Applicant: BGE, Inc.*  
*Owner: DR Horton*
- 10.** Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*



- 11.** Conduct a public hearing on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.  
*Applicant: I.T. Gonzalez Engineers*  
*Owner: Duque States, LLC*
  
- 12.** Conduct a public hearing on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

#### 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.*

- 13.** Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.
  - March 9, 2022, P&Z Commission Regular Session Minutes
  - April 13, 2022, P&Z Commission Regular Session Minutes

#### REGULAR AGENDA

- 14.** Consideration, discussion, and possible action on a Rezoning Application for 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).  
*Applicant: Wenkai Chen*  
*Owner: Wenkai Chen*
  
- 15.** Consideration, discussion, and possible action on a Rezoning Application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).  
*Applicant: Duque States, LLC*  
*Owner: Duque States, LLC*

- 16.** Consideration, discussion, and possible action on a Rezoning Application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).  
*Applicant: BGE, Inc.*  
*Owner: Lane Ave Development, LLC*
- 17.** Consideration, discussion, and possible action on a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).  
*Applicant: SEC Planning, LLC*  
*Owner: Manor 290 OZ Real Estate, LP*
- 18.** Consideration, discussion, and possible action on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).  
*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP*  
*Owner: Dwyer Realty Companies*
- 19.** Consideration, discussion, and possible action on a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).  
*Applicant: Lexington Manor LLC*  
*Owner: Lexington Manor LLC*
- 20.** Consideration, discussion, and possible action on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).  
*Applicant: BGE, Inc.*  
*Owner: Flintrock Office Suites, LLC*
- 21.** Consideration, discussion, and possible action on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).  
*Applicant: Kimley-Horn & Associates*  
*Owner: Millcreek Residential*

- 22.** Consideration, discussion, and possible action a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.  
*Applicant: JAB Engineering, LLC*  
*Owner: Platinum 973, LLC*
- 23.** Consideration, discussion, and possible action on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.  
*Applicant: Carlson, Brigance & Doering, Inc.*  
*Owner: KB Home Lone Star, Inc.*
- 24.** Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.  
*Applicant: BGE, Inc.*  
*Owner: DR Horton*
- 25.** Consideration, discussion, and possible action on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.  
*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*
- 26.** Consideration, discussion, and possible action on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.  
*Applicant: I.T. Gonzalez Engineers*  
*Owner: Duque States, LLC*
- 27.** Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.  
*Applicant: Kimley-Horn & Associates*  
*Owner: Forestar (USA) Real Estate Group, Inc.*
- 28.** Consideration, discussion, and possible action on a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

## EXECUTIVE SESSION

The Planning and Zoning Commission will now Convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in:

- *Section 551.087, Texas Government Code, Texas Disciplinary Rules of Professional Conduct to deliberate Economic Development Negotiations regarding real property located at the intersection of FM 973 and US Hwy 290 East.*

## OPEN SESSION

The Planning and Zoning Commission will now reconvene into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session.

## REGULAR AGENDA

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

## 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, May 6, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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/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 [lalmaraz@cityofmanor.org](mailto:lalmaraz@cityofmanor.org) .



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant: SEC Planning, LLC*

*Owner: Manor 290 OZ Real Estate, LP*

**BACKGROUND/SUMMARY:**

The applicant is requesting to zone 32.69 acres to C-2 Medium Commercial, 20.86 acres to MF-2 Multi-family 25, and 30.74 acres to TH Townhome. The conceptual layout includes extending Carriage Hills Drive to US 290 to intersect with Bois D’Arc. 30 acres of C-2 could potentially accommodate 200,000 – 250,000 sf of commercial space, 21 acres of MF-2 could be up to 525 units, and 31 acres of TH could be up to 372 units. This plan supports the city’s request for substantial commercial acreage on US 290 and higher density residential to buffer between the commercial and single family.

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

- Letter of Intent
- Zoning Map
- Boundary Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

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





December 15, 2021

City of Manor Planning Department  
105 E. Eggleston Street  
Manor, TX 78653

Re: Ginsel Tract Letter of Intent

The Ginsel tract is a 82.5 acre tract of land located within the City of Manor at the Southeast corner of the intersection of US 290 and Bois-D-Arc Rd. It is the Applicant's intent and request to rezone the entire 82.5 acres with a mix of commercial and residential offerings. Please see the included Requested Zoning Exhibit for an illustrative depiction of the requested zoning districts.

This tract is conveniently located in the eastern portion of the City with convenient access fronting U.S. Highway 290. Along with strong access from this major roadway, the property is in close proximity to planned future commercial/mixed use development to the west, while creating a transitional development to the Existing Single Family to the south. The requested rezoning request will provide employment, retail and service opportunities of a destination variety along with various housing options all with strong vehicular accessibility from U.S. 290.

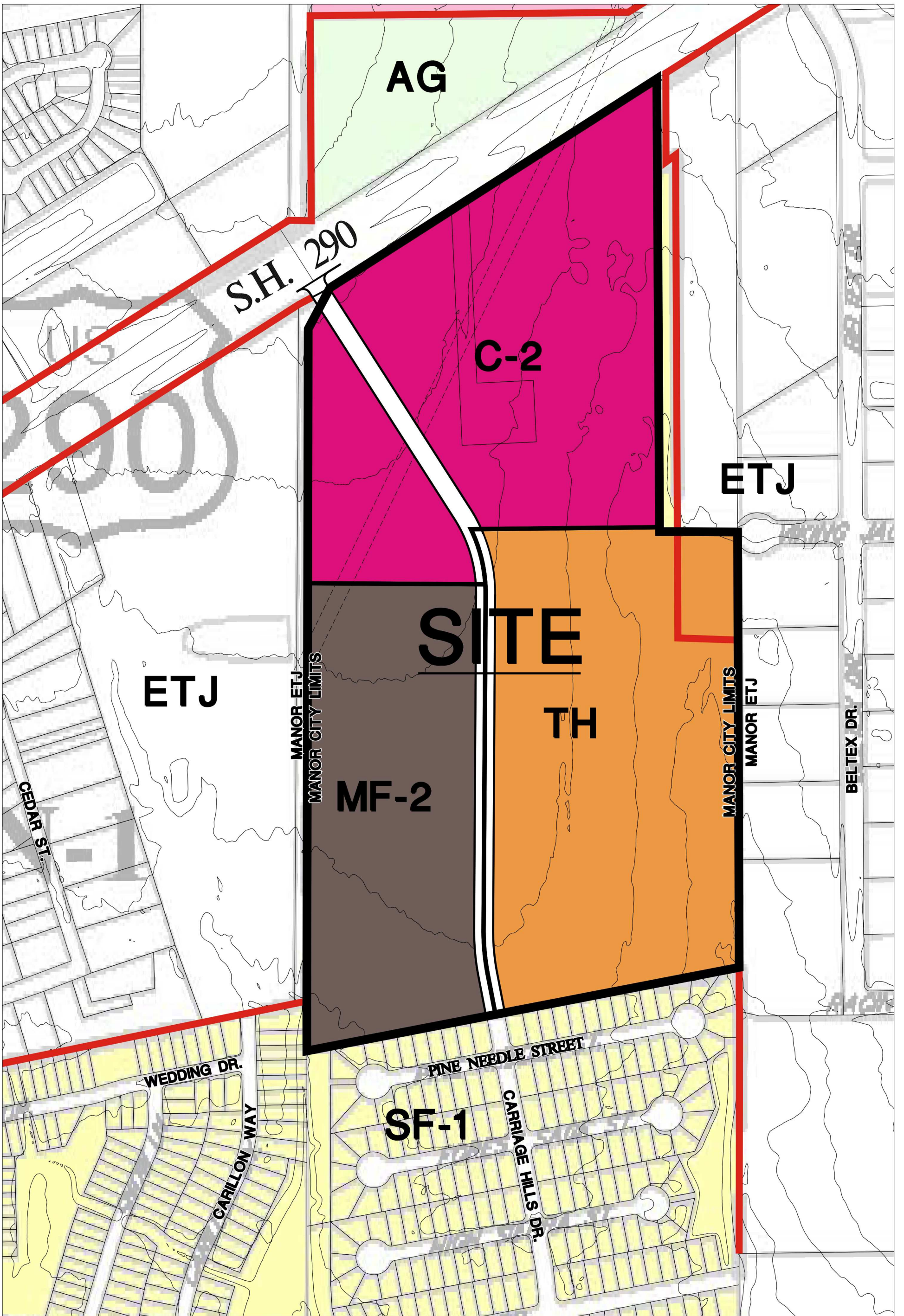
Current site conditions are also favorable for the vision of a higher intensity development. The property consists of gently sloping farm lands with pockets of tree coverage and existing drainage corridors which the applicant intends to preserve to the best of their ability.

Thank you for your consideration of this zoning change request. The Applicant believes this location has the potential to help meet the housing, service, and employment goals for Manor.

Sincerely,

Gary Jueneman  
Sr. Project Manager





ZONING OPTION 3  
GINSEL TRACT



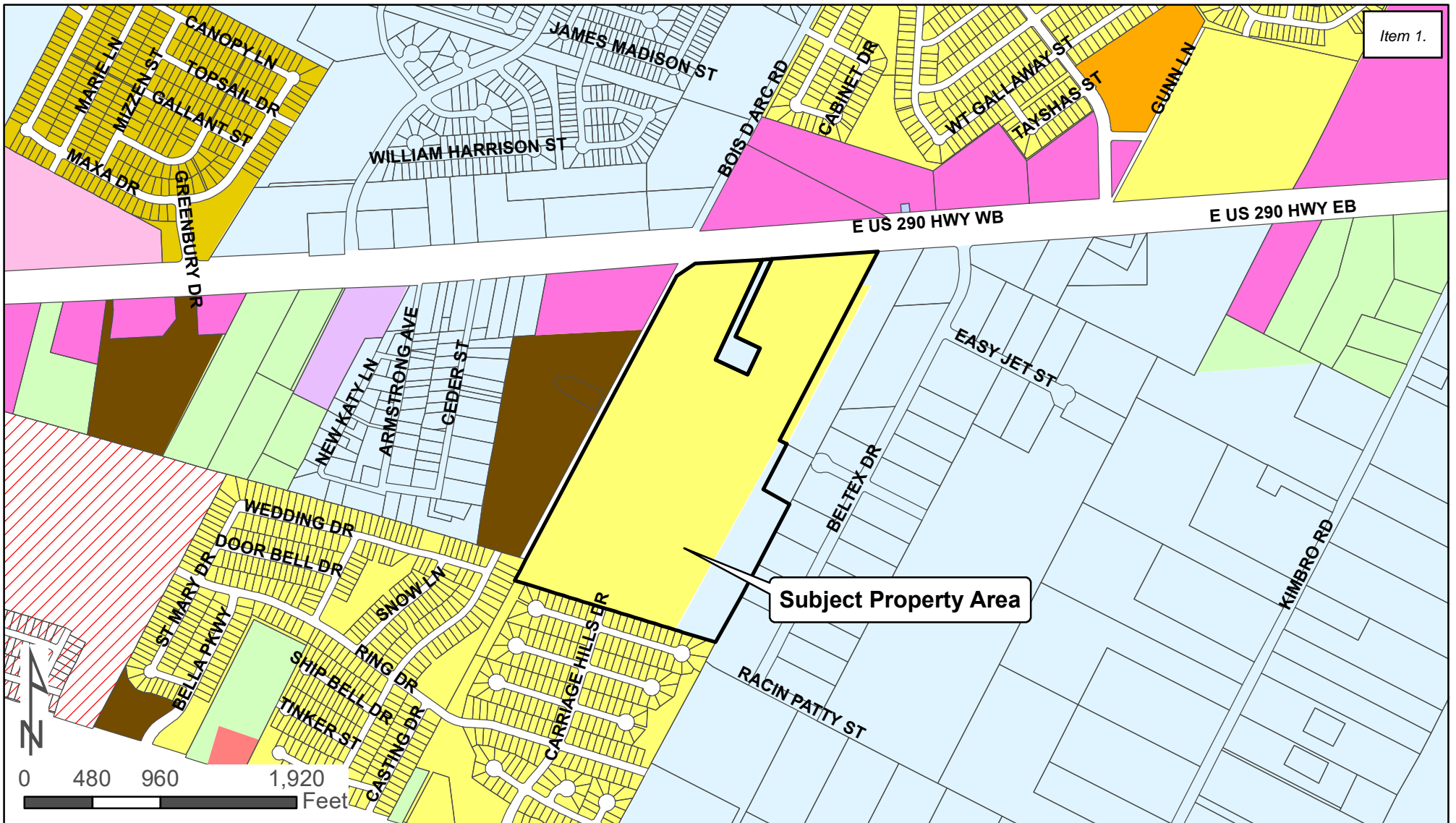
0 150' 300' 600'

Scale: 1" = 300'

North

Date: September 16, 2021





Current:  
Single Family Suburban (SF-1)

Proposed:  
Medium Commercial (C-2)  
Multi-Family 25 (MF-2)  
Townhome (TH)

**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        |                           |                                |



March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1404-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 86.05 acres, more or less, and being located at 13301 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* SEC Planning, LLC**

***Owner:* Manor 290 OZ Real Estate, LP**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

MONTES PABLO & ANDREA MONTES  
12921 CARILLON WAY  
MANOR, TX 78653-5194

CASTRO JOHNNY C JR &  
MARIBEL CASTRO  
12925 CARILLON WAY  
MANOR, TX 78653-5194

PARRY BRANDON  
12929 CARILLON WAY  
MANOR, TX 78653-5194

AROS JOE & SUSIE  
12933 CARILLON WAY  
MANOR , TX 78653-5194

POWELL JUSTIN LEE  
12937 CARILLON WAY  
MANOR , TX 78653-5194

BAKER KELLY ANNE  
PO BOX 10933  
AUSTIN , TX 78766-1933

GONZALES-VALENCIA DAVID  
13005 CARILLON WAY  
MANOR , TX 78653-5195

VU IVY & PHINGA TA  
7906 ISAAC PRYOR DR  
AUSTIN, TX 78749-1753

ALBARRACIN STEVEN M & ZHANNA A  
13016 WEDDING DR  
MANOR, TX 78653-5189

UPSHUR DIONNE I & RALEIGH C  
13020 WEDDING  
MANOR , TX 78653-5189

MANOR RV PARK LLC  
460 N MAIN ST STE 304  
GLEN ELLYN, IL 60137-5176



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).

*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP*

*Owner: Dwyer Realty Companies*

**BACKGROUND/SUMMARY:**

This property is along the currently under construction Gregg Manor and will be across that road from the Lion’s Club. They are leaving a 1.6-acre tract as C-1 light commercial as well as extending Eggleston Street to connect to the new Gregg Manor Road. The property directly north is zoned MF-2, the properties west are zoned C-1 Light Commercial, and the properties along Parsons are zoned C-1 Light Commercial, Institutional, or SF-1 Single Family. Parson is considered a commercial corridor. West of the property is zoned SF-1 Single Family. The building setback for MF-2 to SF-1 is 80’ and of that 25’ is a bufferyard that only permits a solid wall and landscaping to provide a physical and visual buffer between the MF and SF. 9.8 acres of MF-2 can be up to 245 units.

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

- Letter of Intent
- Boundary Map
- Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

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





METCALFE WOLFF  
STUART & WILLIAMS, LLP

TALLEY WILLIAMS  
Partner

twilliams@mwswtexas.com  
512-404-2234

March 11, 2022

Mr. Scott Dunlop  
Interim City Manager  
105 E Eggleston St.,  
Manor, Texas 78653

**Via Online Submittal**

Re: Application for Rezoning; Approximately 13.95 acres within the Las Entradas South Project located along the future Gregg Manor Extension and North of Old Highway 20 in Manor, Texas (the "Property").

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached Zoning Application to request a change from Light Commercial (C-1) to Multi-family 25 (MF-2). The Property is located within the Las Entradas South Project located along the future Gregg Manor Extension and North of Old Highway 20 in Manor, Texas (see attached Location Map).

The Property is part of the Las Entradas South Project which is a mixed-use development that also includes commercial and residential uses as well as publicly accessible open space. The Property will provide a unique multifamily development in this high quality, pedestrian oriented development of horizontal mixed use, which is desired by the City of Manor.

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

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

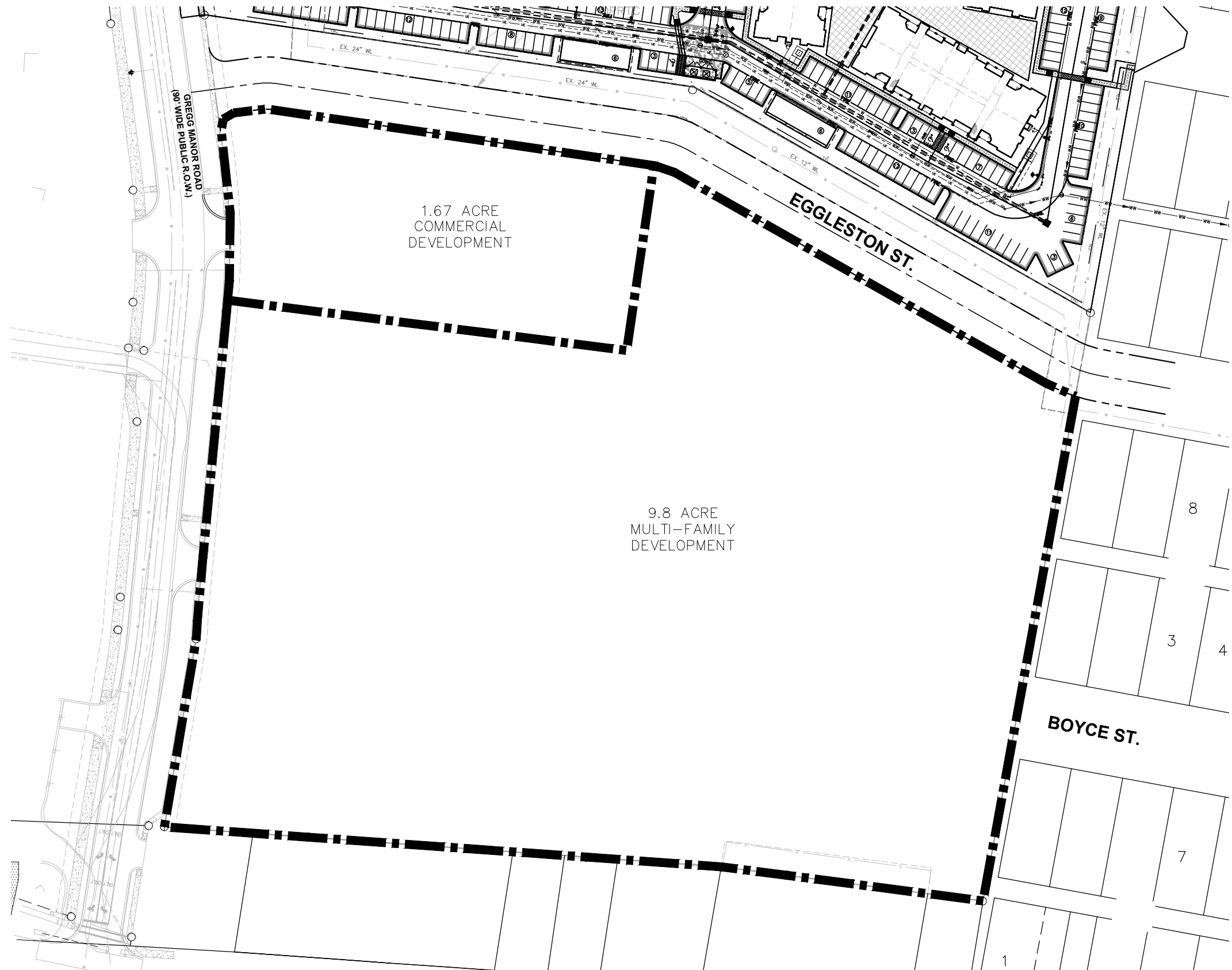
Sincerely,

A handwritten signature in blue ink that reads "Talley Williams".

Talley Williams

**ZONING EXHIBIT**



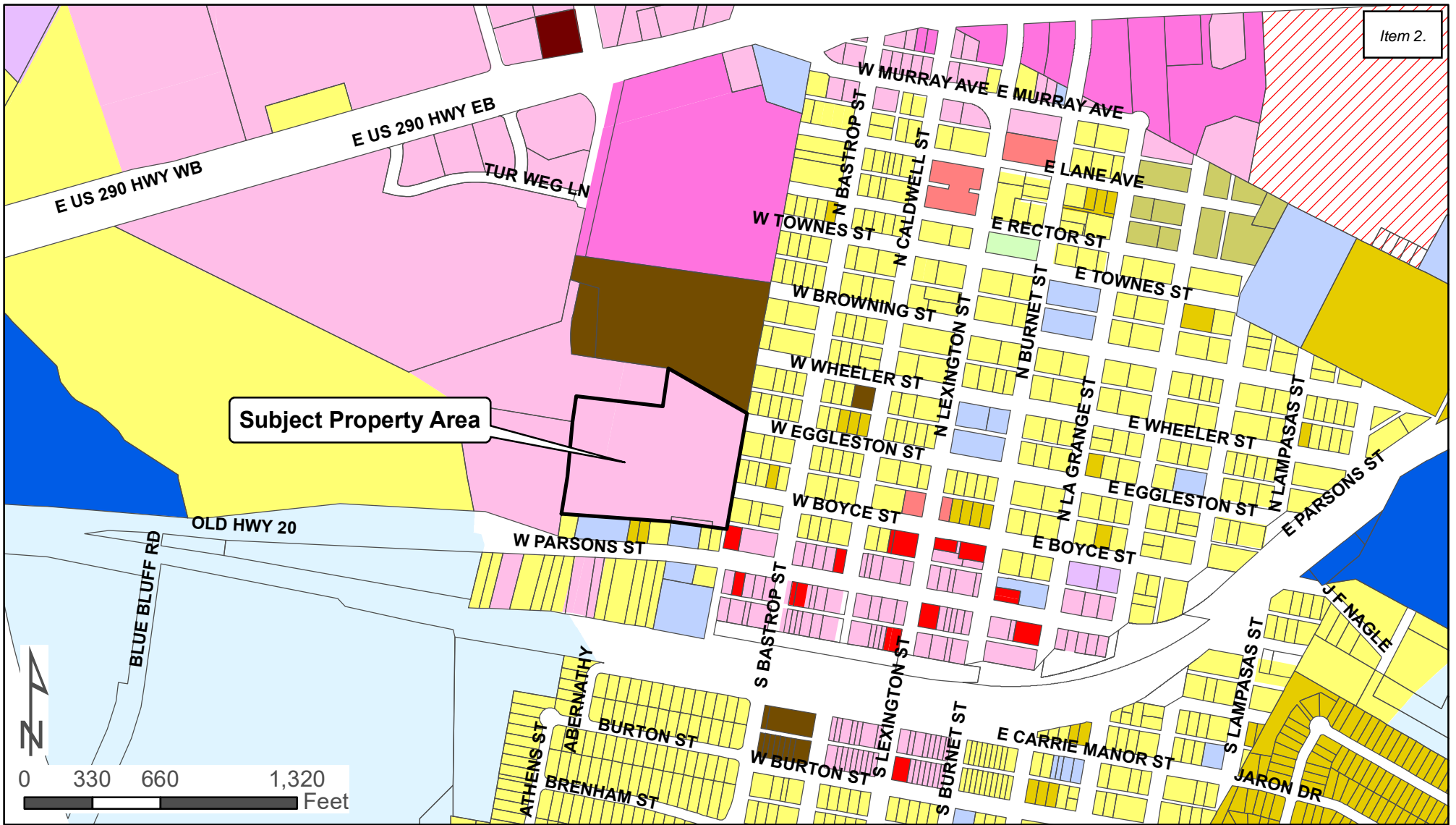


# "EXHIBIT A"

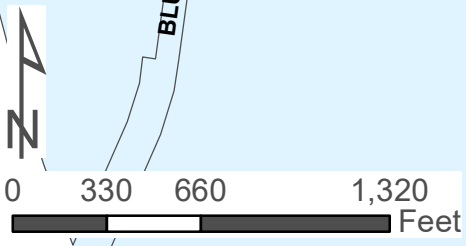
MULTI-FAMILY DEVELOPEMENT  
MANOR, TX

DEVELOPER:  
DD&B  
CONSTRUCTION  
17B FIRSTFIELD RD.  
GAITHERSBURG,  
MD 20878

## SITE PLAN



Subject Property Area



Current:  
Light Commercial (C-1)

Proposed:  
Multi-Family 25 (MF-2)

Zone	
<span style="display:inline-block; width:15px; height:15px; background-color:lightgreen;"></span> A - Agricultural	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> MH-1 - Manufactured Home
<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> SF-1 - Single Family Suburban	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span> I-1 - Institutional Small
<span style="display:inline-block; width:15px; height:15px; background-color:gold;"></span> SF-2 - Single Family Standard	<span style="display:inline-block; width:15px; height:15px; background-color:darkblue;"></span> I-2 - Institutional Large
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> TF - Two Family	<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span> GO - General Office
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> TH - Townhome	<span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> C-1 - Light Commercial
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span> MF-1 - Multi-Family 15	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> C-2 - Medium Commercial
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span> MF-2 - Multi-Family 25	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> C-3 - Heavy Commercial
	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> NB - Neighborhood Business
	<span style="display:inline-block; width:15px; height:15px; background-color:red;"></span> DB - Downtown Business
	<span style="display:inline-block; width:15px; height:15px; background-color:lightpurple;"></span> IN-1 - Light Industrial
	<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> IN-2 - Heavy Industrial
	<span style="display:inline-block; width:15px; height:15px; border-bottom: 1px dashed red;"></span> PUD - Planned Unit Development
	<span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> ETJ





March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1425-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 13.224 acres, more or less, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).**

***Applicant:* Metcalfe, Wolff, Stuart & Williams, LLP**

***Owner:* Dwyer Realty Companies**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

Newsome Florence Et Al.  
P.O. BOX 133  
Manor, TX 78653

Field Mary R Et. Al.  
P.O. BOX 184  
Manor, TX 78653

Duvall Novella P  
P.O. BOX 654  
Manor, TX 78653

Newsome Florence Et Al.  
P.O. BOX 133  
Manor, TX 78653

Taylor Floyd Roy Et. Al.  
7010 Blessing  
Austin, TX 78752

Herrera Juan Carlos & Maria D  
107 N Bastrop St.  
Manor, TX 78653

Garcia Epifanio Delgado  
5503 Hibiscus  
Austin, TX 78724

Cabello Pedro & Erica Cabello  
209 N Bastrop St.  
Manor, TX 78653

Desh Jr. LLC  
4419 Ramsey Ave.  
Austin, TX 78756

Wheeler Street Partnership  
P.O. BOX 170309  
Austin, TX 78717

Easley Lenora  
P.O. BOX 734  
Manor, TX 78653

Riojas Santiago & Irasema  
P.O. BOX 885  
Manor, TX 78653

Loggins Raydell  
P.O. BOX 47  
Manor, TX 78653

Easley Lenora  
307 W Boyce St.  
Manor, TX 78653

Crumbley Gilbert & Essie  
P.O. BOX 170309  
Austin, TX 78717

Bowen Bradley & Paula  
18109 Whitewater Cv.  
Round Rock, TX 78681

Bush Kaitanya L  
P.O. BOX 218  
Manor, TX 78653

Travis County Emergency  
P.O. BOX 846  
Manor, TX 78653

Bowen Bradley & Paula  
18109 Whitewater Cv.  
Round Rock, TX 78681

Guerrero Julio & Cynthia  
P.O. BOX 142265  
Austin, TX 78714

Travis County Emergency  
P.O. BOX 846  
Manor, TX 78653

Sepco  
P.O. BOX 170309  
Austin, TX 78717

Bowen Bradley & Paula  
18109 Whitewater Cv.  
Round Rock, TX 78681

Milligan Finish  
3811 Liberty Square Trail  
Fresno, TX 77545

Sepco  
P.O. BOX 170309  
Austin, TX 78717

Mims Michael L & Beverly R  
P.O. BOX 447  
Manor, TX 78653

Chavez Marcos A  
12555 Kimbro Rd  
Manor, TX 78653

AAA Fire & Safety Equipment Co. Inc.  
P.O. BOX 16401  
Austin, TX 78761

Davis Hattie Mae  
P.O. BOX 229  
Manor, TX 78653

Wilson Joetta  
411 W Parsons St.  
Manor, TX 78653



Burns Memorial Temple  
P.O. BOX 1061  
Manor, TX 78653

City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Al Noor Muslim Community Center of  
Manor  
900 Low Brim Cv  
Pflugerville, TX 78660

Li Julie  
P.O. BOX 203731  
Austin, TX 78720

City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Carbajol Felipe H & Isabel Ortuno  
P.O. BOX 214  
Manor, TX 78653

Lions Club of Manor Inc.  
P.O. BOX 68  
Manor, TX 78653

Burns Elbert R Et. Al.  
P.O. BOX 413  
Manor, TX 78653

Jones Samuel Dell Jr & Rachel  
P.O. BOX 416  
Manor, TX 78653

Manor Apartments LLC  
4600 Triangle Ave. #6102  
Austin, TX 78751

Smith Audrey B  
10304 Ivy Jade  
Schertz, TX 78154

Miramontes Manuel Torres & J  
19337 W T Gallaway St.  
Manor, TX 78653

Samudio Faustino  
P.O. BOX 28  
Manor, TX 78653

Okoro Chiamo  
3101 E. 12th St. Unit D-4  
Austin, TX 78702

Esparza Antonio  
16709 Hamilton Point Cir  
Manor, TX 78653

Salazar Jose Cipriano & Uganda  
P.O. BOX 164  
Manor, TX 78653

Okoro Chiamo  
3101 E. 12th St. Unit C4  
Austin, TX 78702

Habbit Ambus & Purinea  
432 W Parsons St.  
Manor, TX 78653

De Leon Carmen P  
P.O. BOX 81  
Manor, TX 78653

Casimiro Mildred  
412 W. Parsons St.  
Manor, TX 78653

Manor ISD  
P.O. BOX 359  
Manor, TX 78653

Reyes Mary A & Robert H  
P.O. BOX 344  
Manor, TX 78653

Montero Roberto  
709 Busleigh Cattle Way  
Pflugerville, TX 78660

Riojas Oralia Garza  
P.O. BOX 89  
Manor, TX 78653

City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Al Noor Muslim Community Center of  
Manor  
900 Low Brim Cv  
Pflugerville, TX 78660



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).

*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP*

*Owner: Edward Butler*

**BACKGROUND/SUMMARY:**

This 26 acres is directly south of the 40 acres that MISD is constructing their K-8 School. South of this property remains C-2 Medium Commercial. There is a planned roadway through the commercial tract that would provide this MF-2 tract with access to US 290 as well as FM 973. 26 acres of MF-2 could be up to 650 units, but they have proposed 600 units.

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

- Letter of Intent
- Map
- Survey
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

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



METCALFE WOLFF  
STUART & WILLIAMS, LLP

TALLEY WILLIAMS  
Partner

twilliams@mwswtexas.com  
512-404-2234

March 11, 2022

Mr. Scott Dunlop  
Interim City Manager  
105 E Eggleston St.,  
Manor, Texas 78653

**Via Online Submittal**

Re: Application for Rezoning; Approximately 26.30 acres (designated as Lot 1, Block A) within the Butler-Manor Project located at E. US 290 and 13100 N. FM 973 (the "Property").

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached Zoning Application to request a change from Medium Commercial (C-2) to Multi-family 25 (MF-2). The Property is located within the Butler-Manor Project located at E. US 290 and 13100 N. FM 973 and is currently undeveloped (see attached Location Map).

The Property is part of the Butler-Manor Project which is a mixed-use development that also includes commercial and residential uses as well as publicly accessible open space. The Property will provide a unique and highly amenitized multifamily development in this high quality, pedestrian oriented development of horizontal mixed use, which is desired by the City of Manor.

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

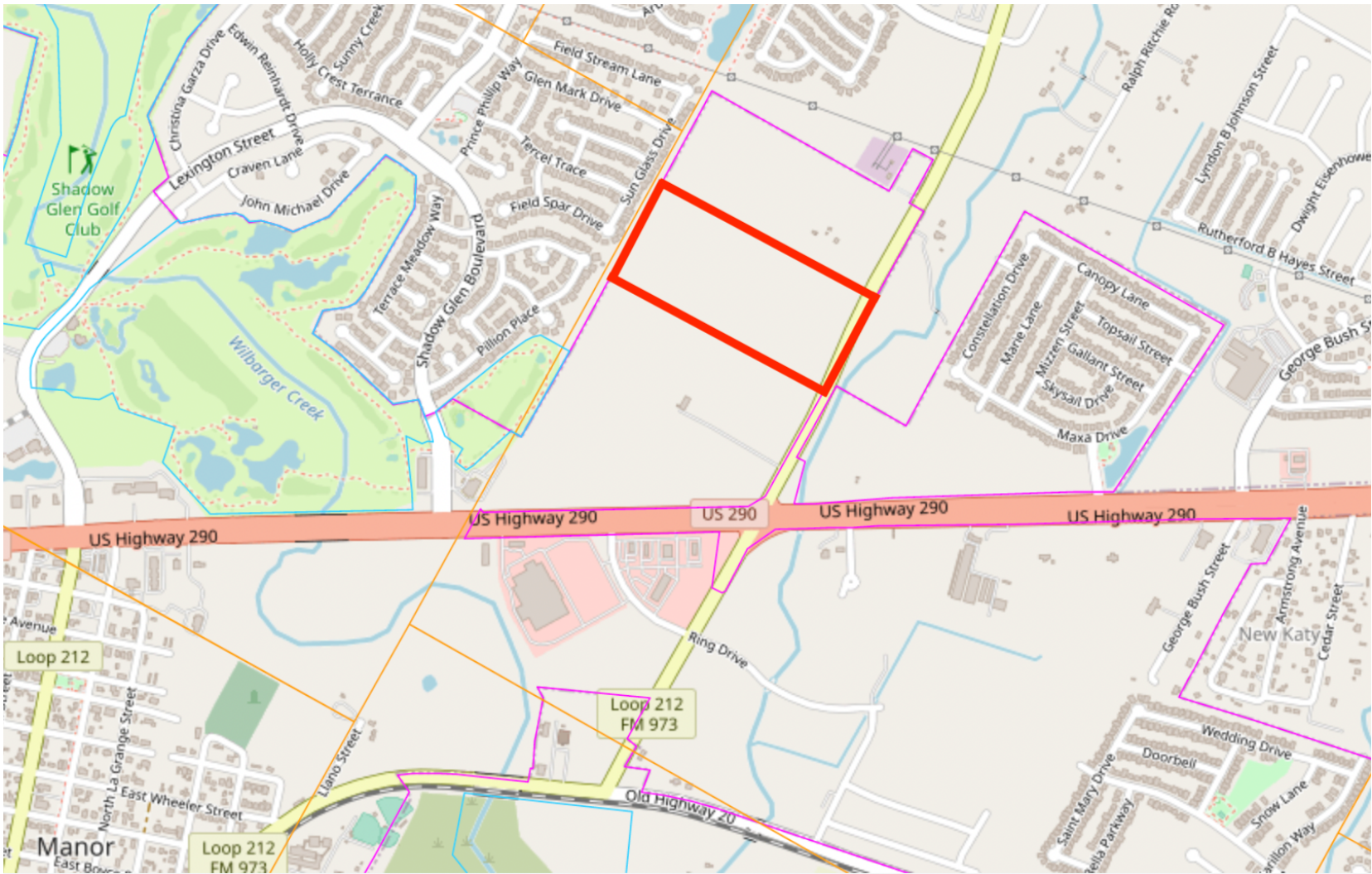
If you have any questions about the proposed Zoning Application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

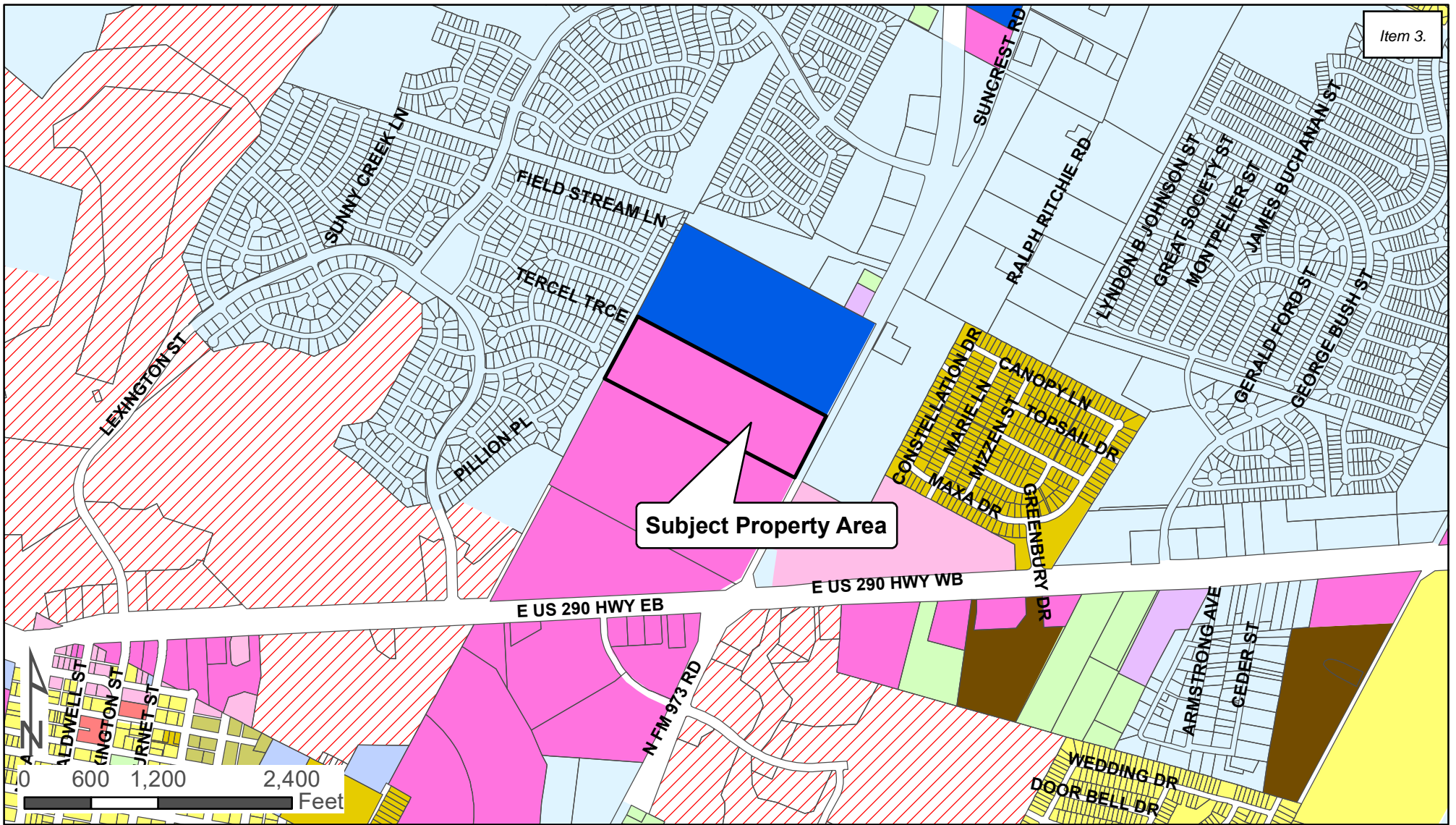
A handwritten signature in blue ink that reads 'Talley Williams'.

Talley Williams

**ZONING EXHIBIT**







Current:  
Medium Commercial (C-2)

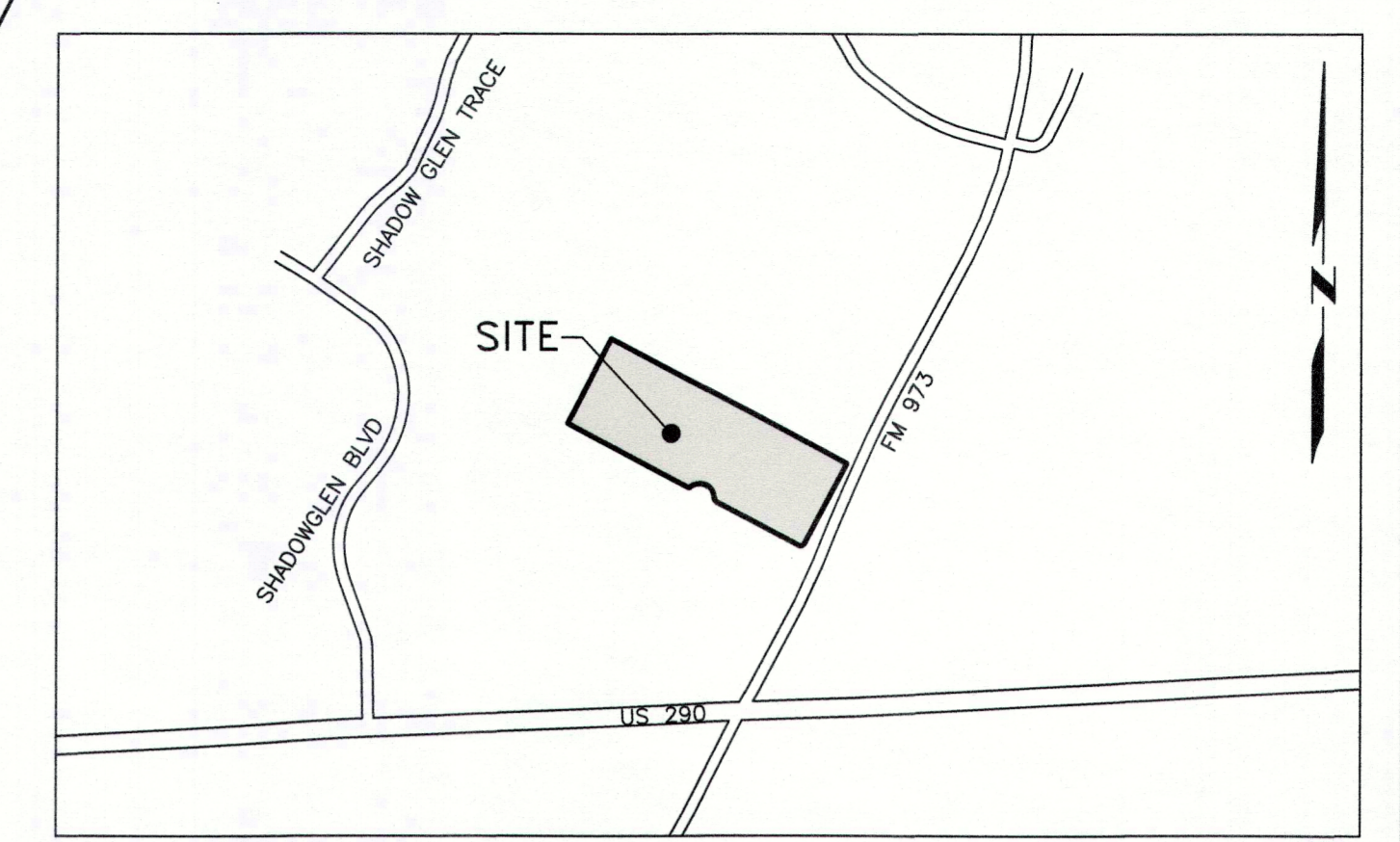
Proposed:  
Multi-Family 25 (MF-2)

**Zone**

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



Table with columns: REVISIONS, DESCRIPTION, DATE. Includes project name, date, and drawing file path.



COMMITMENT FOR TITLE INSURANCE PROVIDED BY: TITLE RESOURCES GUARANTY COMPANY OF NO. 2153735-00M EFFECTIVE DATE: OCTOBER 14, 2021 ISSUE DATE: OCTOBER 26, 2021

- SCHEDULE B EXCEPTIONS: 10a EASEMENT: RECORDED: VOLUME 623, PAGE 322, DEED RECORDS, TRAVIS COUNTY, TEXAS. LOWER COLORADO RIVER AUTHORITY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (DOES NOT AFFECT) 10b EASEMENT: RECORDED: VOLUME 650, PAGE 212, DEED RECORDS, TRAVIS COUNTY, TEXAS. LOWER COLORADO RIVER AUTHORITY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (MAY AFFECT, VAGUE DESCRIPTION) 10c EASEMENT: RECORDED: VOLUME 4822, PAGE 1615, DEED RECORDS, TRAVIS COUNTY, TEXAS. MANVILLE WATER SUPPLY CORP. PURPOSE: PIPELINE (MAY AFFECT, VAGUE DESCRIPTION) 10d ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER) 10e RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY) (NOT A SURVEY MATTER) 10f RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NO ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.) (NOT A SURVEY MATTER) 10g ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. (NOTED HEREON) 10h ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTED HEREON) 10i ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY. (NOTED HEREON)

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 1.0000755219 SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

FLOOD NOTE: 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, IN A LETTER OF MAP CHANGE (LOMC) ACTION DATED JANUARY 15, 2020, WITH AN EFFECTIVE DATE OF JANUARY 23, 2020. CASE NUMBER 13-06-0041V FOR TRAVIS COUNTY, TEXAS, COMMUNITY NO. 481026. 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.

ALTA/NSPS TABLE A NOTES: TABLE A ITEM 2, ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. ADDRESS UNKNOWN TABLE A ITEM 6(a), IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. TABLE A ITEM 6(b), IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. TABLE A ITEM 7(a), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY, AT THE TIME OF FIELDWORK. TABLE A ITEM 9, NUMBER AND TYPE (E.G. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. NO CLEARLY IDENTIFIABLE PARKING SPACES EXISTING ON THE SITE AT THE TIME OF THE SURVEY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION: TO GO MULTI-FAMILY DEVELOPMENT, LLC AND TITLE RESOURCES GUARANTY COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2021.

DATE OF PLAT OR MAP: NOVEMBER 29, 2021. TRAVIS S. TABOR 6426 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6428

BLUEBONNET FINAL PLAT DOC. NO. 200800197 O.P.R.T.C.T. LOT 1, BLOCK 1

MICHAEL J. PACLIK AND MICHAEL JAMES PACLIK, JR. (1.062 ACRES) DOC. NO. 200596042 O.P.R.T.C.T.

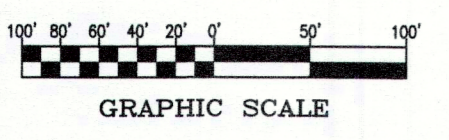
GREENBURY GATES SURVEY ABSTRACT NO. 315

BUTLER FAMILY PARTNERSHIP, LTD. TRACT 1 (116.45 ACRES) VOL. 12271, PG. 872 R.P.R.T.C.T.

26.30 ACRES NO IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY

BUTLER FAMILY PARTNERSHIP, LTD. TRACT 1 (116.45 ACRES) VOL. 12271, PG. 872 R.P.R.T.C.T.

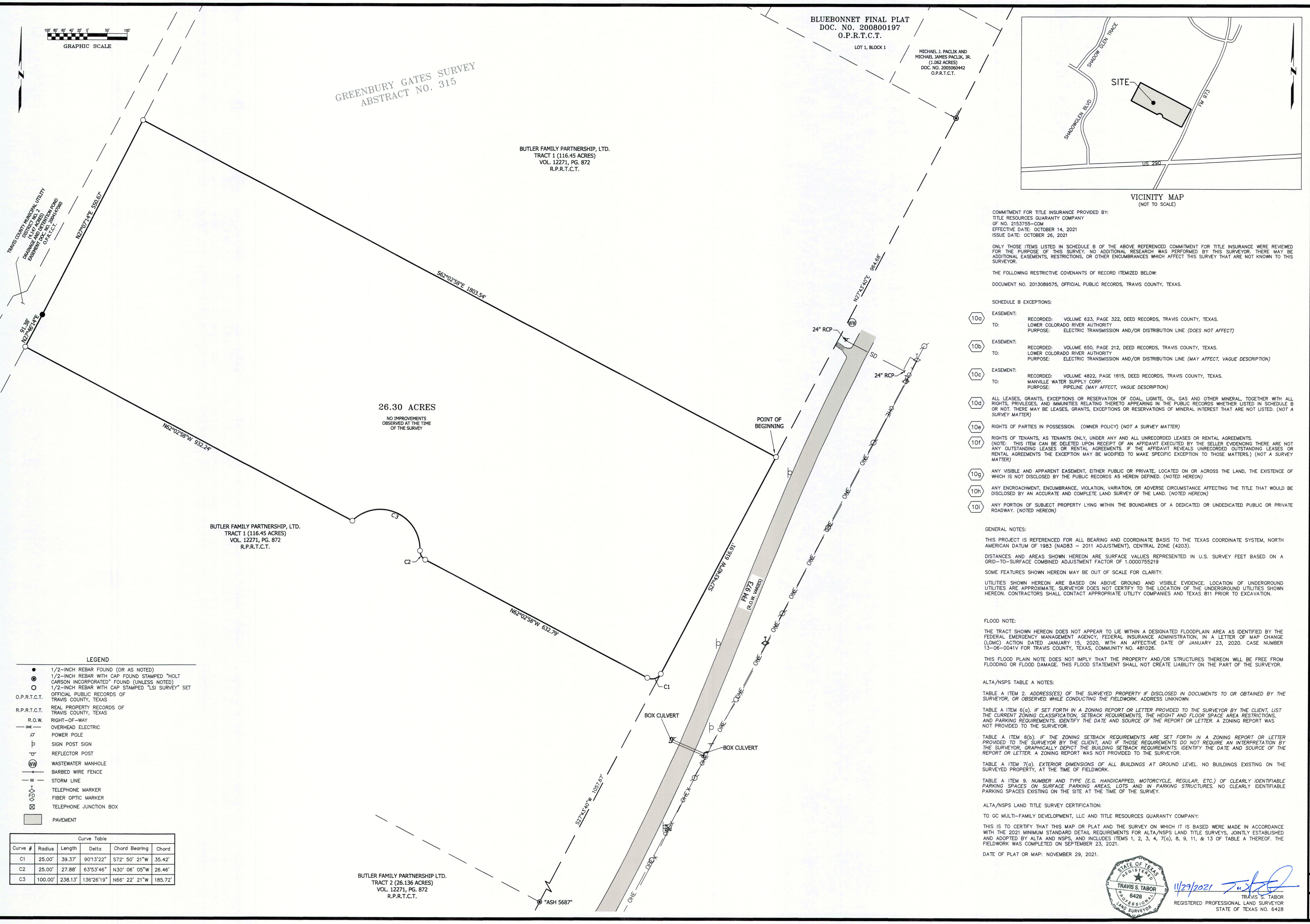
BUTLER FAMILY PARTNERSHIP LTD. TRACT 2 (26.136 ACRES) VOL. 12271, PG. 872 R.P.R.T.C.T.



TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT (MUD) (4.17 ACRES) DRAINAGE AND WASTEWATER SYSTEM EXEMPT DOC. NO. 200445780 O.P.R.T.C.T.

- LEGEND: 1/2-INCH REBAR FOUND (OR AS NOTED) 1/2-INCH REBAR WITH CAP FOUND STAMPED "HOLT CARSON INCORPORATED" FOUND (UNLESS NOTED) 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS R.O.W. RIGHT-OF-WAY OVERHEAD ELECTRIC POWER POLE SIGN POST SIGN REFLECTOR POST WASTEWATER MANHOLE BARBED WIRE FENCE STORM LINE TELEPHONE MARKER FIBER OPTIC MARKER TELEPHONE JUNCTION BOX PAVEMENT

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord. Includes curves C1, C2, and C3.







March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1426-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 26.30 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* Metcalfe, Wolff, Stuart & Williams, LLP**

***Owner:* Edward Butler**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

Wilken Walter William  
11625 Sun Glass Dr.  
Manor, TX 78653-3885

Ajai Akinyemi P  
11505 Sun Glass Dr.  
Manor, TX 78653

Gruza Agata & Eric Michael Daley  
13824 Long Shadow Dr.  
Manor, TX 78653

Waldon Charles L & Aursha R  
11621 Sun Glass Dr.  
Manor, TX 78653-3885

Phillips Todd Curtis  
11501 Sun Glass Dr.  
Manor, TX 78653

Gigl Michael William  
20417 Crooked Stick Dr.  
Pflugerville, TX 78660-8196

Itnyre Stephen C & Sandra L  
11617 Sun Glass Dr.  
Manor, TX 78653-3885

Bitra Aspazia  
13832 Field Spar Dr.  
Manor, TX 78653

Haney David L & Josie U  
13825 Tercel Trce.  
Manor, TX 78653

Spead Brent William & Shyla Anahita  
11613 Sun Glass Dr.  
Manor, TX 78653-3885

Prieto Daisy & Salvador U Flores  
13828 Field Spar Dr.  
Manor, TX 78653

Kendrick Willie & Carmen Maria  
13824 Tercel Trce.  
Manor, TX 78653

Holmes Charlie  
P.O. Box 27626  
Macon, GA 31221-7626

Benedetti Brett R  
13824 Field Spar Dr.  
Manor, TX 78653

Forsythe Stacia Kaye  
13816 Tercel Trce.  
Manor, TX 78653

Vandenberg Kristin L & Scott P  
11605 Sun Glass Dr.  
Manor, TX 78653-3883

Acosta Carmen & Rodolfo  
13820 Field Spar Dr.  
Manor, TX 78653

Jones Michael & Lindsay  
13821 Field Spar Dr.  
Manor, TX 78653

Bell-Sexton Coretta  
11601 Sun Glass Dr.  
Manor, TX 78653-3883

Curtis Sean & Summer  
913 N. Inyo St.  
Ridgecrest, CA 93555-3000

Kim Chae Kyung  
13817 Field Spar Dr.  
Manor, TX 78653

Lewis Gladys & Jeffrey  
11517 Sun Glass Dr.  
Manor, TX 78653-3883

Emamian Seyed-Amir & Priscilla  
13812 Field Spar Dr.  
Manor, TX 78653

Taylor Williams Wesley Jr.  
11733 Pillion Pl.  
Manor, TX 78653

Hernandez Mayra  
11513 Sun Glass Dr.  
Manor, TX 78653

Wood Terrence  
25551 SE 41st Ct  
Sammamish, WA 98029-7769

White Jennifer & Michael  
11509 Sun Glass Dr.  
Manor, TX 78653

Hernandez Alejandra & Carlos  
13825 Long Shadow Dr.  
Manor, TX 78653

Hayes Maura & Terrence III  
11737 Pillion Pl.  
Manor, TX 78653

Del La Garza Benjamin & Marisa  
11708 Pillion Pl.  
Manor, TX 78653

Suarez Humberto  
11717 Pillion Pl.  
Manor, TX 78653

Henry Daffney A  
13745 Shady Ridge Ln.  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale St.  
Austin, TX 78746-5732

Mullen Thomas & Amanda  
11713 Pillion Pl.  
Manor, TX 78653

Stiggers Gary L  
11729 Pillion Pl.  
Manor, TX 78653

Monroe Ozie SR Family Trust  
P.O. BOX 254  
Manor, TX 78653-0254

Hunt Anthony & Victoria  
11720 Pillion Pl.  
Manor, TX 78653

Mcarthur Marilyn D  
11725 Pillion Pl.  
Manor, TX 78653

Board of Trustees of the Manor  
Independent  
P.O. BOX 9190  
% Butler Family Partnership  
Austin, TX 78766-9190

Brown George Jr  
P.O. Box 1158  
Manor, TX 78653

Manker Michael & Lauren  
11721 Pillion Pl.  
Manor, TX 78653

Ambuhl Allen C & Debra K Young  
11712 Pillion Pl.  
Manor, TX 78653



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This property is a half block at N. Lexington and W. Browning. There is large vacant home on the property with the back area of the property being undeveloped. The applicant is requesting to rezone the lots the home is on plus 1 other to Neighborhood Business and the 2 other lots furthest from Lexington to Townhome. This would permit the existing home to be used for a commercial use like retail, restaurant, or office. NB also permits residential when it's in the same structure as a commercial use. The TH area would permit 3 units of housing.

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

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

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

# LEXINGTON MANOR

Stacy Rhone  
Partner

P.O. Box 2192  
Pflugerville, Texas 78691  
Direct: 512.826.0083  
Stacy@metrohilletp.com

April 11, 2022

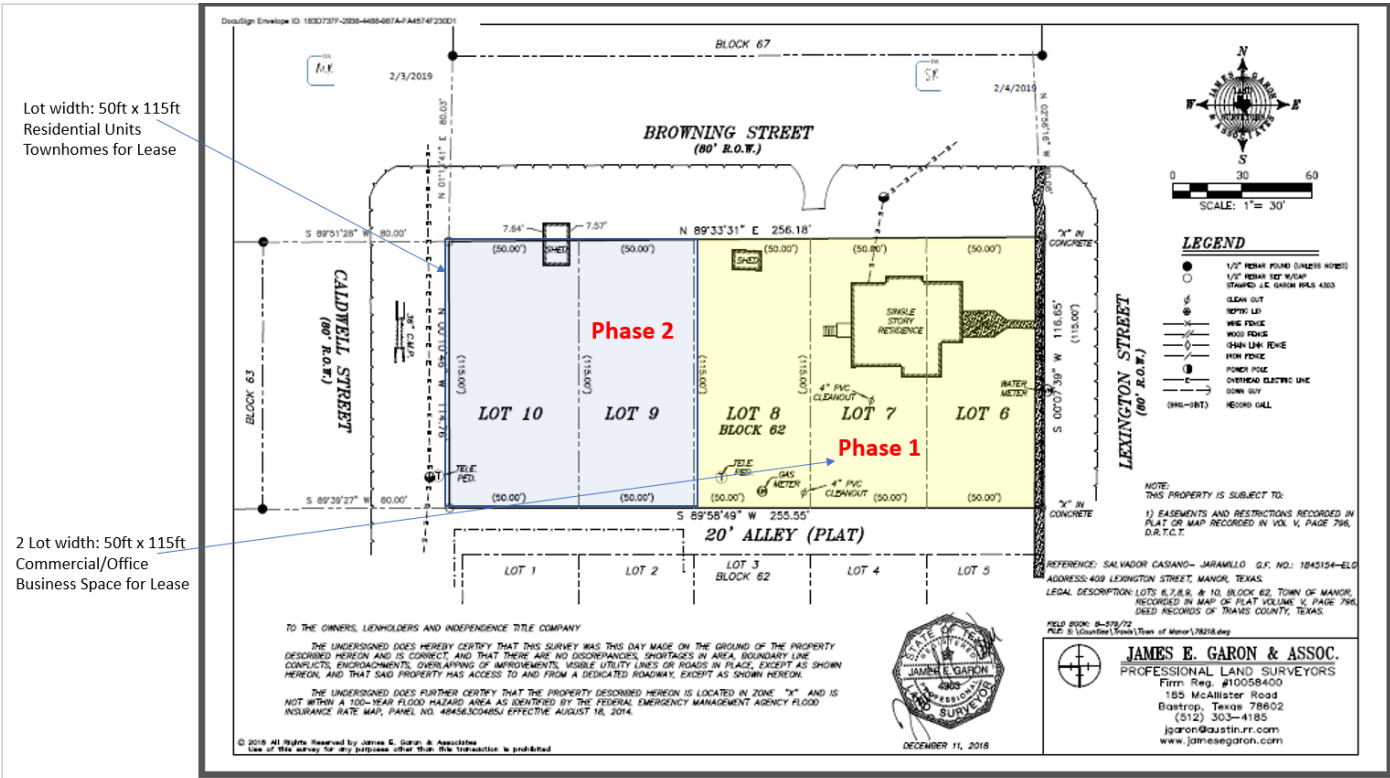
City of Manor, Texas  
Attn: Mr. Scott Dunlop, Director of Development Services  
P.O. Box 387, Manor, Texas 78653

**RE: Updated Zoning Change Request for 409 N. Lexington; 104, 106 & 108 W. Browning Street, and 408 N. Caldwell Street in Manor, Texas.**

Dear Mr. Dunlop,

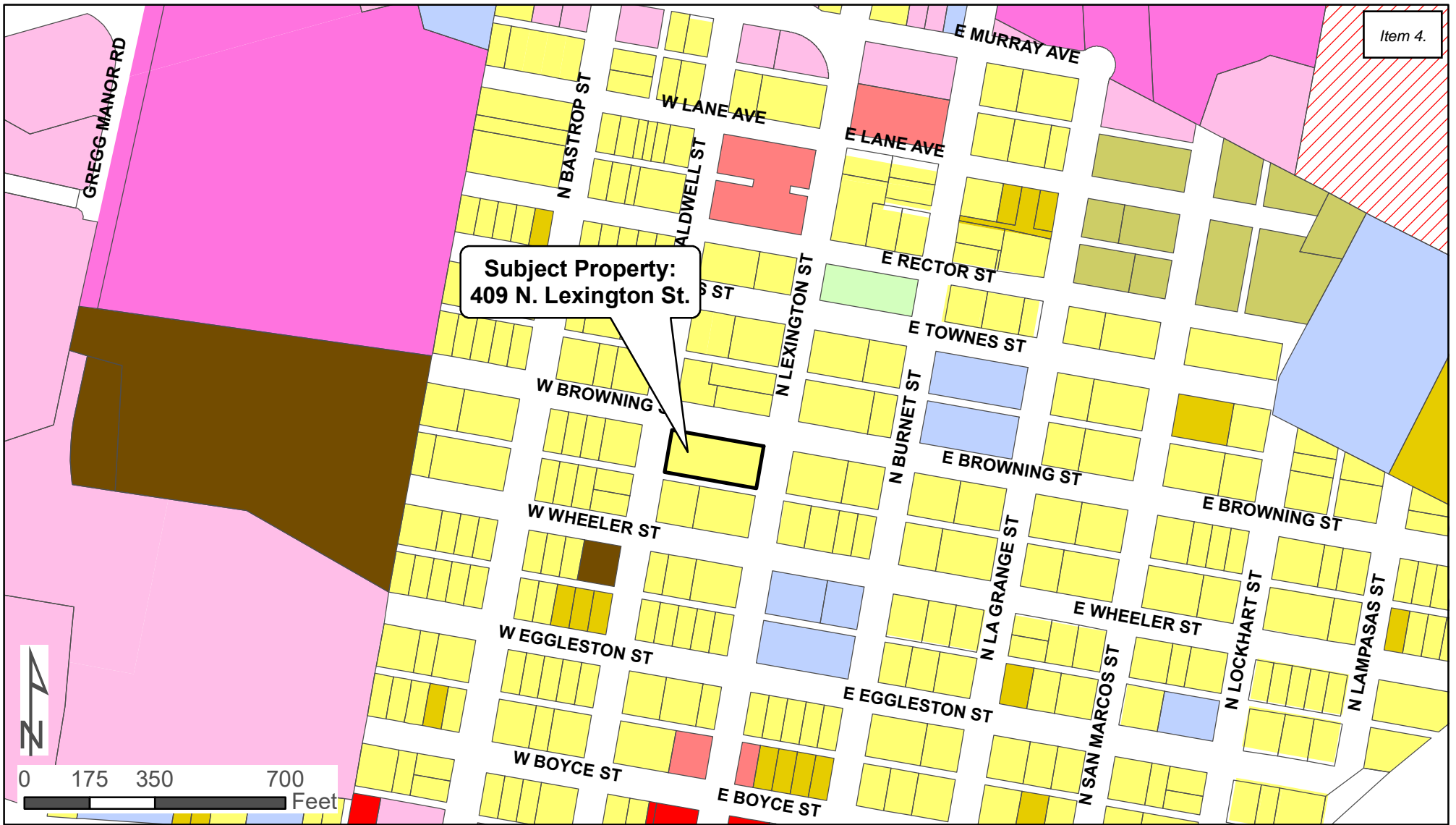
This letter is to request rezoning of Manor Texas Parcel ID 238747 consisting of 5 lots, from R1- Residential to NB-Neighborhood Business for lots 6-8 and Townhome designation for Lots 9-10.

The whole of the parcel is intended for multiple uses under the requested NB and Townhome designation. The tracts fronting N. Lexington (2 lots with structure – lots 6,7 & 8) will be refurbished and designated as multi-story (2-3) mixed use including retail/commercial/restaurant uses. The remaining lots (2 lots – 9 & 10) will be dedicated to two-story multi-family as illustrated below.

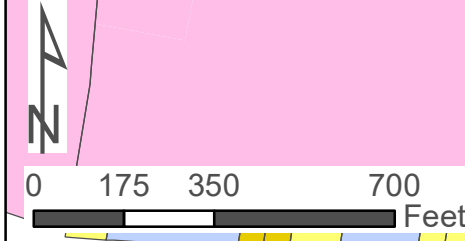


Respectfully requested,  
*Stacy Rhone*  
Partner





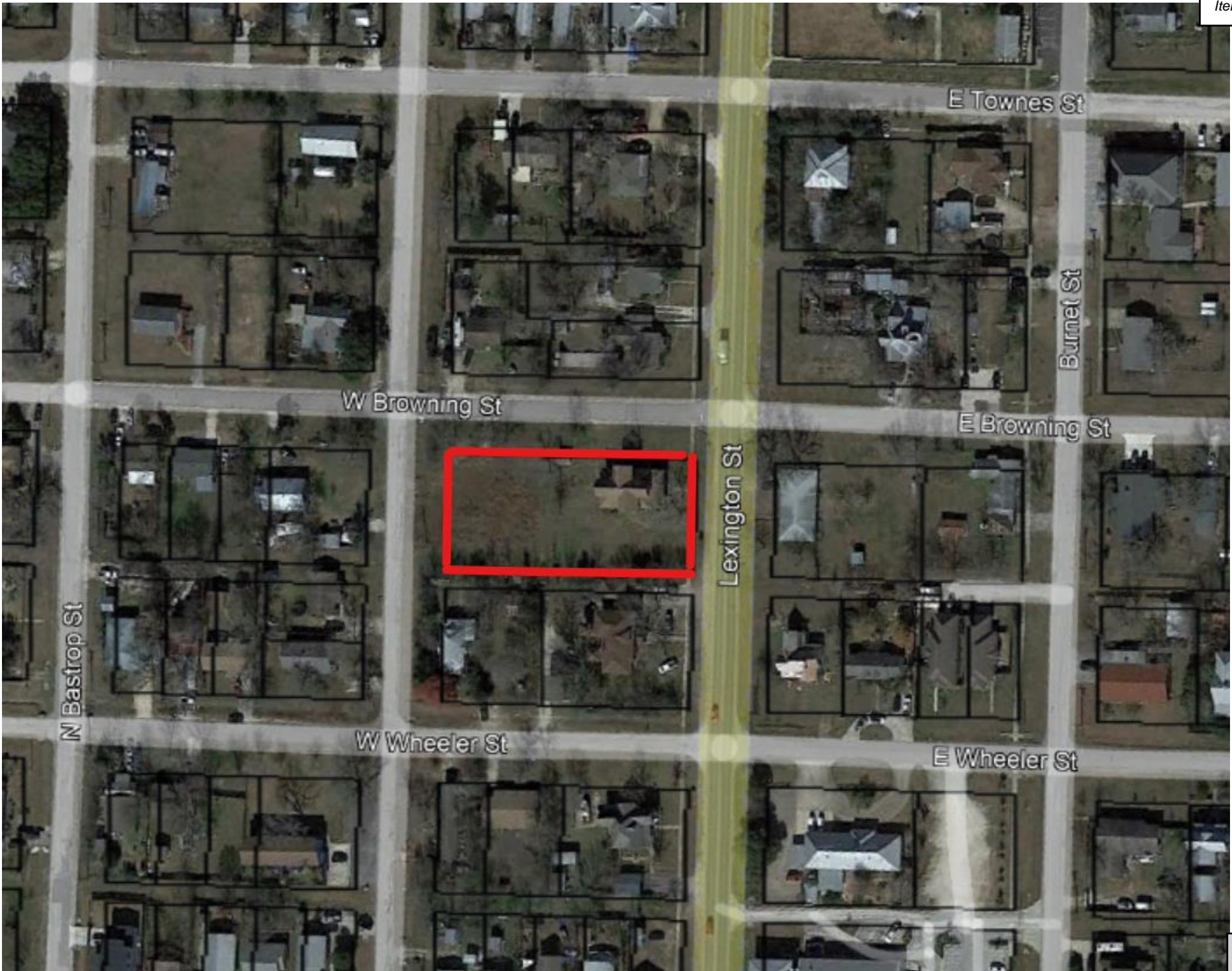
**Subject Property:**  
409 N. Lexington St.



*Current Zoning:*  
**Single Family Suburban (SF-1)**

**Proposed Zoning:**  
**Neighborhood Business (NB)**  
**Townhome (TH)**

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





April 27, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1417-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 0.66 acres, more or less, and being located at 409 North Lexington Street, Manor, TX. The request will be posted on the agenda as follows:

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

**Applicant: Lexington Manor LLC**

**Owner: Lexington Manor LLC**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

RODRIGUEZ JUAN T ANGUIANO & ISELA  
CASTORENA RUIZ  
197 OAK ARBOR TRL  
DALE TX 78616-2305

MCCORKLE EMILY K MINSTER  
509 CALDWELL ST  
MANOR TX 78653-3368

GUERRERO RUDY & ALICE R  
121 E. KILLEN LN  
TEMPLE TX 76501-1420

NORWOOD JOHN S  
PO BOX 140  
MANOR TX 78653-0140

TANCOR LLC  
9009 FAIRWAY HILL DR  
AUSTIN TX 78750-3023

CULWELL MILTON RAY  
PO BOX 303  
MANOR TX 78653-0303

REYNOLDS STACIE & MARGARET SALEEM  
505 N LEXINGTON ST  
MANOR TX 78653-3341

RICH RICHARD  
PO BOX 374  
MANOR TX 78653-0374

SOSA BENTURA & PATRICIA ANN  
PO BOX 26  
MANOR TX 78653-0026

SAMARIPA LALA F  
209 W BROWNING ST  
MANOR TX 78653-5417

CRUZ PEREZ BEATRIZ  
17817 GOLDEN VALLEY DR  
MANOR TX 78653-5345

HUX TIANA LYNNE  
1194 3/4 INNES AVE  
LOS ANGELES CA 90026-6799

DE LA LUZ FILIBERTO  
204 RED OAK CR  
AUSTIN TX 78753-6020

JUAREZ MARIO  
3401 BRATTON RIDGE CROSSING  
AUSTIN TX 78728-3677

SPRINKLE JED  
409 N CALDWELL ST  
MANOR TX 78653-3367

WINKLER MARIE A  
1807 LEXINGTON ST  
TAYLOR TX 76574-1564

NINH JAMIE D  
409 BURNETT ST  
MANOR TX 78653-3422

JONSE RITA GUAJARDO  
PO BOX 21  
MANOR TX 78653-0021

ESTRADA JERRY SR  
207 W WHEELER ST  
MANOR TX 78653-0383

REAL 14 HOLDINGS LLC  
3523 GONZALES ST  
AUSTIN TX 78702-4074

MORENO MARISOL  
403 N CALDWELL ST  
MANOR TX 78653-3367

GONZALEZ FERNANDA G  
1018 HILLSIDE OAKS DR  
AUSTIN TX 78745-5570

BURRELL JOHN & JOYCE BURRELL  
PO BOX 507  
MANOR TX 78653-0507

CANO JUAN & ANABELL LARA PADRON  
401 LEXINGTON ST  
MANOR TX 78653-3362

SWENSON GERMAINE  
20826 BLAKE MANOR RD  
MANOR TX 78653-4976

GONZALEZ GERMAN J & JORGE M  
11803 ROTHERHAM DR  
AUSTIN TX 78753-6821

SANDERS JERRY P  
2108 VILLAGE VIEW LOOP  
PFLUGERVILLE TX 78660-3054

SANDERS JERRY P  
2108 VILLAGE VIEW LOOP  
PFLUGERVILLE TX 78660-3054

BANDA JOSEPH & LARRY SUE  
PO BOX 336  
MANOR TX 78653-0336

SECOND GO ROUND LLC  
7033 EAST HWY 290 APT 120  
AUSTIN TX 78723-1441

CHITWOOD TRACYE CURRY  
106 W WHEELER ST  
MANOR TX 78653-3395

HABIT RAY E  
PO BOX 118  
MANOR TX 78653-0118

TURNER DALE W  
PO BOX 474  
MANOR TX 78653-0474

LIONS EYE BANK OF DIST 2-S3&S5  
PO BOX 347  
MANOR TX 78653-0347





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This case was requested to be postponed by the applicant to the June 8<sup>th</sup> P&Z.  
This property is currently in the annexation process concurrent with this zoning case. The property has access to Beltex Drive which connects to US 290 as well as a connection to Old Highway 20. 14.55 acres and 12 units/acre for Townhome that could up to 175 units, but there is 2 acres of drainage area, in addition to the required parking and open space areas so the unit yield would likely be lower. It's proposed at 137 units currently.

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

- Letter of Intent
- Map
- Area Map
- Preliminary Layout
- Notices
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission postpone a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH) to the June 8, 2022, Regular P&Z Meeting.

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



April 8, 2022

City of Manor – Development Services  
Rezoning  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Zoning Letter of Intent  
14.579 ac Tract located at 13518 Old Hwy 20, Manor, Texas 78653

This letter of intent has been prepared on behalf of Mr. David Pikoff as part of the Rezoning efforts for a 14.579 ac tract located at 13518 Old Hwy 20, Manor, Texas. The property is currently OCL (Outside City Limits).

This development is located east of “Old Manor” generally between Old Hwy 20 and East Highway 290 and is legally described at Lot 1 in Manor Villa Estates. As a part of the proposed development, the Tract will need to be rezoned to Townhome (TH) with maximum allowed 12 units/acre.

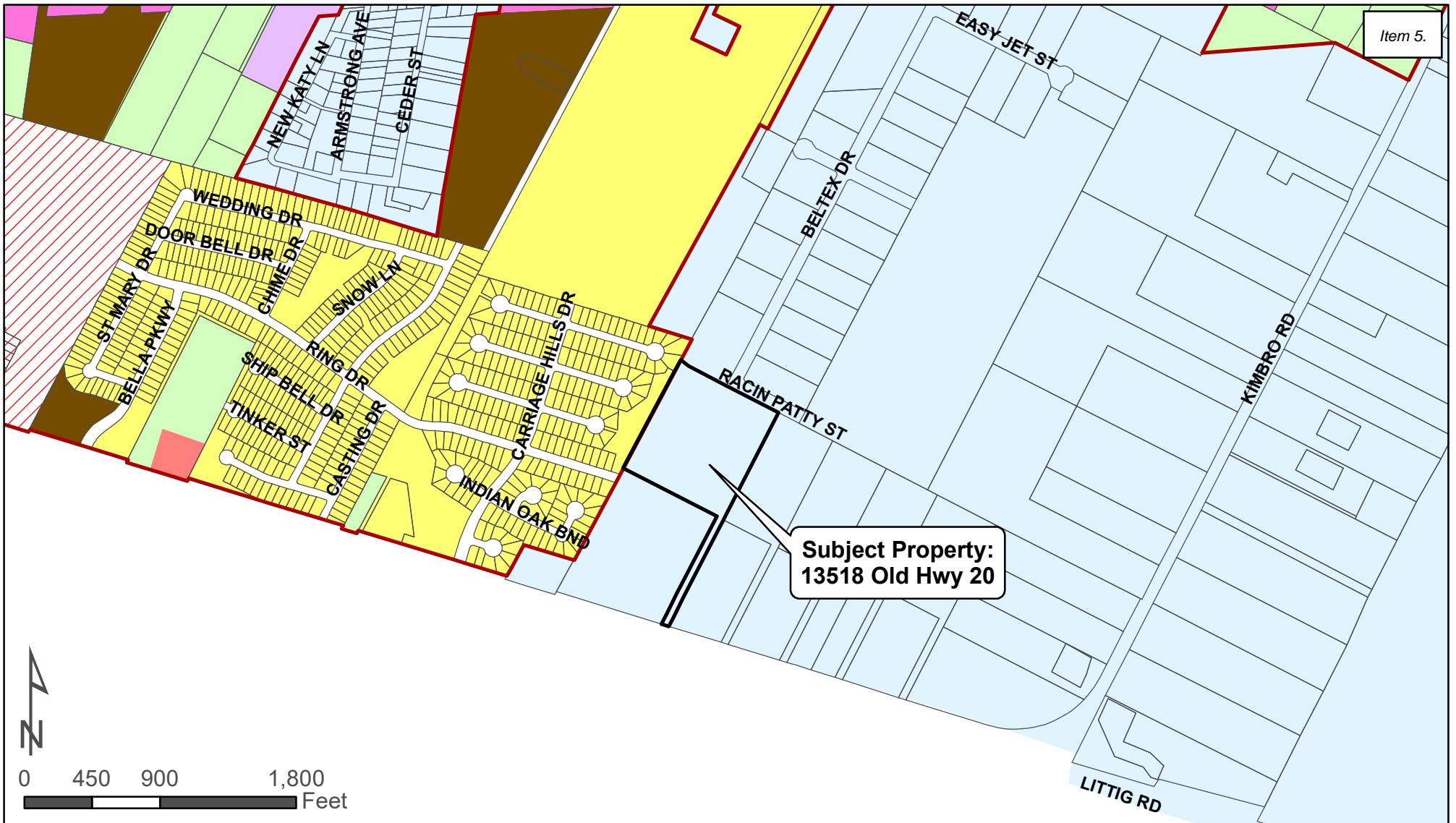
This proposed zoning designation would support the transition of land use(s) in the area from single family to the west, to increased residential density through the subject site, and then to Industrial/Light Industrial uses heading east and surrounding the site. The project will be developed in accordance with the City of Manor Code of Ordinances and other applicable local, state and federal standards.

Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (210)-581-3600 and [mjphillips@bgeinc.com](mailto:mjphillips@bgeinc.com).

*Please see attached exhibits for zoning map and Boundary survey.*

Sincerely,

Mary Jane Phillips, P.E.  
Director  
BGE, Inc.  
TBPE Firm #F-1046



**Subject Property:**  
13518 Old Hwy 20



# Proposed Zoning: Townhome (TH)

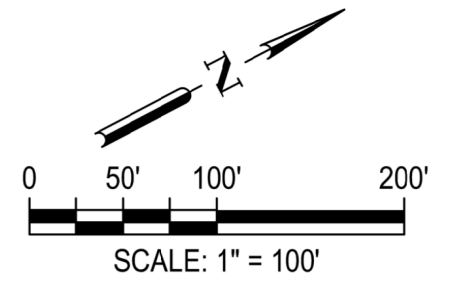
**Zone**

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

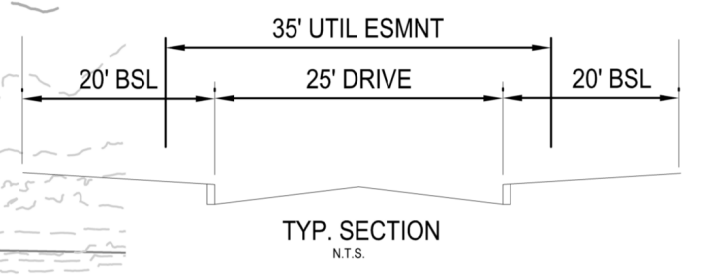








- A (22x43)
- B (25x47)
- C (22x48)



TOTAL Condo Units 137 with Amenity Center  
(total 143 Units without Amenity Center)

~3,890 linear feet of Road center line

20' Front setback from curb  
10' Min. Bldg separation  
25' Setback from Project Boundary

CONTOURS, COUNTY PARCELS AND JURISDICTIONAL WATERS WERE TAKEN FROM PUBLICLY AVAILABLE DATA. THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION. NO FIELD SURVEY WAS CONDUCTED TO PREPARE THIS DOCUMENT.

**14ac MANOR 2  
OLD HWY 20 (ETJ)**

---

**PRELIM CONDOMINIUM PLAN**

---

**BGE, INC.**  
7330 SAN PEDRO AVE, SUITE 202  
SAN ANTONIO, TX 78216  
TBPE Registration No. F-1046  
TEL: 210.581.3600 www.bgeinc.com







April 27, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1434-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 14.55 acres, more or less, and being located at 13518 Old Hwy 20, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).**

***Applicant:* BGE, Inc.**

***Owner:* Flintrock Office Suites, LLC**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

ROBIN CHRISTOPHER & LISA  
12617 BELTEX RD  
MANOR, TX 78653

MADDUX PATTY  
1038 RED TOWN RD  
ELGIN, TX 78621

ROBIN CHRISTOPHER & LISA  
12617 BELTEX RD  
MANOR, TX 78653

HLM INVESTMENTS  
11111 ROJAS DR  
EL PASO, TX 79935

THORPE JARED D & RACHELLE B  
13420 INDIAN OAK BND  
MANOR, TX 78653

HPA II TEXAS SUB 2020-1 LLC  
120 S RIVERSIDE PLZ STE 200  
CHICAGO, IL 60606

JOHNSON MELISSA M  
13321 RING DR  
MANOR, TX 78653

PEDERSEN KATHERINE L  
13400 RING DR  
MANOR, TX 78653

DIAZ JOSE E & VERONICA  
13324 RING DR  
MANOR, TX 78653

DEVINE KEITH & HEATHER MORGAN  
13413 INDIAN OAK BEND  
MANOR, TX 78653

CORONEL-MORALES CRISPIN M &  
DALILA ROCHA-TORRES  
13412 INDIAN OAK BND  
MANOR, TX 78653

GUEVARA WILBER SIGFREDO V  
13409 RING DR  
MANOR, TX 78653

HARVEY CHRISTOPHER  
13405 RING DRIVE  
MANOR, TX 78653

PRIGMORE SHAY S & LYDIA M  
13401 RING DR  
MANOR, TX 78653

WISE JOSHUA  
13325 RING DR  
MANOR, TX 78653

ATAMBI AMSINI & BENEDICTA YEBOAAH  
13404 RING DR  
MANOR, TX 78653

DAY MATTHEW TAYLOR  
13328 RING DR  
MANOR, TX 78653

BRYANT WILLIAM JR  
13417 INDIAN OAK BND  
MANOR, TX 78653

RICE CODY LARUE  
13329 RING DR  
MANOR, TX 78653

RICHARDS JACOB DALE &  
LAUREN ELISABETH RICHARDS  
13408 RING DR  
MANOR, TX 78653

PRICE DAVID  
PO BOX 26523  
AUSTIN, TX 78755

ROBINSON DEANA ELIZABETH &  
NANCY LEE ROBINSON  
13328 HIGH SIERRA ST  
MANOR, TX 78653

GONZALES JOSE JR  
13417 FOREST SAGE ST  
MANOR, TX 78653

MWAMBA CHARLES &  
ANGELA V MUKENDI  
13333 HIGH SIERRA ST  
MANOR, TX 78653

ARZU FRANCISCO  
8605 COBBLESTONE  
AUSTIN, TX 78735

SMITH JEROME L  
13325 HIGH SIERRA ST  
MANOR, TX 78653

SAULS DESHONÉ  
13409 FOREST SAGE ST  
MANOR, TX 78653

AMH 2015-2 BORROWER LLC  
ATTN : PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

CASTILLEJA DEANNA  
13413 FOREST SAGE ST  
MANOR, TX 78653

MCINTOSH CHANDRIKA VITHINIA  
13405 FOREST SAGE ST  
MANOR, TX 78653

WALKER KENNETH J  
13420 FOREST SAGE ST  
MANOR, TX 78653

WREN TANGLYN  
13324 HIGH SIERRA ST  
MANOR, TX 78653

MANZANARES JONATHAN PEREZ ETAL  
13413 PINE NEEDLE ST  
MANOR, TX 78653

TABOKHI SARI AL  
13409 PINE NEEDLE ST  
MANOR, TX 78653

MARSHALL BRIAN  
13420 PINE NEEDLE ST  
MANOR, TX 78653

DAMN GOOD LLC  
510 S CONGRESS AVE STE 108  
AUSTIN, TX 78704

GINBEY LOGAN  
13425 PINE NEEDLE ST  
MANOR, TX 78653

ALMANZA MANUEL CHIMAL &  
NANCY FUENTES VASQUEZ  
13405 PINE NEEDLE ST  
MANOR, TX 78653

MALDONADO BENITO  
13416 PINE NEEDLE ST  
MANOR, TX 78653

MEZZETTI BRADLEY & KARI BANSE  
13416 FOREST SAGE ST  
MANOR, TX 78653

TOMBE PHILIP  
13412 FOREST SAGE ST  
MANOR, TX 78653

VIDOURIA JOSEPH  
13408 FOREST SAGE ST  
MANOR, TX 78653

JIMENEZ ANTHONY  
13424 PINE NEEDLE ST  
MANOR, TX 78653

VASQUEZ GUADALUPE T  
13421 PINE NEEDLE ST  
MANOR, TX 78653

SALEEM SHAHZAD  
13417 PINE NEEDLE ST  
MANOR, TX 78653

MYNAR MISTY  
13436 HARRY S TRUMAN DR  
MANOR, TX 78653

BAKER WILLIE  
13408 PINE NEEDLE ST  
MANOR, TX 78653

ZALARAM LLC  
30 CHADWICK DR  
DOVER, DE 19901

GINSEL FAMILY LTD  
% STAN GINSEL  
7111 CREIGHTON LN  
AUSTIN, TX 78723

KOETHER CORA E LIFE ESTATE  
908 CIRCLE LN  
BEDFORD, TX 76022



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This case has been requested to be postponed to the June 8<sup>th</sup> P&Z  
This property is proposed to be annexed concurrent with this zoning request. The applicant is requesting C-2 Medium Commercial on approximately 10 acres at the corner of US 290 and Old Kimbro with the remaining 52 acres being zoned Townhome. At 52 acres and 12 units/acre that could yield 624 units but there is a large section of the property impeded by floodplain as well as a wide LCRA easement. It is currently proposed at 331 units.

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

- Letter of Intent
- Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff’s recommendation that the Planning and Zoning Commission postpone a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2) to the June 8, 2022, Regular P&Z Meeting.

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

March 24, 2022

Mr. Scott Dunlop  
City of Manor  
Planning Department  
105 E. Eggleston St.  
Manor, TX 78653

**Via Electronic Submittal**

Re: Application for Rezoning; ±62 acres located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (see Location Map attached) and is currently unzoned and in the City of Manor Extra Territorial Jurisdiction (ETJ). The proposed zoning is a combination of Townhome (TH) on the ±53 acre tract (description attached) and Medium Commercial (C-2) zoning on the ±9 acre tract (description attached). The purpose of the rezoning is to allow for a townhome development with associated commercial zoning to allow for a future, neighborhood serving commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population. An annexation application is being submitting concurrently with the zoning application.

Surrounding zoning is commercial to the north, agriculture to the west, and no zoning to the south and east. Surrounding land uses include agriculture and single family residential to east, south, and west, and commercial to the north.

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



Amanda Couch Brown





10090 W Highway 29 | Liberty Hill, Texas 78642  
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 9.38 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies);

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, a distance of **600.03** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar found for the Southeast corner of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T. and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the common Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T., bears South 62°55'16" East a distance of 280.09 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 27°21'49" West** a distance of **638.36** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and

2. **North 72°21'49" West** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, from which a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and a common Northwest corner of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T., also being in the common existing Easterly right-of-way line of said Kimbro Road, bears South 26°27'38" West a distance of 667.27 feet;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **736.34** feet to the **POINT OF BEGINNING** and containing 9.38 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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

---

Frank. W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803

Job Number: 21-021  
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 9.38ac ALTA.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642  
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 53.42 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap stamped "LSI SURVEY" set in the North line of said 62.8431 acre tract and the common South line of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., from which a 1/2" rebar with cap stamped "4WARD BOUNDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 62°55'16" West a distance of 600.03 feet;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, and continuing with the common South line of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T., a distance of **280.09** feet to a 1/2" rebar found for the Southeast corner of said 1.00 acre tract and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T. and a common corner of said 62.8431 acre tract;

THENCE with a Northerly line of said 62.8431 acre tract and a common line of said 0.112 acre tract, the following three (3) courses and distances:

1. **South 27°04'44" West** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set;

2. **South 62°55'16" East** a distance of **75.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
3. **North 27°04'44" East** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 0.112 acre tract and a common corner of said 62.8431 acre tract, also being in the South line of said 5.565 acre tract;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 5.565 acre tract, and continuing with the common South line of a called 15.71 acre tract of land described in a Warranty Deed to Klatt Properties, LP, recorded in Document No. 2008204941 of said O.P.R.T.C.T., a distance of **998.89** feet to a 1/2" rebar found for the Northeast corner of said 62.8431 acre tract and the common Southeast corner of said 15.71 acre tract, also being in the West line of a called 20.235 acre tract of land described as Tract 1 in a General Warranty Deed to Austin 21 LLC, recorded in Document No. 2021136691 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 20.235 acre tract, the following two (2) courses and distances:

1. **South 29°25'27" West** a distance of **12.49** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **South 26°40'55" West** a distance of **304.61** feet to a 60d Nail found in a Mesquite tree for the Southwest corner of said 20.235 acre tract and the Northwest corner of a called 45.838 acre tract of land described in a General Warranty Deed With Vendor's Lien to Austin 21 LLC, recorded in Document No. 2021248160 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 45.838 acre tract, the following four (4) courses and distances:

1. **South 27°38'12" West** a distance of **377.29** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found;
2. **South 26°43'45" West** a distance of **143.94** feet to a 1/2" rebar found;
3. **South 26°58'00" West** a distance of **243.98** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found; and
4. **South 26°59'10" West** a distance of **330.89** feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the Southeast corner of said 62.8431 acre tract and the common Southwest corner of said 45.838 acre tract, also being in the North line of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T.;

THENCE **North 62°38'11" West** with the South line of said 62.8431 acre tract and the common North line of said 56.652 acre tract, a distance of **1,938.72** feet to a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and the common Northwest corner of said 56.652 acre tract, and being in the existing Easterly right-of-way line of said Kimbro Road;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **667.27** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 26°27'38" East a distance of 736.34 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 72°21'49" East** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **North 27°21'49" East** a distance of **638.36** feet to the **POINT OF BEGINNING** and containing 53.42 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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

---

Frank. W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803

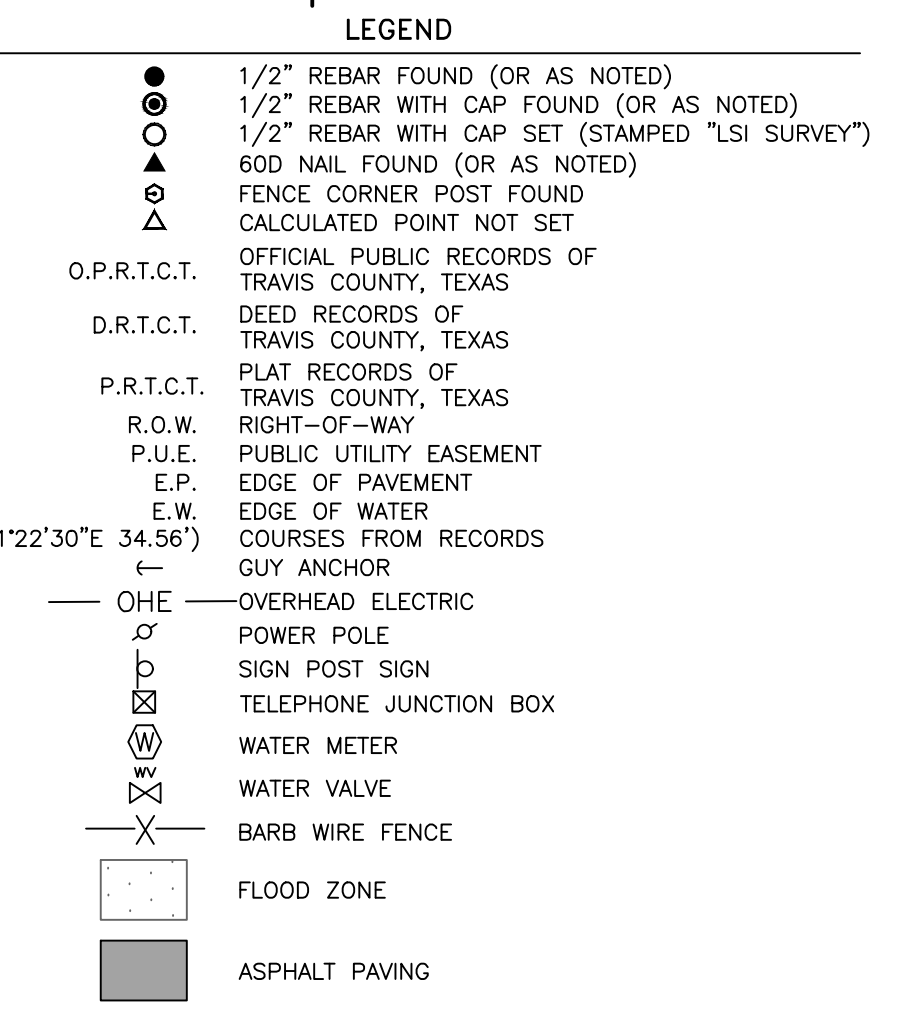
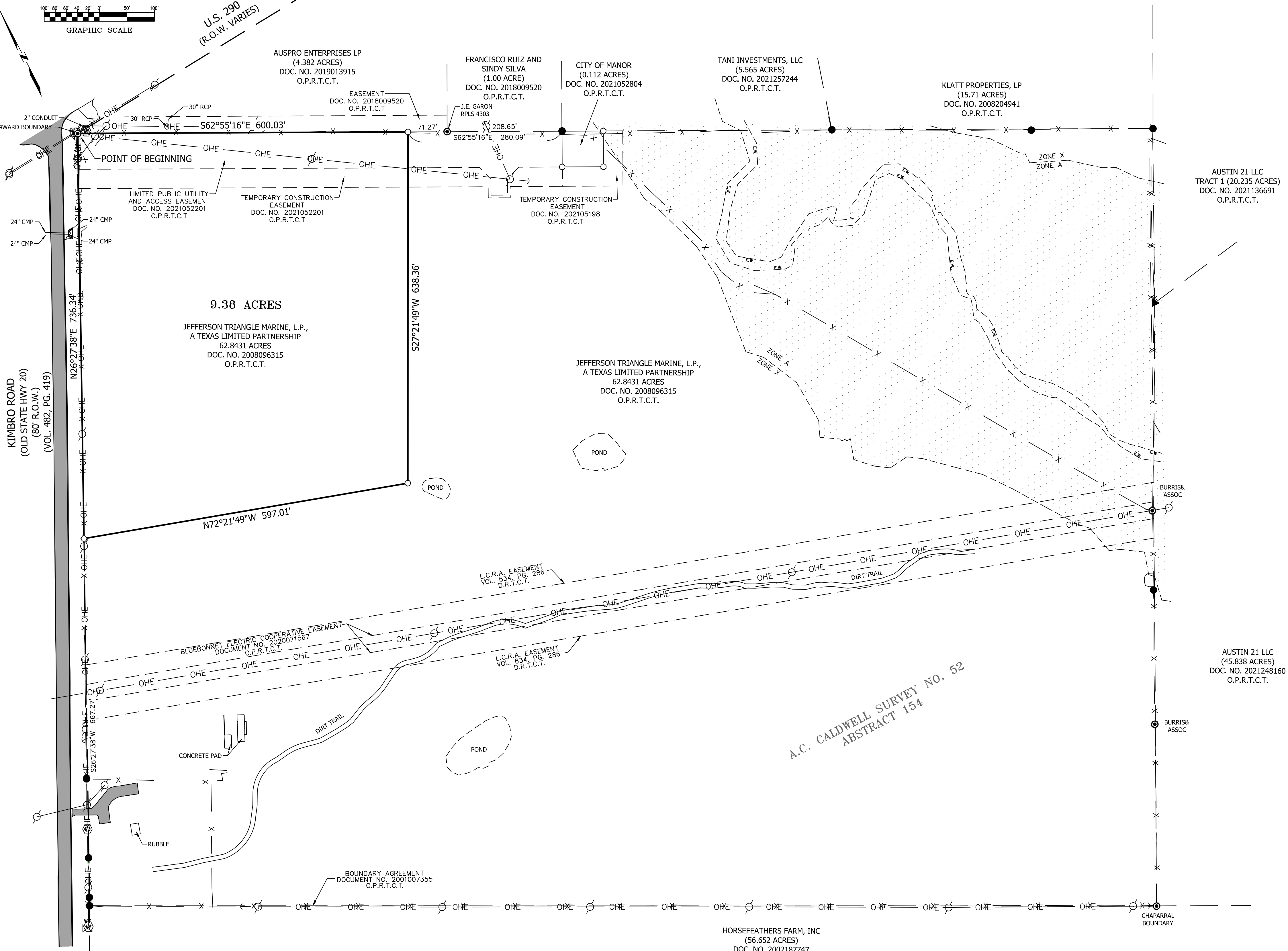
Job Number: 21-021

Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 53.42ac ALTA.dwg









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.

HORSEFEATHERS FARM, INC (56.652 ACRES) DOC. NO. 2002187747 O.P.R.T.C.T.

- 2021 ALTA/NSPS TABLE A NOTES: ITEM 1: MONUMENTS FOUND OR SET AS SHOWN ON THE SURVEY. ITEM 2: NO ADDRESS DISCLOSED OR OBSERVED AT THE TIME OF THE SURVEY.

LEGAL DESCRIPTION:

IMPORTANT NOTE: THIS IS A PRELIMINARY DESCRIPTION OF PROPERTY, NOT TO BE CONSTRUED AS A PROPER DESCRIPTION OF PROPERTY, NOR SHOULD SAME BE CONSIDERED FOR LEGAL DOCUMENTATION. (SUBJECT TO REQUIREMENT ON SCHEDULE C) BEING 26.4 ACRES OUT OF THE AC CALDWELL SURVEY 52, ABSTRACT NO. 154, TRAVIS COUNTY, TEXAS, BEING PART OF THAT CERTAIN 62.8431 ACRE TRACT CONVEYED TO JEFFERSON TRIANGLE MARINE, LP, FILED JUNE 9, 2008, RECORDED IN DOCUMENT NO. 2008096315, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE PROVIDED BY:

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 8000362100979 ISSUE DATE: SEPTEMBER 30, 2021 EFFECTIVE DATE: SEPTEMBER 20, 2021 ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY.

SCHEDULE B EXCEPTIONS:

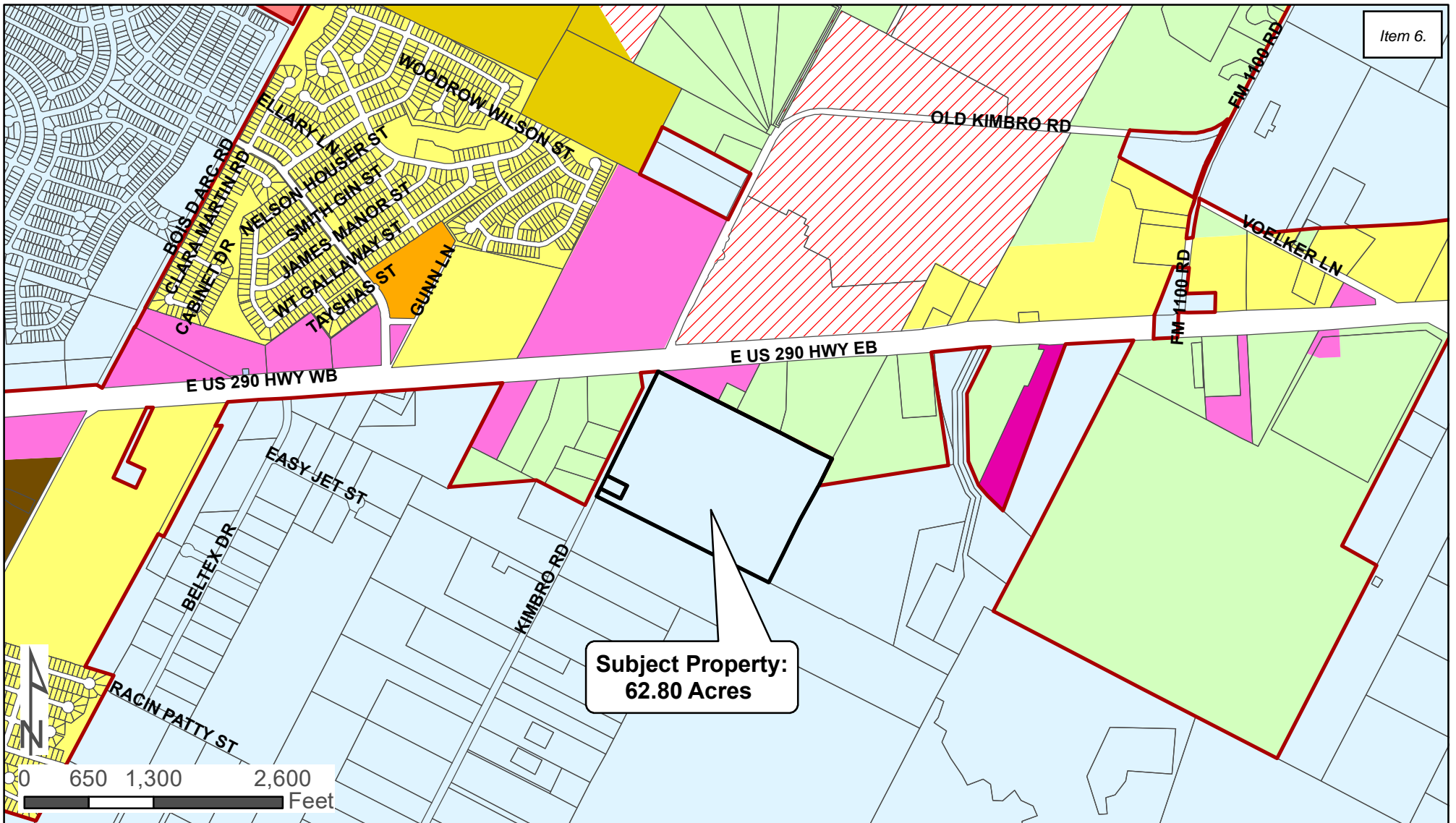
- 10 a. RIGHTS OF PARTIES IN POSSESSION. (NOT A SURVEY MATTER) b. THE FOLLOWING EXCEPTION WILL APPEAR IN ANY POLICY ISSUED (OTHER THAN THE T-1R RESIDENTIAL OWNER POLICY OF TITLE INSURANCE AND THE T-2R SHORT-FORM RESIDENTIAL MORTGAGE POLICY) IF THE COMPANY IS NOT PROVIDED A SURVEY OF THE LAND, ACCEPTABLE TO THE COMPANY, FOR REVIEW AT OR PRIOR TO CLOSING.

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

FRANK W. FUNK REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6803

Table with columns for REVISIONS, DATE, and DESCRIPTION. Includes project name, job number, and drawing name.





## Proposed Zoning: Townhome (TH) Medium Commercial (C-2)

**Zone**

- |                                                                                                                                                           |                                                                                                                                                       |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> A - Agricultural              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> MH-1 - Manufactured Home  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black;"></span> NB - Neighborhood Business |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> SF-1 - Single Family Suburban | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> I-1 - Institutional Small | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> DB - Downtown Business     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> SF-2 - Single Family Standard | <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> I-2 - Institutional Large | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> IN-1 - Light Industrial    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> TF - Two Family               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B0000; border: 1px solid black;"></span> GO - General Office       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> IN-2 - Heavy Industrial    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> TH - Townhome                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> C-1 - Light Commercial    | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed red;"></span> PUD - Planned Unit Development                  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> MF-1 - Multi-Family 15        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> C-2 - Medium Commercial   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> ETJ                        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #654321; border: 1px solid black;"></span> MF-2 - Multi-Family 25        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> C-3 - Heavy Commercial    |                                                                                                                                                        |







April 27, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1428-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 62.84 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).**

***Applicant:* Kimley-Horn & Associates**

***Owner:* Millcreek Residential**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

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

JEFFERSON TRIANGLE MARINE LP  
9225 KATY FRWY  
HOUSTON TX 77024-1521

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

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

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

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

AUSPRO ENTERPRISES LP  
PO BOX 13549  
AUSTIN TX 78711-3549

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



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This property was zoned C-2 Medium Commercial with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general) on Feb. 2, 2022. In C-2 Medium Commercial Gas Stations require a Specific Use Permit. The property is directly south of the under-construction Compass Rose Charter School. The nearest existing gas station is the Chevron at N. FM 973 and Shadowglen Trace – approximately 750’ south of the subject property. There are no other Gas Stations on N. FM 973 from US 290 north to the city limits (Arnhamn Lane).

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

- Letter of intent
- Map
- Location Map
- Plan
- Images
- Gas Station Conditions
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

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



# JAB ENGINEERING, LLC.



14500 Williams Dr., Ste 212-121  
Georgetown, TX 78633  
512-779-7414  
josh.baran@jabeng.com

February 14, 2021

City of Manor  
Planning Department  
105 E. Eggleston St.  
Manor, Tx 78653

**RE: 13801 N FM 973 RD  
Special Use Permit – Letter of Intent**

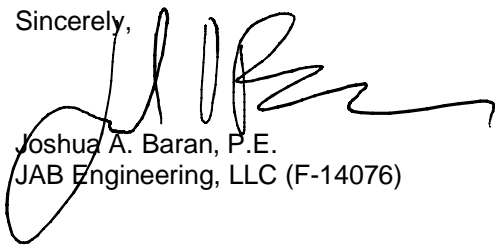
*Letter of intent (letter stating why you want to rezone the property in question or why you are requesting a variance to the requirements of the Zoning Ordinance)*

This Letter of Intent and application information are prepared by JAB Engineering, LLC. (the “applicant”) under the authorization of Platinum 973, LLC (the “owner”). The following detailed information is provided accordingly:

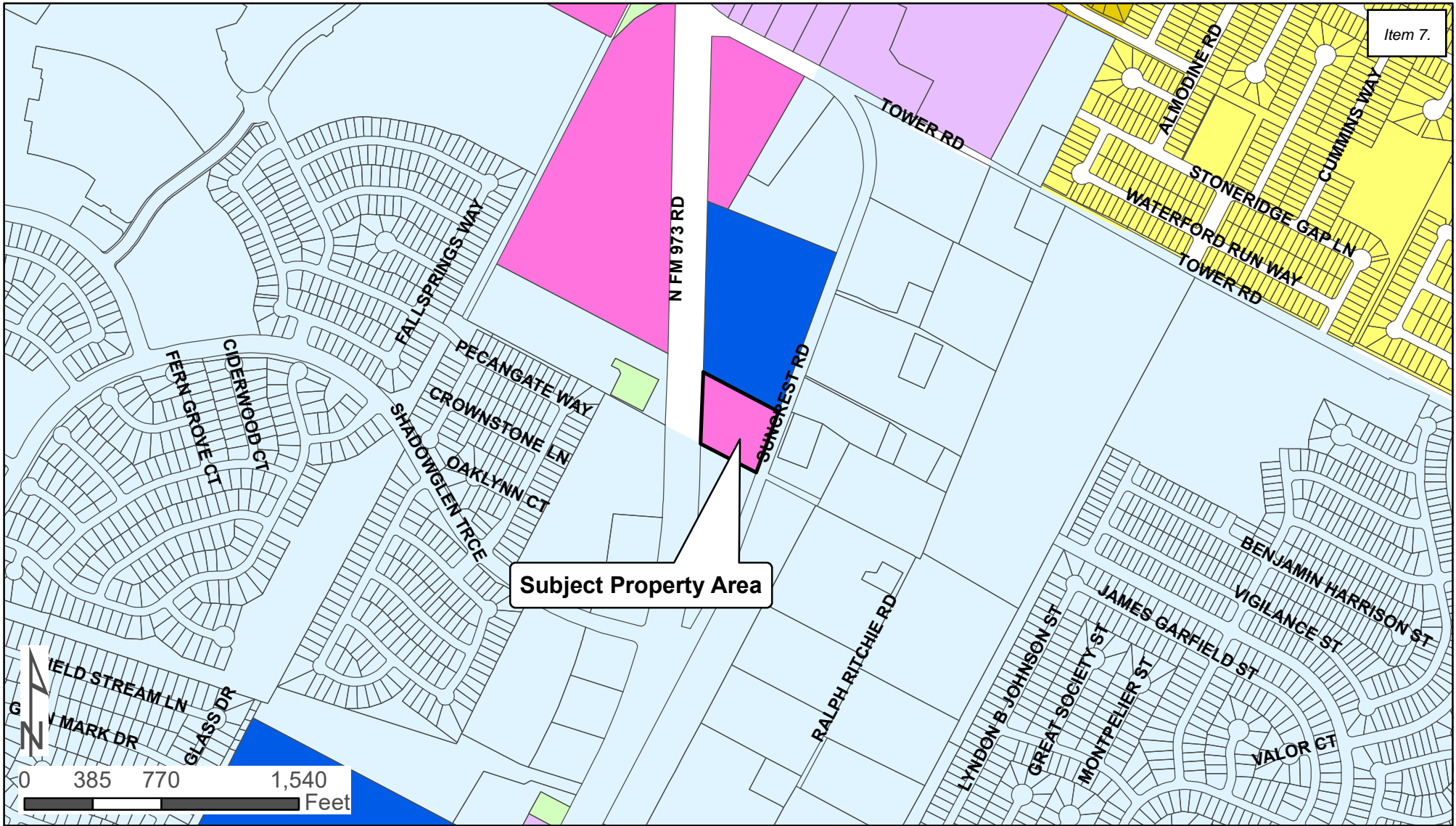
- The existing site is located in the full purpose jurisdiction with a base zoning of C-1.
- The proposed use is a mix of flex warehouse / retail uses previously approved as an exception by the city, as well as retail / fueling station.
- This property is ideally situated along FM 973 for mix of large-format commercial uses and light industrial uses and will serve as employment centers for the community and region.
- The property will have access directly to FM 973 and may take emergency or secondary access to Suncrest Road if necessary. Water and Sewer services are currently planned to be extended along the FM 973 right-of-way.
- The subject property is vacant.

Please accept this letter of intent and accompanying documents for the Rezone.

Sincerely,



Joshua A. Baran, P.E.  
JAB Engineering, LLC (F-14076)



Subject Property Area



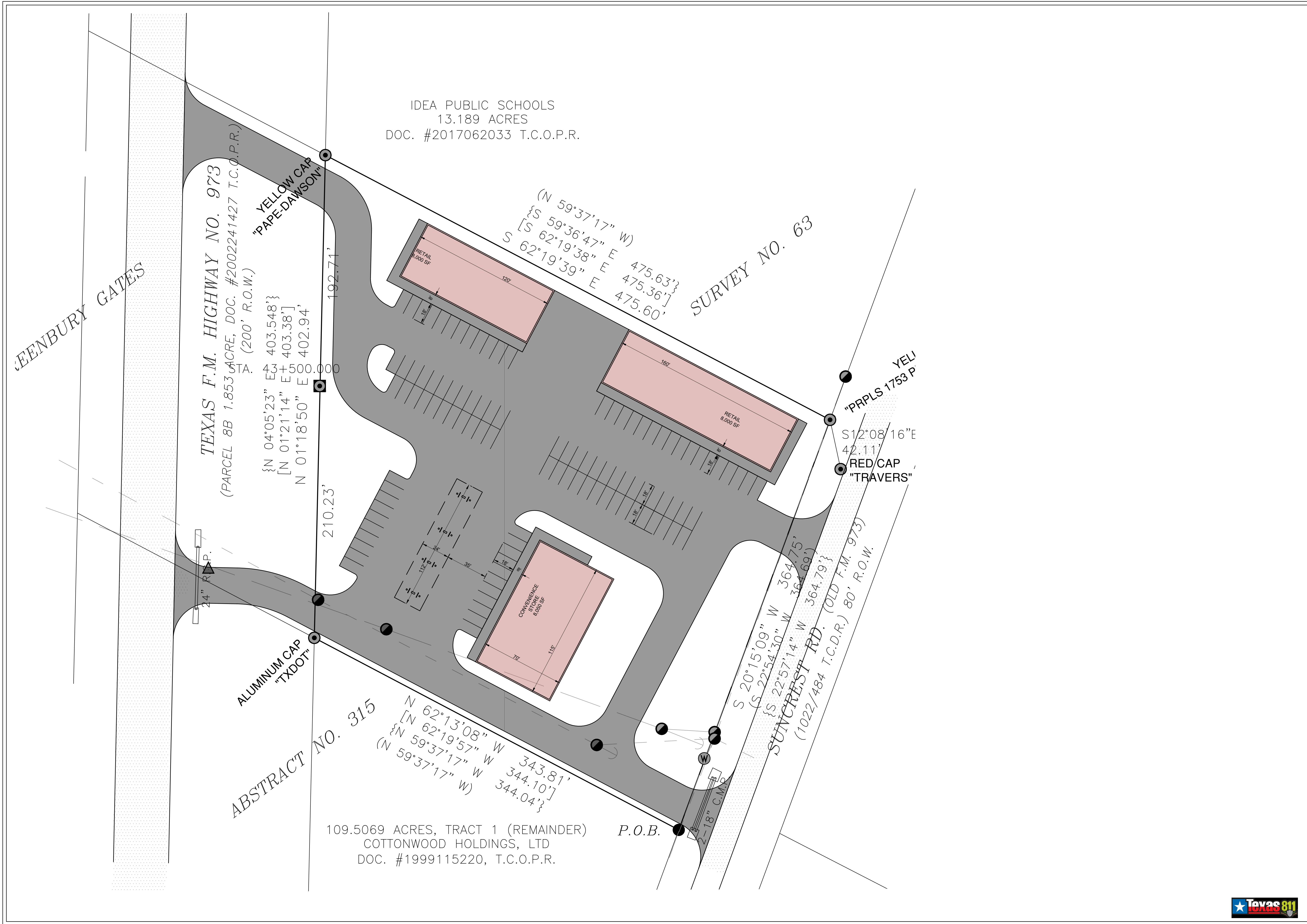
## Proposed Specific Use Permit: Gas Station

**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        |                           |                                |







No.	Date	Revisions	App.

**JAB Engineering, LLC**  
 (F-14076)  
 4500 Williams Drive  
 Suite 212-121  
 Georgetown, TX 78633  
 512-779-7414 (p)  
 josh.baran@jabeng.com

**FM 973  
RETAIL PARK**  
 13801 FM 973  
 MANOR, TEXAS

**DIMENSIONAL  
SITE PLAN**

Project No.:	19010
Issued:	04/30/21
Drawn By:	JAB
Checked By:	JAB

**C.03**  
 Sheet 3 OF 10  
 2021-SDP











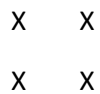




Gas Station, Limited

- Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
- Automotive repair and automobile washing facilities are prohibited.
- No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
  - The property is located along and has direct access from US Highway 290 East.
  - The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
- In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions):

Acceptable Pump Arrangement



Unacceptable Pump Arrangement



- Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
- Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
- Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.



March 31, 2022

## City of Manor Development Services

# Notification for a Specific Use Permit Application

Case Number: 2022-P-1421-CU

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Specific Use Permit Application on 3.40 acres, more or less, to permit a Gas Station Use and being located at 13801 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.**

***Applicant:* JAB Engineering, LLC**

***Owner:* Platinum 973, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.



FM 973 BUILDING HOPE LLC  
211 E 7TH ST STE 620  
AUSTIN, TX 78701-3218

STEPHANIE L WARD  
13915 SUNCREST RD  
MANOR , TX 78653-3897

JEFFREY T & PAM MONTAGUE  
13909 SUNCREST RD  
MANOR , TX 78653-3897

CESAR CASIANO-JARAMILLO  
13901 SUNCREST RD  
MANOR , TX 78653-4156

RUPERTO NUNEZ & JULIA MARTINEZ  
13809 FM 973 N  
MANOR , TX 78653-3896

COTTONWOOD HOLDINGS LTD  
DWYER REALTY COMPANIES  
9900 US HIGHWAY 290 E  
MANOR , TX 78653-9720

FLATS AT SHADOWGLEN CHL I LLC  
9900 HIGHWAY 290 EAST  
MANOR, TX 78653-9720

CLIDE R NICHOLS  
415 HONEYCOMB CIR  
DRIFTWOOD, TX 78619-5706

TIMMERMAN COMMERCIAL  
INVESTMENTS LP  
501 VALE ST  
AUSTIN, TX 78746-5732



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This concept plan has been approved by our engineer. It consists of 380 residential lots, 26.59 acres of open space, 6.56 acres of parkland and 2.89 acres of landscape/drainage area. This subdivision is directly north of the Senior High School on N. FM 973. The property was zoned to SF-2 (60' wide lots) on 10/27/21.

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

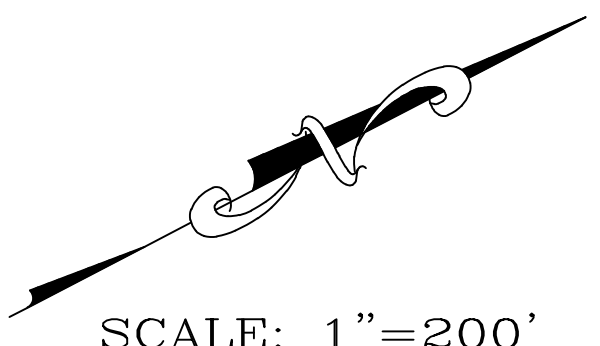
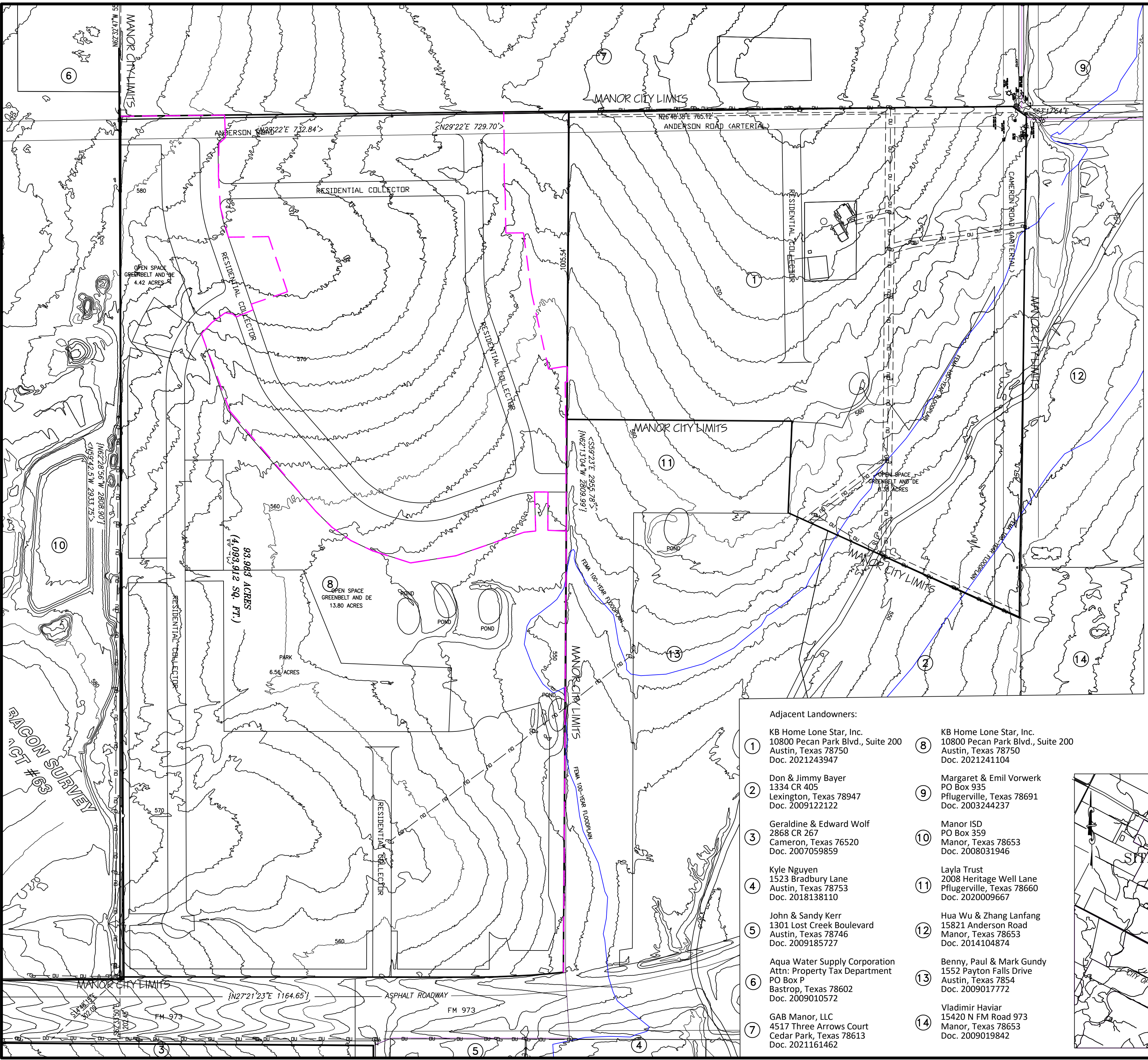
- Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

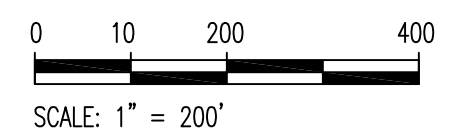
It is the City staff's recommendation that the Planning and Zoning Commission conduct a public hearing.

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





SCALE: 1" = 200'



Date: November 1, 2021  
 Acreage: 136.92 Ac.  
 Residential Lot Acreage: 72.37  
 Open Space Acreage: 26.59  
 Park Acreage: 6.56  
 Landscape/Drainage Acreage: 2.89  
 Street Acreage: 28.51  
 Survey: Sumner Bacon Survey, A-63  
 Number of Residential Units: 380  
 Number of LUEs: 380  
 Owner/Developer:  
 KB Home Lone Star, Inc.  
 10800 Pecan Park Boulevard, Suite 200  
 Austin, Texas 78750  
 Engineer/Surveyor:  
 Carlson, Brigrance & Doering, Inc.  
 5501 West William Cannon Dr.  
 Austin, Texas 78749  
 Phone #: (512) 280-5160  
 Fax #: (512) 280-5165

NOTES:  
 1. This site is subject to the Holley/Smith Development Agreement as passed at the October 27, 2021 Manor City Council meeting.  
 2. Proposed Phasing: 3 Phases  
 Phase 1 - 2022  
 Phase 2 - 2023  
 Phase 3 - 2024  
 3. All Arterial and Residential Collector roadways shown are Proposed.

- Adjacent Landowners:
- |                                                                                                                         |                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| ① KB Home Lone Star, Inc.<br>10800 Pecan Park Blvd., Suite 200<br>Austin, Texas 78750<br>Doc. 2021243947                | ⑧ KB Home Lone Star, Inc.<br>10800 Pecan Park Blvd., Suite 200<br>Austin, Texas 78750<br>Doc. 2021241104 |
| ② Don & Jimmy Bayer<br>1334 CR 405<br>Lexington, Texas 78947<br>Doc. 2009122122                                         | ⑨ Margaret & Emil Vorwerk<br>PO Box 935<br>Pflugerville, Texas 78691<br>Doc. 2003244237                  |
| ③ Geraldine & Edward Wolf<br>2868 CR 267<br>Cameron, Texas 76520<br>Doc. 2007059859                                     | ⑩ Manor ISD<br>PO Box 359<br>Manor, Texas 78653<br>Doc. 2008031946                                       |
| ④ Kyle Nguyen<br>1523 Bradbury Lane<br>Austin, Texas 78753<br>Doc. 2018138110                                           | ⑪ Layla Trust<br>2008 Heritage Well Lane<br>Pflugerville, Texas 78660<br>Doc. 2020009667                 |
| ⑤ John & Sandy Kerr<br>1301 Lost Creek Boulevard<br>Austin, Texas 78746<br>Doc. 2009185727                              | ⑫ Hua Wu & Zhang Lanfang<br>1552 Payton Falls Drive<br>Manor, Texas 78653<br>Doc. 2014104874             |
| ⑥ Aqua Water Supply Corporation<br>Attn: Property Tax Department<br>PO Box P<br>Bastrop, Texas 78602<br>Doc. 2009010572 | ⑬ Benny, Paul & Mark Gundy<br>1552 Payton Falls Drive<br>Austin, Texas 7854<br>Doc. 2009017772           |
| ⑦ GAB Manor, LLC<br>4517 Three Arrows Court<br>Cedar Park, Texas 78613<br>Doc. 2021161462                               | ⑭ Vladimir Havier<br>15420 N FM Road 973<br>Manor, Texas 78653<br>Doc. 2009019842                        |

VICINITY MAP



Item 8.

Carlson, Brigrance & Doering, Inc.  
 FIRM ID #13791  
 Call Engineering 5501 West William Cannon Dr. Austin, Texas 78749  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

**CBD**

CONCEPT PLAN (1" = 200')

SHEET	DESIGNED BY: CCB	DATE	OCT 2021
JOB NAME	PROJECT	DRAWN BY: GAG	
HOLLEY SMITH MANOR TRACT		PRELIMINARY CONCEPT	
JOB NUMBER	SHEET		
5411	1 OF 70		





March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: KB Homes Subdivision  
 Case Number: 2021-P-1379-CP  
 Case Manager: Scott Dunlop  
 Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Subdivision Concept Plan for the KB Homes Subdivision located near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**

***Applicant:* Carlson, Brigance & Doering, Inc.**

***Owner:* KB Home Lone Star, Inc.**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.



KB Home Lone Star, Inc.  
10800 Pecan Park Blvd., Suite 200  
Austin, Texas 78750

Aqua Water Supply Corporation  
Attn: Property Tax Department  
PO Box P  
Bastrop, Texas 78602

Layla Trust  
2008 Heritage Well Lane  
Pflugerville, Texas 78660

Don & Jimmy Bayer  
1334 County Road 405  
Lexington, Texas 78947

Kenneth & Joyce Sprinkles  
15777 Anderson Road  
Manor, Texas 78653

Hua Wu & Zhang Lanfang  
15821 Anderson Road  
Manor, Texas 78653

Geraldine & Edward Wolf  
2868 County Road 267  
Cameron, Texas 76520

Vladimir Haviar  
15420 N FM Road 973  
Manor, Texas 78653

Benny, Paul & Mark Gundy  
1552 Payton Falls Drive  
Austin, Texas 78754

Kyle Nguyen  
1523 Bradbury Lane  
Austin, Texas 78753

Margaret & Emil Vorwerk  
PO Box 935  
Pflugerville, Texas 78691

John & Sandy Kerr  
1301 Lost Creek Boulevard  
Austin, Texas 78746

Manor Independent School District  
PO Box 359  
Manor, Texas 78653



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant: BGE, Inc.*

*Owner: DR Horton*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It was originally approved by the Planning and Zoning Commission on 11/10/21 but subsequent changes to federal law resulted in changes to the lot layout on this tract. The concept plan was revised and reapproved by P&Z on the 3/9/22 meeting. The plat consists of 112 two-family lots (224 units), 2 commercial lots, and 6.2 acres of parkland.

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

- Letter of Intent
- Plat
- Notice
- Labels

**STAFF RECOMMENDATION:**

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

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





January 3, 2022

City of Manor Development Services  
105 E Eggleston Street  
Manor, Texas 78653

Re: Engineers Summary Letter  
Palomino Subdivision  
Preliminary Plat Resubmittal

The preliminary plat for the Palomino subdivision was previously approved by the City of Manor Planning and Zoning Commission on November 10, 2021, under City of Manor project 2021-P-1324-PP. The Environmental Protection Agency and the Department of Army recently released a ruling to re-establish the pre-2015 definition of "Waters of the United States" (WOTUS). Due to this change, the lot layout has been revised to accommodate the water features established by the implementation of this ruling and by the Jurisdictional Determination Report completed by BGE. This preliminary plat application is being resubmitted for the Palomino subdivision to reflect the updated layout.

The project includes the development of a 50.34-acre property within the limits of the City of Manor and Travis County. The proposed development now consists of one hundred twelve (112) two-family residential lots with a total of two hundred twenty-four (224) residential units, two (2) commercial lots, and four (4) park lots. The previously approved preliminary plat consisted of one hundred twenty-one (121) two-family residential lots with a total of two hundred forty-two (242) residential units, two (2) commercial lots, and two (2) park lots.

The location of the tract is outside of the FEMA floodplain. No portion of this site is located over the Edwards Aquifer Recharge Zone as defined by TCEQ. To provide stormwater detention, runoff will be captured in curb inlets and either transferred via storm sewer lines or proposed culverts into three detention ponds. Offsite drainage from the adjacent Arnham subdivision pond to the north and multiple culverts along the southern boundary will be conveyed through the site. Ponds will be designed to ensure compliance with the City of Manor standards.

Water service will be provided by Manville Water Supply Corporation and wastewater service will be provided by the City of Manor. Wastewater will gravity flow to the existing 12-inch line, which flows to a lift station in the adjacent Stonewater North subdivision. Water service will be from a 16" line in FM 973 and looped to existing 8" and 6" lines along Johnson Road. All improvements will be constructed to City of Manor and Manville Water Supply Corporation standards.

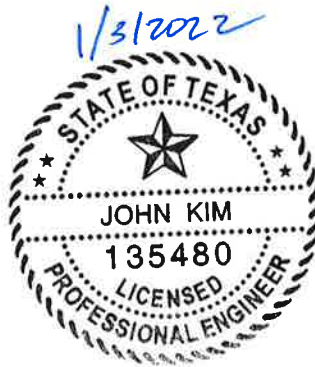
Parkland dedication requirements will be met through two park lots totaling 6.397-acres. The park lots will be dedicated as a neighborhood park and facilities will be constructed to meet public park and recreational needs. Detention facilities will be constructed on three (3) of the park lots, however, the detention areas will be suitable for a public park and recreational activities.

You may contact me at (512) 879-0477 or at jkim@bgeinc.com if you have any questions regarding this submittal.

Sincerely,



John Kim, P.E.  
BGE, Inc.  
TBPE Firm #F-1046









March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Palomino Development  
 Case Number: 2022-P-1403-PP  
 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 Preliminary Plat for Palomino Development near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* BGE, Inc.**

***Owner:* DR Horton**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 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 Preliminary Plat has been filed. Comments may also 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.



USA - DEPT OF TRANSPORTATION  
CENTRAL LOGISTICS SERVICE AREA  
2601 MEACHAM BV  
FORT WORTH, TX 76137

TOMMY & LIESL HOLCOMB  
P.O. BOX 504  
MANOR, TX 78653

MARY RUTH HOLLEY  
P.O. BOX 1209  
MANOR, TX 78653

TURNING POINT FELLOWSHIP CHURCH  
11805 JOHNSON ROAD TRAIL  
MANOR, TX 78653

DAN & MYRNA LEONARD  
14815 JOHNSON ROAD TRAIL  
MANOR, TX 78653

JOHN & SANDY KERR  
1301 LOST CREEK BLVD  
AUSTIN, TX 78746

HUE LAM BUDDHIST CENTER INC.  
11901 JOHNSON ROAD TRAIL  
MANOR, TX 78653

MARGIE LEE HANDSEL  
P.O. BOX 852  
MANOR, TX 78653

MANOR ISD  
P.O. BOX 359  
MANOR, TX 78653

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

L4S LLC  
P.O. BOX 27791  
AUSTIN, TX 78755

TOM TRAVER  
11806 ARNHAMN LANE  
MANOR, TX 78653



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

*Applicant: Kimley-Horn & Associates*

*Owner: SG Land Holdings, LLC*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is along Rector Loop, just north of the intersection with Gregg Manor Road. This is sections 1 and 2 of Phase 3 of Shadowglen. There are 4 more sections in Phase 3, then Shadowglen is complete. It consists of 354 single family lots and 30.32 acres of open space and parkland.

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

- Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City staff’s recommendation that the Planning and Zoning Commission conduct a public hearing.

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

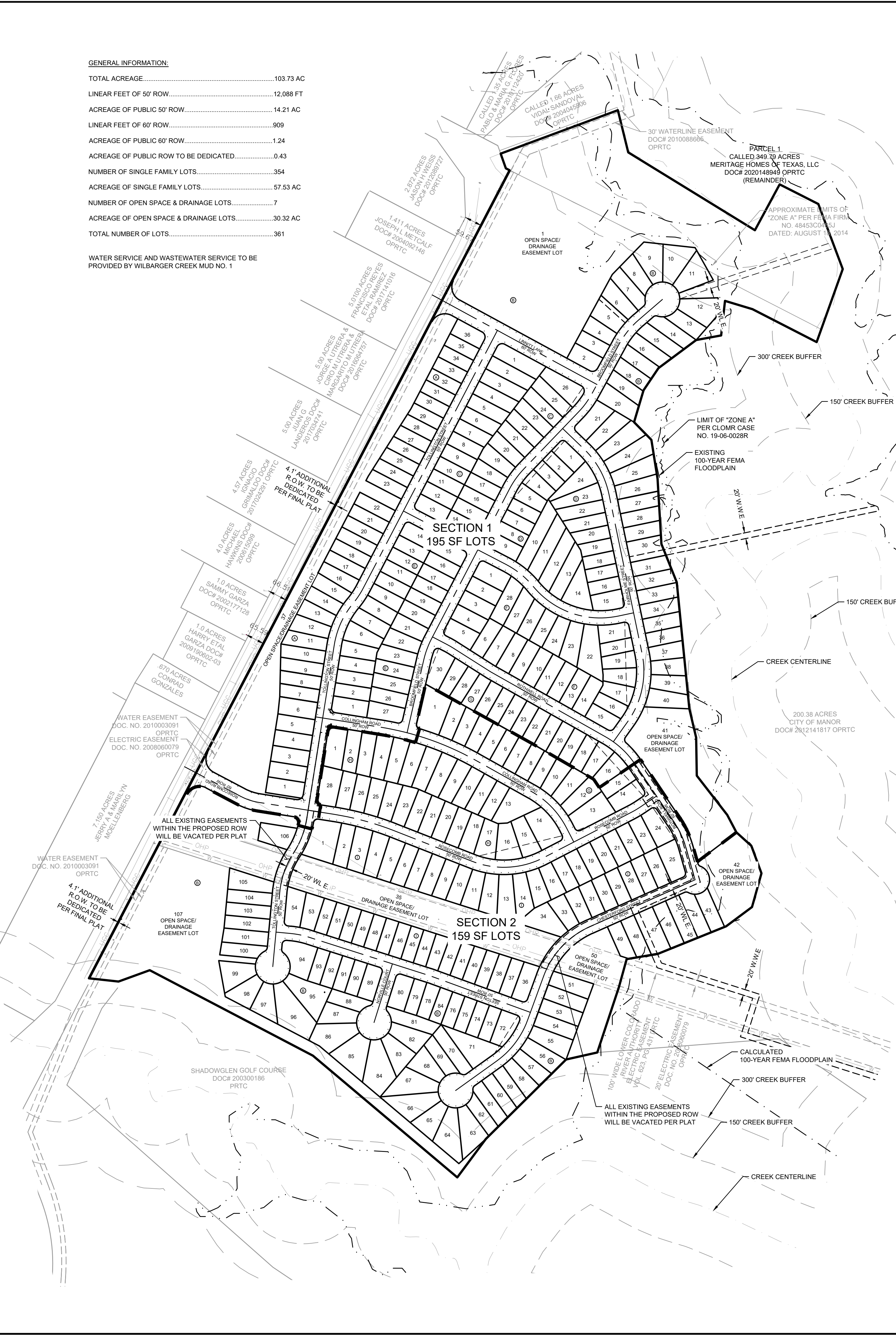


Plotted By: Morris, Kyle Date: January 19, 2022 08:04:33am File Path: \\kimley-horn.com\TX-AUS-AUS-Civil\069254503-Shadowglen Phase 3\Civil\Preliminary\PlanSheets\C-Overall Preliminary Plans.dwg This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	103.73 AC
LINEAR FEET OF 50' ROW.....	12,088 FT
ACREAGE OF PUBLIC 60' ROW.....	14.21 AC
LINEAR FEET OF 60' ROW.....	909
ACREAGE OF PUBLIC 60' ROW.....	1.24
ACREAGE OF PUBLIC ROW TO BE DEDICATED.....	0.43
NUMBER OF SINGLE FAMILY LOTS.....	354
ACREAGE OF SINGLE FAMILY LOTS.....	57.53 AC
NUMBER OF OPEN SPACE & DRAINAGE LOTS.....	7
ACREAGE OF OPEN SPACE & DRAINAGE LOTS.....	30.32 AC
TOTAL NUMBER OF LOTS.....	361

WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY WILBARGER CREEK MUD NO. 1

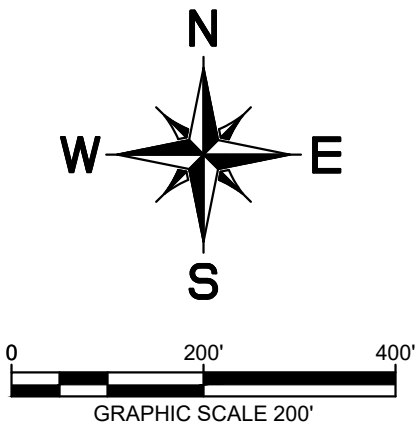


- NOTES:**
- A 15' ELECTRICAL EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS.
  - BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF 2010 SHADOWGLEN LLC AND HISHER ASSIGNS.
  - NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER AND WASTEWATER CONNECTION IS MADE TO THE WILBARGER CREEK M.U.D. #1.
  - A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION.
  - LOT SETBACK REQUIREMENTS:  
FRONT YARD SETBACK 20' FOR IRREGULARLY SHAPED LOTS  
25' FOR ALL OTHER LOTS  
SIDE YARD SETBACK 5'  
STREET SIDE YARD SETBACK 15'  
REAR YARD SETBACK 10'
  - SEE SHEET 5 FOR CURVE, NOTE, AND LOT AREA TABLES.
  - ALL OPEN SPACE AND DRAINAGE EASEMENT LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  - THE FOLLOWING COMPANIES WILL PROVIDE DRY UTILITY SERVICE FOR THIS PRELIMINARY PLAN:  
ELECTRIC: BLUEBONNET ELECTRIC  
GAS: ATMOS  
TELEPHONE: AT&T
  - ALL STREETS WITHIN THE PRELIMINARY PLAN ARE TO BE PUBLIC.
  - THIS PRELIMINARY PLAN IS LOCATED WITHIN THE CITY OF MANOR ETJ.
  - A PORTION OF THIS TRACT IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 45453C0485J, EFFECTIVE DATE AUGUST 18, 2014.
  - THE GRADE FOR THE FIRE DEPARTMENT ACCESS DOES NOT EXCEED 10 PERCENT.
  - PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT RECORDING.
  - AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

- APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS:**
- SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6,000 SQ. FT. AND TEN PERCENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5,000 SQ. FT.
  - SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 50 FEET OF WIDTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.
  - SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT SIDE OF EACH LOT OF TWENTY (25) FEET.
  - SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
  - SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
  - THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORIES OR FIFTY (50) FEET.
  - A DEVELOPMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT.
  - A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT.
  - A L.O.M.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAIN.
  - SINGLE-FAMILY RESIDENTIAL LOTS HAVE BEEN GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN.

- CITY OF MANOR SUBDIVISION VARIANCES:**
- AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
  - AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
  - THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
  - SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
  - ALL DRAINAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL (DCM), AS CURRENTLY AMENDED, SAVE AND EXCEPT: (i) THOSE PROVISIONS OF THE DCM SET OUT IN SECTION 41(b)(i) OF THE CITY OF MANOR ORDINANCE NO. 159; (ii) PARAGRAPH 1.2.6 OF THE DCM; (iii) PARAGRAPH 2.2.1.E OF THE DCM; AND (iv) ANY OTHER PROVISIONS OF THE DCM THAT WOULD CAUSE THE FLOOD PLAN DELINEATION TO BE DIFFERENT FROM THE 100-YEAR FLOODPLAIN ESTABLISHED BY FEMA. THE LOCATION OF THE 100-YEAR FLOODPLAIN SHALL BE THE LOCATION ESTABLISHED BY FEMA.
  - THE LOT SIZE, HEIGHT AND PLACEMENT, LOT COVERAGES, PARKING, AND LANDSCAPING FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE MASTER LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF MANOR AS SET FORTH IN THE PLD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
  - LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
  - SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
  - THE AREA WITHIN THE CITY'S TERRITORIAL JURISDICTION ZONED DISTRICT "O-S" SHALL SATISFY THE CITY'S PARKLAND DEDICATION REQUIREMENTS FOR ALL LAND SHOWN WITHIN THE PUD OR THE MASTER LAND PLAN. ALL PROPERTY IDENTIFIED AS OPEN SPACE ON THE PUD PLAN OR THE MASTER LAND PLAN SHALL BE DEDICATED TO THE CITY OR TO A MUNICIPAL UTILITY DISTRICT.
  - THE AREA OF NON-RECTANGULAR LOTS SHALL BE PROVIDED WITH THE FILING OF A FINAL PLAT.

- TRAVIS COUNTY DRAINAGE EASEMENTS:**
- PROPERTY OWNER AND/OR THEIR ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
  - ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNS.
  - NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN THESE LOTS EXPECT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF MANOR.
  - DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF MANOR AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.



**LEGEND**

—	PHASE LINE
—	SUBDIVISION BOUNDARY LINE
—	PROPOSED SIDEWALK
—	EXISTING OVERHEAD POWER LINE
—	EXISTING WATER LINE
—	EXISTING WASTE WATER LINE
—	EXISTING STORM SEWER LINE
—	EXISTING POWER POLE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER METER
—	EXISTING WASTE WATER MANHOLE
—	LIMIT OF 'ZONE A' PER CLOMR
—	100-YEAR FEMA FLOODPLAIN
—	150' CREEK BUFFER
—	300' CREEK BUFFER

- TRAVIS COUNTY NOTES:**
- NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
  - AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR HIKING TRAIL IS ALLOWED IF ITS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
  - AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
  - BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPP). THE SWPP REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
  - THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
  - ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TRAVIS COUNTY.
  - SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY
  - WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
  - A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 50 FT OF A RESIDENTIAL STRUCTURE.
  - PUBLIC SIDEWALKS BUILT TO CITY OF MANOR AND TRAVIS COUNTY STANDARDS ARE REQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.

**BENCHMARKS**

BM #101	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERLINE 100-ACRE TRACT AND 1770' SOUTHWEST OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FISHCREEK ROAD	ELEV: 1657.12 (NAVD 88)
BM #102	"X" SET IN HEADWALL ABOVE A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF REGIONAL LOOP AND FISHCREEK ROAD	ELEV: 1538.69 (NAVD 88)
BM #103	50" BORN ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF REGIONAL LOOP NEARBY THROUGH THE ROAD CURVES FROM SOUTHWEST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE	ELEV: 1538.72 (NAVD 88)



WARNING: CONTRACTOR IS TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

Item No.	B
DATE	
REVISIONS	
No.	
<b>Kimley»Horn</b>	
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	
01/07/2022	
KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY	JBR
DRAWN BY	ADD
CHECKED BY	JBR
<b>OVERALL PRELIMINARY PLAN</b>	
<b>PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS</b>	
SHEET NUMBER <b>2</b>	





March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Shadowglen Subdivision Phase 3, Sections 1 and 2  
 Case Number: 2018-P-1154-PP  
 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 Preliminary Plat for the Shadowglen Subdivision near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.**

***Applicant:* Kimley-Horn & Associates**

***Owner:* SG Land Holdings, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 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 Preliminary Plat has been filed. Comments may also 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.



**Juan Landeros**

13700 Rector Loop  
Manor, TX 78653

**Francisco Reyes Ramirez Et Al**

11109 Liberty Farms  
Austin, TX 78754

**Joseph & Carol McQuinn**

13550 Carpenter Lane  
Manchaca, TX 78652

**Conrad Gonzales**

PO Box 35  
Manor, TX 78653

**Vidal Sandoval**

13905 RECTOR LOOP  
Manor, TX 78653

**Aus-Tex Parts Service Ltd**

Javier Aguillon & Monges Blanc  
13417 RECTOR LOOP  
Manor, TX 78653

**Michael Hawkins**

13606 RECTOR LOOP  
Manor, TX 78653

**Ignacio Grimaldo**

11800 Bastrop St  
Manor, TX 78653

**Jorge, Ciro, & Margarito Utrera**

13718 RECTOR LOOP  
Manor, TX 78653

**Antonio Angel &  
Maria Hernandez**

13913 RECTOR LOOP  
Manor, TX 78653

**Harry & Sammy Garza**

13514 RECTOR LOOP  
Manor, TX 78653

**Jerry & Marilyn Moellenberg**

PO Box 156  
Manor, TX 78653

**Pablo & Maria Flores**

13909 RECTOR LOOP  
Manor, TX 78653

**Jason Weiss**

13918 Rector Loop  
Manor, TX 78653

**Cottonwood Holdings, Ltd c/o  
Dwyer Realty Co**

9900 US Hwy 290 E  
Manor, TX 78653

**City of Manor**

PO Box J  
Manor, TX 78653

**Shadowglen Golf LP**

12801 Lexington St  
Manor, TX 78653

**Theresa Zezulka**

13245 Gregg Manor Rd  
Manor, TX 78653



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Conduct a public hearing on a Short Form Final Plat for the Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.

*Applicant: I.T. Gonzalez Engineers*

*Owner: Duque States, LLC*

**BACKGROUND/SUMMARY:**

This plat is under our Standard Review process. At the time of posting comments have not been provided by our engineer. They will be provided at the meeting. This property also has a C-2 Medium Commercial zoning request before the Commission.

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

- Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

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

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

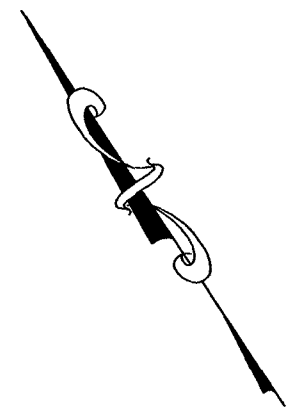
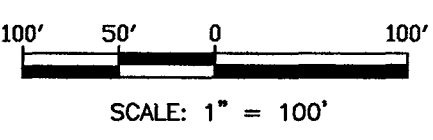
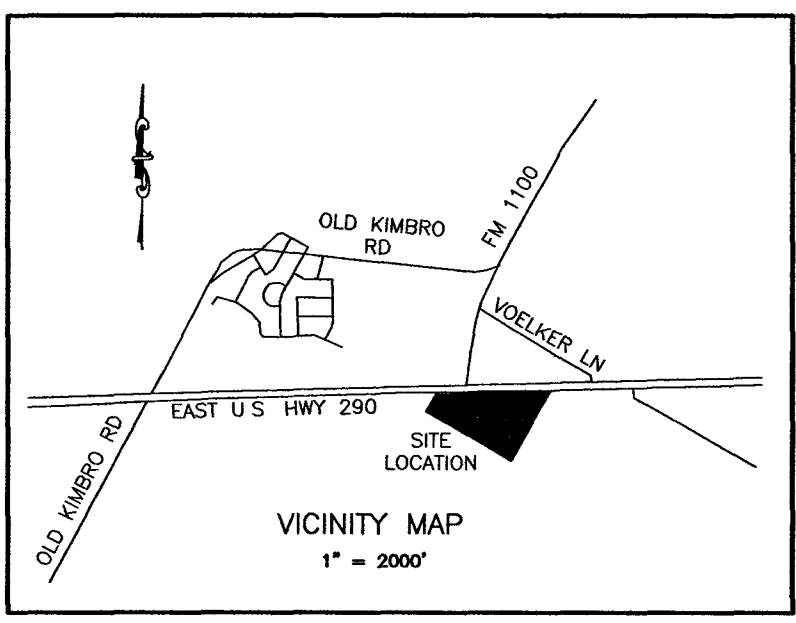
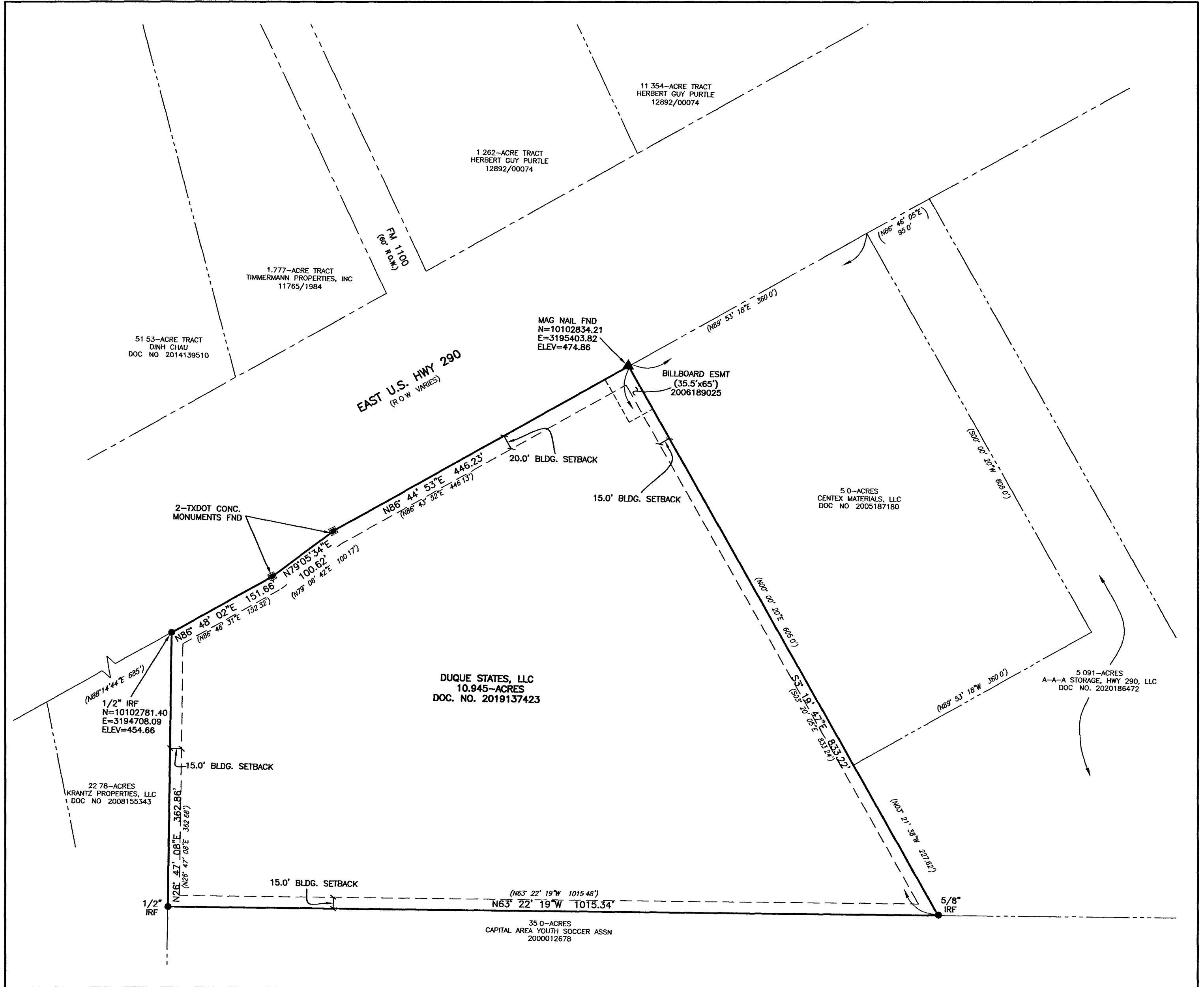


# DUQUE ESTATES SUBDIVISION

## LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY LINE
- (xxx) PER RECORD
- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT

**NOTE:**  
 THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.



SHEET 2 OF 2  
 PLAT PREPARATION DATE: 03-02-2022

**ITG** I T Gonzalez  
**Engineers**

SURVEYING FIRM REGISTRATION NO. 100573-0  
 ENGINEERING FIRM REGISTRATION NO. F-3216  
 3501 MANOR ROAD AUSTIN, TEXAS 78723  
 TEL:(512)447-7400 FAX:(512)447-6389

I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

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March 31, 2022

**City of Manor Development Services**

**Notification for a Subdivision Short Form Final Plat**

Project Name: Duque Estates Subdivision  
Case Number: 2022-P-1420-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 Duque Estates Subdivision located at 15001 US Hwy 290 E, 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 Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.**

***Applicant: I.T. Gonzalez Engineers***

***Owner: Duque States, LLC***

The Planning and Zoning Commission will meet at 6:30PM on April 13, 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.



MB & MS Enterprises Inc  
PO Box 82653  
Austin TX 78708-2653

Krantz Properties LLC  
% Krantz Enterprises  
14807 US Highway 290 E  
Manor TX 78653-4513

Centex Materials LLC  
3019 Alvin Devane Blvd Ste 100  
Austin TX 78741-7419

JKR Realty Partners LLC  
11215 S IH 35 Ste 120  
Austin TX 78747-1864

DINH Chau & ANH Kim Pham  
1201 Porterfield Dr  
Austin TX 78753-1617

Ynacio & Rosa Tabarez  
1221 Meadgreen Dr  
Austin TX 78758-4712

Herbert Guy Purtle  
13105 FM 1100  
Manor TX 78653-4528

Terry Lee Schultz  
15201 Voelker Ln  
Manor TX 78653-4521



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

See attached explanations page.

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

- Zoning Ordinance
- Explanations page

**STAFF RECOMMENDATION:**

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

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



**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANOR, AMENDING CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, BY PROVIDING FOR THE AMENDMENT OF DEFINITIONS AND RESIDENTIAL LAND USE CONDITIONS; MODIFYING GENERAL DEVELOPMENT REGULATIONS FOR MULTI-FAMILY DISTRICTS; AMENDING NON-RESIDENTIAL USES IN NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS; AMENDING NON-RESIDENTIAL AND MIXED-USE LAND USE CONDITIONS; AMENDING NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS; AMENDING SINGLE FAMILY ATTACHED AND MULTI-FAMILY AND MIXED-USE ARCHITECTURAL STANDARDS; AND AMENDING NONCONFORMING STRUCTURES; PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the City of Manor, Texas (the “City”) is a home-rule City authorized to regulate zoning within its city limits; and

**WHEREAS**, the City Council of the City of Manor, Texas (the “City Council”) reviews the City’s zoning regulations from time to time to consider amendments to Chapter 14, Zoning of the City’s Code of Ordinances (the “Zoning Ordinance”); and

**WHEREAS**, the City finds it necessary to amend the Zoning Ordinance and adopt the amendments set forth in this ordinance; and

**WHEREAS**, the City finds that the Zoning Ordinance should be amended to better provide an attractive living environment and to protect health, safety, morals and welfare of the present and future residents of the City; and

**WHEREAS**, the City Council has determined that the proposed amendments are reasonable and necessary to more effectively guide and manage the development and use of land.

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

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

**SECTION 2. Amendment of Code of Ordinances.** The City Council hereby amends Chapter 14, Zoning of the Manor Code of Ordinances (the “Zoning Ordinance”) to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single

Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures; as provided for in Sections 3 through 12 of this Ordinance.

**SECTION 3. Amendment of Section 14.01.008 Definitions.** Section 14.01.008 of the Zoning Ordinance is hereby amended as follows:

- (a) The definition for “Church or rectory” is hereby amended in its entirety to read as follows:

*“Church or rectory See: Religious assembly.”*

- (b) The definition for “Construction and equipment sales, minor” is hereby amended in its entirety to read as follows:

*“Construction and equipment sales, minor means a building of structure used for the inside display, sale, rental, or storage of light machinery, including, but not limited to lawn mowers, tools, and other small machinery. This use also includes the sale of electrical, plumbing, and mechanical (HVAC) supplies and equipment.”*

- (c) The definition for “Drive Aisle” is hereby added in alphabetical order to read as follows:

*“Drive aisle means a circulation route for vehicular traffic through a parking lot, site or property, and may connect to a driveway.”*

- (d) The definition for “Drive Aisle, Major” is hereby added in alphabetical order to read as follow:

*“Drive aisle, major means a primary circulation route for vehicular traffic through a development which provides access to two (2) or more lots. Major drive aisles typically intersect with a public right-of-way or other major drive aisles.”*

- (e) The definition for “Dwelling (single-family attached)” is hereby amended in its entirety to read as follows:

*“Dwelling (single-family attached) See: Townhouse.”*

- (f) The definition for “Religious Assembly” is hereby amended in its entirety to read as follows:

*“Religious assembly means regular organized religious worship or religious education in a permanent or temporary building, as permitted in this Chapter. The use excludes private primary and secondary educational facilities, community recreational facilities, day care facilities, and park facilities as principle uses. A property tax exemption is prima facie evidence of religious assembly use.”*

**SECTION 4. Amendment of Section 14.02.006 Residential Land Use Conditions Table.** Section 14.02.006 of the Zoning Ordinance is hereby amended as follows:



(a) The Residential Land Use and Conditions for “Single Family Attached (3 or more units) is hereby amended in its entirety to read as follows:

Single Family Attached (3 or more units)	<ul style="list-style-type: none"> <li>• When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single Family Attached structure:             <ul style="list-style-type: none"> <li>○ Maximum height, Minimum dwelling unit size, and Maximum units per structure.</li> </ul> </li> <li>• When constructed in a common development (same property) with Multi-Family structures, all setback types for the entire property follow the more restrictive standard.</li> <li>• Architectural, parking and landscaping standards for the Single Family Attached (Townhome) district apply to Single Family Attached structures and areas.</li> </ul>
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**SECTION 5. Amendment of Section 14.02.007(b) General Development Regulations for MF-2** Section 14.02.007(b) of the Zoning Ordinance is hereby amended to revise the following:

(a) Multi-Family 25 (MF-2) District “Exterior Side Setback to Residential” is revised to read as follows:

Exterior Side Setback to Residential (4)	1-story: 25’
	2-story: 50’
	3-story: 80’
	4-story: 80’

(b) Multi-Family 25 (MF-2) District “Rear Setback to Residential” is revised to read as follows:

Rear Setback to Residential (4)	1-story: 25’
	2-story: 50’
	3-story: 80’
	4-story: 80’

(c) Multi-Family 25 (MF-2) District “Maximum Height” is revised to read as follows:

Maximum Height	55'
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**SECTION 6. Amendment of Section 14.02.017(c) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts.** Section 14.02.017(c) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Offices, Showroom” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Offices, Showroom								P	P	P	

**SECTION 7. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions.** Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Offices, Warehouse” to read as follows:

Offices, Warehouse	<ul style="list-style-type: none"> <li>It is not located within 600 feet from the lot line of a SF-E, SF-1, SF-2, TF, or TH residential district measured along a straight line between the closest district boundary lines.</li> </ul>
	<ul style="list-style-type: none"> <li>Truck bays and loading docks are located perpendicular to the public right-of-way and on an interior side or rear elevation of the building, provided they do not abut a street or highway or a SF-E, SF-1, SF-2, TF, or TH residential district.</li> </ul>
	<ul style="list-style-type: none"> <li>Access is taken from a collector or higher classification roadway.</li> </ul>

**SECTION 8. Amendment of Section 14.02.020(a) General Development Regulations for C-1.** Section 14.02.020(a) of the Zoning Ordinance is hereby amended to revise the Light Commercial (C-1) District “Maximum Height” is to read as follows:

Maximum Height	60'
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**SECTION 9. Amendment of Section 14.02.020(c) Non-Residential and Mixed-Use District Development Standards Table Notes.** Section 14.02.020(c) of the Zoning Ordinance is hereby amended to revise and add the following subsections:

- (a) Subsection (2) is hereby amended and revised in its entirety to read as follows:  
“(2) Institutional small (I-1), institutional large (I-2), general office (GO), light commercial (C-1), medium commercial (C-2), and heavy commercial (C-3) non-residential properties located within the historic district as defined in [section 14.02.031](#) shall have a minimum of sixty (60) percent front facade masonry and fifty (50) percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door

openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.”

(b) Subsections (3) and (4) are hereby added to read as follows:

“(3) Light Industrial (IN-1) and Heavy Industrial (IN-2) non-residential properties located within the historic district as defined in [section 14.02.031](#) shall have a minimum of forty (40) percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

(4) On approval by the commission, NB and DB lots having approximately 5,750 square feet of lot area or less may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The commission shall consider the lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than five-foot side yard, ten-foot rear yard, fifteen-foot street side yard setback and fifteen-foot front yard setback. Lots owned by the same person may be combined into one building site.”

**SECTION 10. Amendment of Section 14.02.062(b)(13)(B) Single Family Attached Garage Standards.** Section 14.02.062(b)(13)(B) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(B) Dwelling units may have a garage face a public right-of-way (front-loaded) provided the garage does not face a collector or arterial road, the garage does not extend past the front facade of the dwelling unit, and the garage door(s) maintains an architectural theme of the unit. A dwelling unit within the same development, located across a local street, and facing an aforementioned front loaded dwelling unit, may also be front loaded.

(i) A front-loading garage, or the area including the garage door and four (4) feet around the garage door, whichever is wider, may occupy no more than sixty-five (65) percent of the unit’s linear frontage. Garage door areas that occupy fifty (50) percent or less shall include one element from the following list. Garage door areas that occupy between fifty-one (51) percent and sixty-five (65) percent shall contain at least three (3) elements from the following list:

- a. Integrated trim or banding around the garage door.
- b. Garage door relief detailing, including windows.
- c. Decorative hardware including hinges and handles.
- d. Single garage doors with a minimum ten-inch separation.
- e. Architectural roof above the garage.
- f. Other elements as approved by the building official.”



**SECTION 11. Amendment of Section 14.02.064(b)(16) Multi-Family Garage Standards.** Section 14.02.064(b)(16) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(16) Garage standards.

(A) When visible from street rights-of-way, garages shall be located on the side or behind the rear facades of the multi-family buildings.

(i) Alternatively, if visible from street rights-of-way, landscaping and walls shall be provided between the garages and the street right-of-way that at minimum meets the Bufferyard Standards of Section 15.03.023.

(B) When provided, the minimum garage dimensions are 12-foot by 20-foot (inside dimensions) per parking space.

(C) Garage structures shall have the same materials and mix as facades of the primary residential structure.

(D) Surface parking lots located within a setback adjacent to a residential use, excluding Multi-Family 15 (MF-1) and Multi-Family 25 (MF-2), shall not be permitted.

(i) Alternatively, single story structures containing garage spaces may be permitted between a multi-family structure and a residential use to buffer the multi-family parking area from the residential use.”

**SECTION 12. Amendment of Section 14.04.002(a) Nonconforming Structures.** Section 14.04.002(a) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(a) Normal repairs and maintenance may be made to a nonconforming building or structure; provided that no structure alterations shall be made except those required by law or ordinance or those necessary for installing or enclosing required sanitary facilities, such as toilets and bathrooms. Structure alterations include, but are not limited to, façade modifications beyond normal repairs and maintenance. Façade modifications beyond normal repairs and maintenance shall conform to all regulations of the district in which the structure is located.”

**SECTION 13. Construction**

The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 211 of the Texas Local Government Code and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 211, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with such Chapter, and, if possible, in a manner to give effect to both. The standard and accepted rules of statutory construction shall govern in construing the terms and provisions of this Ordinance.

**SECTION 14. Repealing all Conflicting Ordinances**

All ordinances or parts of ordinances governing zoning in force when the provisions of this Ordinance become effective which are inconsistent with or in conflict with the terms and provisions contained herein are amended only to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

**SECTION 15. Savings Clause**

This City Council of the City of Manor, Texas hereby declares if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

**SECTION 16. Severability**

If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 17. Open Meetings**

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION 18. Effective Date**

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** on First Reading this the \_\_\_\_ day of \_\_\_\_\_ 2022.

**FINALLY PASSED AND APPROVED** on this the \_\_\_\_ day of \_\_\_\_\_ 2022.

**THE CITY OF MANOR, TEXAS**

---

Dr. Christopher Harvey,  
Mayor

**ATTEST:**

---

Lluvia T. Almaraz, TRMC  
City Secretary



## Zoning Code Amendments

### Section 3

- Clarified that the definition for “Church or rectory” is the same as “Religious Assembly”
- Added in “Construction and Equipment Sales, minor” that electrical, plumbing, and HVAC sales are included
- Added definitions for Drive Aisle and Drive Aisle, Major
- Clarified that the definition for “Dwelling (single-family attached) is the same as Townhouse
- Added in “Religious Assembly” definition that education facilities, community recreation, daycare facilities, and park facilities are excluded as principle uses.

### Section 4

- Removed from the Single Family Attached conditions the standard that Townhome areas within MF-1 or MF-2 zoned area be at the TH density of 12 units acre.
  - If a property is provided MF-1 (15 units/acre) or MF-2 (25 units/acre) then Townhomes built in those zoning districts could also be at that density rather than 12 units/acre

### Section 5

- Increased MF-2 to 4-stories
- Increased maximum height to 55’
  - Was 3-stories and 45’

### Section 6

- Added “Offices, Showroom” as a permitted use in C-2
  - It’s primarily a retail, sales tax generating use so would appropriate in C-2. It had just been in C-3 and IN-1

### Section 7

- Specified the residential districts that “Office, Warehouses” must be located 600’ or further away from.
  - Had been all residential districts. Now MF-1 and MF-2 are excluded and can be within 600’ of an Office, Warehouse

### Section 8

- Increased C-1 Light Commercial to 60’ to match C-2 and C-3
  - Had been 45’

### Section 9

- Pulled IN-1 and IN-2 out of the section with other non-residential uses that provided for masonry and created a separate section to provide masonry standards that are specific for IN-1 and IN-2 uses. This was set at 40% of the front façade, when we can enforce it.
  - It had been 60% and 50% overall, which on large 100,000 sf or larger industrial buildings is not necessary

- Added a new section that allows for NB and C-1 lots that are 5,750 sf (standard lot size in the older part of the city) to reduce their setbacks via Planning Commission approval.
  - This is already allowed for in residential districts but allowing it for NB and C-1 will help make development in the older part of the city easier for commercial projects

#### Section 10

- Updated the garage standards for Single Family attached (Townhomes)
  - The front façade garage percentage had been capped at 40%, but it was changed to mirror what is permitted for Single Family detached homes that allows them to go up to 65% with additional architectural detailing

#### Section 11

- Updated garage standards for Multi-Family (MF-1 and MF-2) to not make a certain percentage of the parking mandatory garage spaces.
  - The update provides mitigations IF garages are required, like bufferyards if they face a public right of way, minimum dimensions, and that single story detached garage structures can be an additional buffer to other residential uses
  - Prior code had 50% of the number of units had to be garage spaces and 50% of those had to be incorporated into the principle structure(s). For example, a 300 unit project would need 150 garage spaces and of that 75 had to be within the multi-family buildings themselves.

#### Section 12

- Updated the Nonconforming Structures sections to better clarify that modifying facades beyond normal maintenance requires the façade to meet our masonry standards, when we can enforce them.



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Interim City Manager  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

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

**BACKGROUND/SUMMARY:**

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

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

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





**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
MARCH 9, 2022**

**PRESENT:**

**COMMISSIONERS:**

Julie Leonard, Chair, Place 1 (Absent)  
Anthony Butler, Place 2  
Cresandra Hardeman, Place 3  
Prince John Chavis, Place 4  
Vacant, Place 5  
Cecil Meyer, Place 6  
Lakesha Small, Vice Chair, Place 7

**CITY STAFF:**

Scott Dunlop, Interim City Manager  
Mandy Miller, Administrative Assistant

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

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Small at 6:32 p.m. on Wednesday, March 9, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

Audrey Tiger, 16412 Christine Garza Dr., Manor, Texas, submitted a speaker card and spoke during public comments. Ms. Garza stated that she has been researching the Wilbarger Creek Watershed and the risks of flooding in Manor, specifically areas in and around Shadowglen. Ms. Tiger found an analysis done by Texas Water Development Board, City of Pflugerville, and Bastrop County that studied the impact of development on the Wilbarger Creek area. Ms. Tiger expressed her rising concerns after reading the study and urged the P&Z Commission to explore ways to play a part in easing and preventing negative effects of development.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card and spoke during public comments. Mr. Battaile thanked the P&Z Commission for the work they do for the community. Mr. Battaile expressed his desire to see the City of Manor obtain and use more land for parks. Mr. Battaile expressed his concerns for available land within the city due to development if immediate action is not taken soon to secure land.

## PUBLIC HEARING

- 1. Conduct a public hearing on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LIQUE Engineers Owner: Ahmed Jafferally**

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

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop gave background information on the Manor Commons East PUD, location, and the types of uses the applicant requested to amend.

Ahmed H. Jafferally, 9315 Spring Cypress Rd., Suite A, Spring, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Juan Rodriguez, 816 Camaron St., Suite 110, San Antonio, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile stated that he wanted the developer to consider allotting more acreage for parkland use. Mr. Battaile expressed his thoughts on more appropriate uses for the land at this location.

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

There was no further discussion.

**Motion to close carried 5-0**

- 2. Conduct a public hearing on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Civiltude LLC. Owner: Manor Independent School District**

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

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop gave background information on the Manor K-8 Subdivision, its location and the plans and permits that have been submitted to the city.

Discussion was held by the Commission regarding traffic, road changes purposed for the area, and funding sources for the needed changes.

**MOTION:** Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

**Motion to close carried 5-0**

3. **Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton.**

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

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop gave background information and location of the Palomino Subdivision. This subdivision was previously approved by Manor P&Z Commission and Manor City Council. Mr. Dunlop explained the reason behind this item reappearing on the agenda was due to changes in federal statute law that effected wetlands and navigable water causing a modification need to 14 lots within the subdivision.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed is dislike with the parklands being in small sections and only appear to be retention ponds throughout the property. He explained he would like to see the parkland areas in one combined area and located closer to the major throughfares.

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

There was no further discussion.

**Motion to close carried 5-0**

#### **CONSENT AGENDA**

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

- January 12, 2022, P&Z Commission Regular Session
- February 9, 2022, P&Z Commission Regular Session

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Butler to approve the consent agenda.

There was no further discussion.

**Motion to approve carried 5-0**

#### **REGULAR AGENDA**

5. **Consideration, discussion, and possible action on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LIQUE Engineers. Owner: Ahmed Jafferally.**

The City staff recommended that the Planning and Zoning Commission approve the Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.



Ahmed H. Jafferally, 9315 Spring Cypress Rd., Suite A, Spring, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Juan Rodriguez, 816 Camaron St., Suite 110, San Antonio, Texas, submitted a speaker card in support of this item: however, he did not wish to speak.

Discussion was held by the Commission regarding the current zoning and changes proposed by the applicant and perceived development plans if zoning change approved.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, addressed the Commission and requested for this item to be postponed until next meeting.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to approve the rezoning application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

There was no further discussion.

**Motion to approve carried 5-0**

- 6. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Civiltude LLC. Owner: Manor Independent School District.**

The City staff recommended that the Planning and Zoning Commission approve the Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Chavis to approve the Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. Applicant: Civiltude LLC. Owner: Manor Independent School District.

There was no further discussion.

**Motion to approve carried 5-0**

- 7. Consideration, discussion, and possible action on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: BGE, Inc. Owner: DR Horton.**

The City staff recommended that the Planning and Zoning Commission approve the Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Discussion was held by the Commission regarding the zoning of the Palomino Subdivision.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, suggested that commercial zoned lots be made to set aside land designated to park use.

Discussion was held by the Commission regarding the priorly approved items associated with the Palomino Subdivision. Interim City Manager clarified the Palomino Subdivision set aside more parkland than required.

**MOTION:** Upon a motion made by Commissioner Butler and Seconded by Commissioner Hardeman to approve the Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

**Motion to approve carried 5-0**

**8. Consideration, discussion, and possible action on a Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX. Applicant: Phol Partners. Owner: Ed Wolf.**

The City staff recommended that the Planning and Zoning Commission approve the Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Discussion was held by the Commission regarding current zoning of the Palomino Commercial Subdivision. It was clarified that the zoning is currently C-2 Medium Commercial.

**MOTION:** Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to approve the Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

There was no further discussion.

**Motion to approve carried 5-0**

**9. Consideration, discussion, and possible action on a Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX. Applicant: Kimley-Horn. Owner: Rangewater Real Estate LLC.**

The City staff recommended that the Planning and Zoning Commission approve the Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX.

Interim City Manager gave background information on the 9910 Hill Lane Subdivision.

**MOTION:** Upon a motion made by Commissioner Meyer and Seconded by Commissioner Hardeman to approve the Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX.

There was no further discussion.

**Motion to approve carried 5-0**

**10. Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX. Applicant: Kimley-Horn and Associates, Inc. Owner: Forestar (USA) Real Estate Group, Inc.**

The City staff recommended that the Planning and Zoning Commission approve the Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

Interim City Manager gave background information on the plat for the Manor Heights Subdivision.

**MOTION:** Upon a motion made by Commissioner Butler and Seconded by Commissioner Meyer to approve the Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

There was no further discussion.

**Motion to approve carried 5-0**

**ADJOURNMENT**

The Regular Session of the Manor Planning and Zoning Commission adjourned at 7:22 p.m. on Wednesday, March 9, 2022.

These minutes approved by the P&Z Commission on the 13<sup>th</sup> day of April 2022. *(Audio Recording Archived)*

**APPROVED:**

\_\_\_\_\_  
Julie Leonard  
Chairperson

**ATTEST:**

\_\_\_\_\_  
Mandy Miller  
Administrative Assistant





**PLANNING AND ZONING COMMISSION  
REGULAR SESSION MINUTES  
APRIL 13, 2022**

**PRESENT:**

**COMMISSIONERS:**

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

**CITY STAFF:**

Scott Dunlop, Interim City Manager  
 Mandy Miller, Administrative Assistant

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

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Leonard at 6:41 p.m. on Wednesday, April 13, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

**PUBLIC COMMENTS**

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak during public comments. Mr. Battaile requested for the audience to be informed at the beginning of each item if the item was discretionary or mandatory approval. Mr. Battaile presented the attached handouts and expressed his desire to see the parkland fees enforced by the city.

No one else appeared at this time.

## PUBLIC HEARING

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

Interim City Manager Dunlop explained to the audience that at the action item section of the agenda any rezoning request would be considered discretionary. Subdivision request would be non-discretionary.

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

Chair Leonard opened the public hearing.

Interim City Manager Dunlop gave background information and location details for 109 West Lane Avenue.

Wenkai Chen, 109 W. Lane, Manor, Texas, submitted a speaker card in support of this item. Ms. Chen answered questions from the Commissioners about the intended business plans for this location, parking, and disability access.

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

There was no further discussion.

### Motion to close carried 7-0

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

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

Chair Leonard opened the public hearing.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed his disapproval on the commercial requirements as they relate to park land contributions.

Interim City Manager Dunlop gave background information about the property, the usable acreage and the prior businesses located at 15001 US Hwy 290 E. Mr. Dunlop informed the Commission the rezoning request is in line with the other zonings along the US 290 East corridor.

Discussion was held regarding the default zoning of Agriculture, the floodplain area of the property and the future business plans of the owner.

**MOTION:** Upon a motion made by Commissioner Small and Seconded by Commissioner Chavis to close the public hearing.

There was no further discussion.

**Motion to close carried 7-0**

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

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

Chair Leonard opened the public hearing.

Linda Williams, 800 N. Burnet Street, Manor, Texas, submitted a speaker card to speak in opposition of this item. Ms. Williams explained some of the recent changes in her neighborhood and expressed her concern for her privacy being eliminated if the multi-story townhomes were approved.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile stated his disapproval in the amount of parkland being set aside for this item. He also expressed this disappointment that the city was not collecting fees.

Mary Jane Phillips, 7330 San Pedro, Suite 202, San Antonio, Texas, submitted a speaker card in support of this item. Ms. Phillips addressed the concerns expressed by the residents by speaking on the current design and platting phase of the development and the current infrastructure in the area. She stated that the Developer is planning to meet parkland dedication requirements as well as meet with the local residents to discuss concerns prior to finalizing their plans.

**MOTION:** Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

**Motion to close carried 7-0**



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

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

Chair Leonard opened the public hearing.

Gary Jueneman with SEC Planning, 4201 W. Parmer Lane, Austin, Texas, submitted a speaker card in support of this item. He did not wish to speak, however, was available to answer any questions posed by the P&Z Commission.

Robert Battaile, 502 E. Eggleston, Unite A, Manor, Texas, submitted a speaker card to speak in opposition of this item.

#### **ADJOURNMENT**

The meeting was suspended at 7:09 p.m. due to electrical failure.

Chair Leonard adjourned the Regular Session of the Manor Planning and Zoning Commission at 7:39 p.m. on April 13, 2022, with all remaining items to be postponed to the next regularly scheduled meeting.

These minutes approved by the P&Z Commission on the 11<sup>th</sup> day of May 2022. (*Audio Recording Archived*)

#### **APPROVED:**

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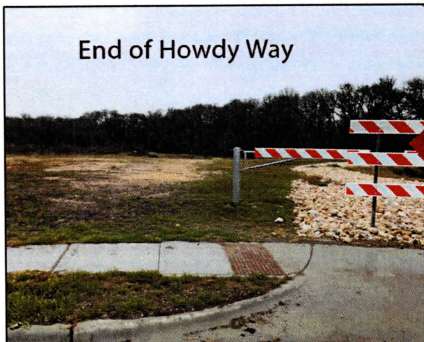
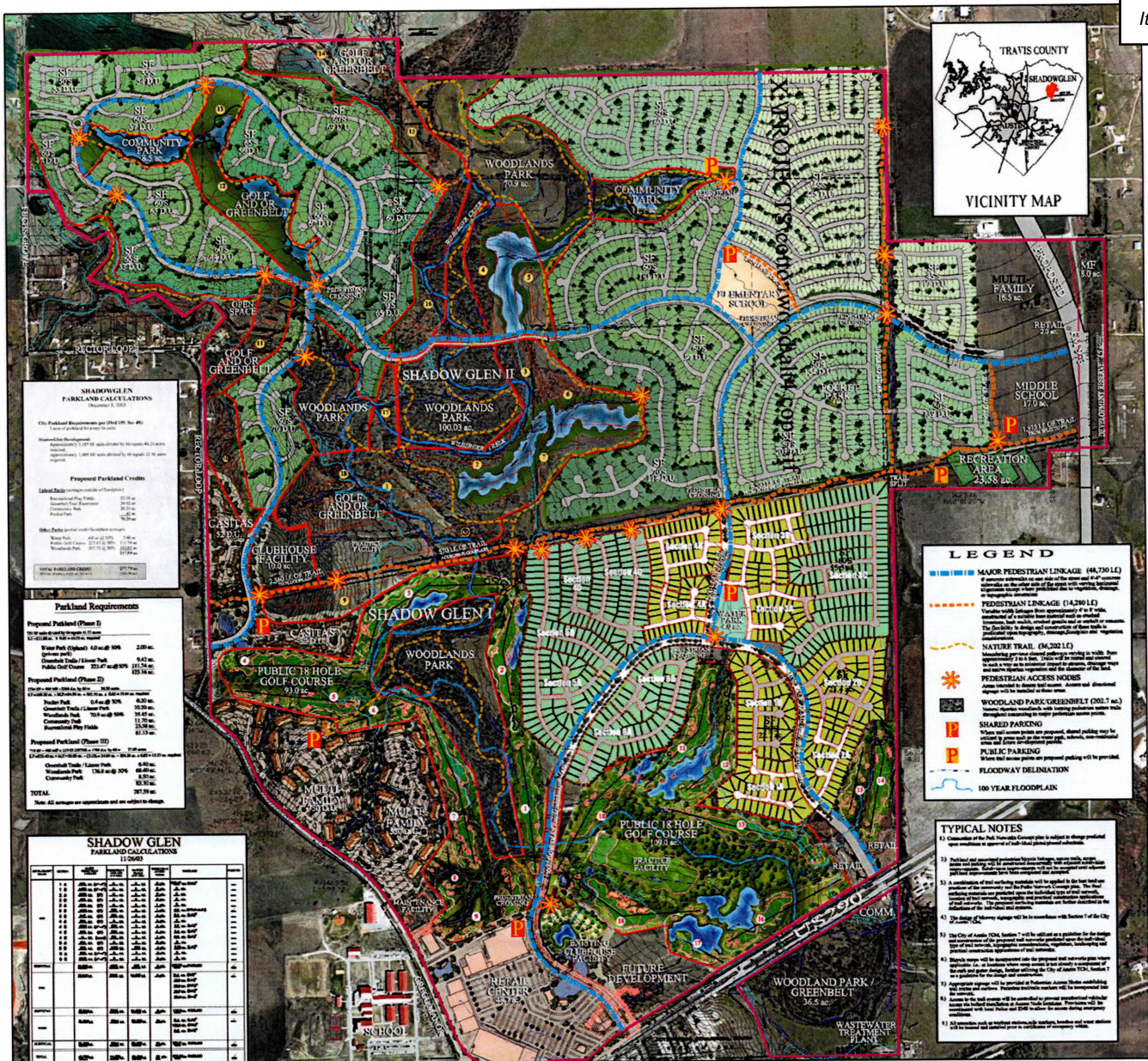
Julie Leonard  
Chairperson

#### **ATTEST:**

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Scott Dunlop  
Interim City Manager







## Section 48. - Park Land Dedication.

- (a) *Dedication of Public Park Land Required.* It shall be required that a developer of any residential subdivision within the City's territorial jurisdiction set aside and dedicate to the public sufficient and suitable lands for the purpose of public park land or make an in-lieu financial contribution for the acquisition of such park land and/or improvements and amenities in accordance with the provisions of this Ordinance.
- (1) All plats receiving Final Plat approval based on this Ordinance shall conform to the requirements of this section as a condition of approval.
  - (2) The Council and developer may negotiate the combination of public park land dedication and/or payment of fees in lieu of required park land to satisfy the provisions of this Ordinance. The Council can further require payment in lieu of any proposed dedication.
  - (3) In the event the developer offers to dedicate land for a City Park classification that is defined in and/or located at a site established in the Master Plan, that meets the design standards of this Ordinance, and that is five or more acres in size, and that the Council finds is appropriate and suitable land for a regional city park, the City shall be obligated to accept the park land dedication; provided that the Council may waive such requirement, or may designate a different tract of parcel to be dedicated.
  - (4) Where the developer proposes to pay an in-lieu fee as provided for in this Section, the Council may accept such payment as satisfying the park land dedication requirements of this Ordinance, except that the City reserves the right to require the dedication of land for public park purposes.
  - (5) Notwithstanding any term or provision of this section, the City intends to develop its park and recreational system in a manner consistent with an overall parks plan for the City. The City Council will not be required to approve the dedication of any specific tract or parcel of land for park land purposes, and may require payment in-lieu as found appropriate by the City Council to serve the best interests of the residents of the proposed development in concert with the citizens at large, when considering all applicable factors including location, access, size, facilities, maintenance and operation.
- (b) *Formula for Calculating Area of Park Land.* The acreage of City Park land to be contributed prior to final approval by the Council of any residential subdivision shall be equal to one acre for each 66 new dwelling units projected to occupy the fully developed subdivision with a minimum of five acres or five percent of the total project area, whichever is greater.
- (c) *Fee Payment In Lieu of Park Land Dedication.* When the amount of land to be contributed for a City Park is less than five acres, the land proposed for dedication is not acceptable, the land is not at a location planned for a park, the proposed park will not be consistent with the City park plan, or other issues such as access, limited traffic, parking or urban infrastructure lessens the desirability of a park as such location are present, the Council may require the developer to pay a fee in lieu of park land dedication.
- (1) Where the payment of a fee-in-lieu of City Park land dedication is required or acceptable to the Council as provided for in this Ordinance, such fee shall be in the amount equal to \$550.00 per new dwelling unit projected to occupy the fully developed subdivision. When a combination of parkland dedication, three acres minimum, plus fee-in-lieu of dedication is acceptable to the Council, the Council shall



choose the higher of \$150.00 per each new dwelling unit projected to occupy the subdivision w fully developed, or multiplying the provided parkland acreage by 66, subtracting the total from the total dwelling units at projected full development, then paying \$550.00 for the remaining dwelling units.

Example: 300 dwelling unit subdivision, 4.55 parkland acres required

No parkland: 300 units x \$550 = \$165,000 fee-in-lieu

The higher of:

3 acres parkland: 300 units x \$150 = \$45,000 fee-in-lieu

3 acres x 66 = 198; 300 - 198 = 102 units x \$550 = \$56,100 fee-in-lieu

- (2) The developer shall tender and pay over to the City said fee prior to recordation of the Final Plat.
- (d) *Subdivision Changes.* In the event a developer obtains Commission approval to deviate from the approved Preliminary Plat thereby increasing the number of dwelling units projected, or where the use of property is changed from a nonresidential use to a residential use, the owner or developer shall be obligated to provide additional land or fee for the park land or amenities required for the additional dwellings prior to the City approving the Final Plat for recordation.
- (e) *Final Platting of a Portion of an Approved Preliminary Plat.* Whenever a developer applies for approval of a Final Plat which contains only a portion of the land encompassed in the approved Preliminary Plat, the developer's park land contribution shall be based on the ultimate number of dwelling units shown on the approved Preliminary Plat, and shall be satisfied prior to City approval of the first Final Plat.
- (f) *Design Standards for Park Land.* Any land to be dedicated as City Park land shall be reasonably located near the geographical boundary of a development, be adaptable for use as a public park and recreation facility as defined by the Master Plan and be designed and located so as to satisfy the following general requirements.
- (1) City Park dedicated land should form a single parcel of tract of land at least five acres in size unless it is determined that a smaller tract is in the public interest, and the smaller tract is to [sic] contiguous to land that will be reasonably available for dedication or for purchase by the City.
  - (2) Public access to public park land delineated on a Preliminary Plat shall be ensured by provision of at least 100 feet of street frontage, in a manner satisfactory to the City. Likewise, adequate space for public parking should also be considered.
  - (3) At the time the land abutting the delineated areas is developed, the developer of such abutting land shall construct streets along all abutting street frontage, and shall provide water and wastewater utilities to the boundary of one side of the delineated area to meet minimum requirements of this Ordinance.
  - (4) The land to be dedicated to meet the requirements of this Ordinance should be suitable for public parks and recreation activities. In that regard, 50 percent of the dedicated land area should not exceed five percent grade. The Master Plan for the City shall be considered when evaluating land proposals

for dedication.

- (5) Any disturbed park land shall be restored and the soil stabilized by vegetative cover by the developer.
  - (6) Areas within the 100-year floodplain may not be utilized to meet City Park land dedication requirements.
  - (7) The location of park land may be required at the edge of a subdivision so that additional land may be added at such time as adjacent land is subdivided or acquired for public use. Otherwise a centralized location is preferred.
  - (8) City staff shall make recommendations based upon the park land design standards and the provisions contained herein, concerning the amount and location of park land, credit for private park land and/or facilities, credit for land in the 100-year floodplain, and fees in lieu of park land dedication.
  - (9) All park areas and playground equipment shall be in accordance with the U.S. Consumer Products Safety Commission, Publication 325, as amended.
- (g) *Neighborhood Park Land Credit.* Where park areas and recreational facilities are to be provided in a proposed subdivision, and where such areas and facilities are to be privately owned and maintained by the future residents of the subdivision, these areas and facilities shall be considered to satisfy the requirements of park land dedication if the following standards are met:
- (1) That the private ownership and maintenance of such areas and facilities are adequately provided for by recorded written agreement, conveyance, or restrictions.
  - (2) That the use of such areas and facilities are restricted for park and recreational purposes by a recorded covenant, which runs with the land in favor of the future owners of property and which cannot be defeated or eliminated without the consent of the City Council.
  - (3) That such areas and facilities are reasonably similar to what would be required to meet public park and recreational needs, taking into consideration such factors as size, shape, topography, geology, access, and location.
  - (4) That such areas and facilities for which credit is given shall include improvements for the basic needs of a local park. These improvements shall include one or more of the following: children's play areas, picnic areas, game court areas, turf play fields, swimming pools, recreational buildings, trails (sidewalks, walkways or bike trails), and landscaped sitting areas.
  - (5) The land dedicated as a Neighborhood Park and the cost of the improvements required to be made to the park prior to Final Plat approval are equal to or exceed the park land and fee-in-lieu of requirements of this Ordinance.
- (h) *Park Fund Established.* A separate fund to be entitled "Park Fund" shall be and is hereby created and the money paid by developers at Final Plat approval in lieu of the dedication of land and interest thereon, shall be held in said fund in trust to be used solely and exclusively for the purpose of purchasing and/or equipping public park and recreational land. Such fund shall be invested or held in an interest-bearing account and all earnings and interest shall accrue to the Park Fund.
- (1) At such time as the City Council, based upon the recommendations of the Commission and/or City staff determines that there are sufficient funds derived from a certain area in the Park Fund to

purchase usable park land, the Council shall cause negotiations to be undertaken to purchase the site by mutual agreement or by condemnation proceedings. In making such determination for the purchase of said site, the conditions of this Ordinance shall be taken into consideration.

- (2) The principal and interest deposited and kept in the Park Fund shall be used solely for the purpose of purchasing and/or equipping or improving land for public park and recreation uses, and shall never be used for maintaining or operating public park facilities, or for any other purpose.
- (i) *Method of Dedication.* Land accepted for dedication under the requirements of this Ordinance shall be conveyed by either of the following methods:
  - (1) By dedication within the plat to be filed for record in Official County Records.
  - (2) By warranty deed transferring the property in fee simple to the City.
  - (3) In any event, land must be free and clear of any mortgages or liens at the time of such dedication or conveyance.

(Ordinance 263B adopted 11/7/12; Ordinance 263-C, sec. 9, adopted 6/1/16)





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant: Wenkai Chen*

*Owner: Wenkai Chen*

**BACKGROUND/SUMMARY:**

This property is located at the intersection of N. Caldwell St and W. Lane Ave, and it takes access from those two streets. It is located behind the Chamber of Commerce and other business on W. Murry Ave that are zoned C-1 and across W. Lane Ave from 709 N. Lexington (Bloor House) which is zoned NB. The properties to the east and west are zoned SF-1 Single Family. Typically, commercial zoning, C-1 or NB, is promoted along properties that directly access from Murray or Lexington as those are main roads and TxDOT ROW. This request would bring commercial zoning more into the residential neighborhood that directly abuts those commercial rights-of-way. Non-residential zoning requests not along Murray, Lexington, or in the downtown area have typically not been supported

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

- Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission deny a Rezoning Application for 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).

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

# Letter of Intent

Item 14.

February 14, 2022

City of Manor  
Development Services Department  
Attn: Mr. Scott Dunlop, Director  
105 E. Eggleston Street  
Manor, Texas 78653

Re: **109 W Lane, Manor TX 78653 - Rezoning**

**Dear Mr. Dunlop,**

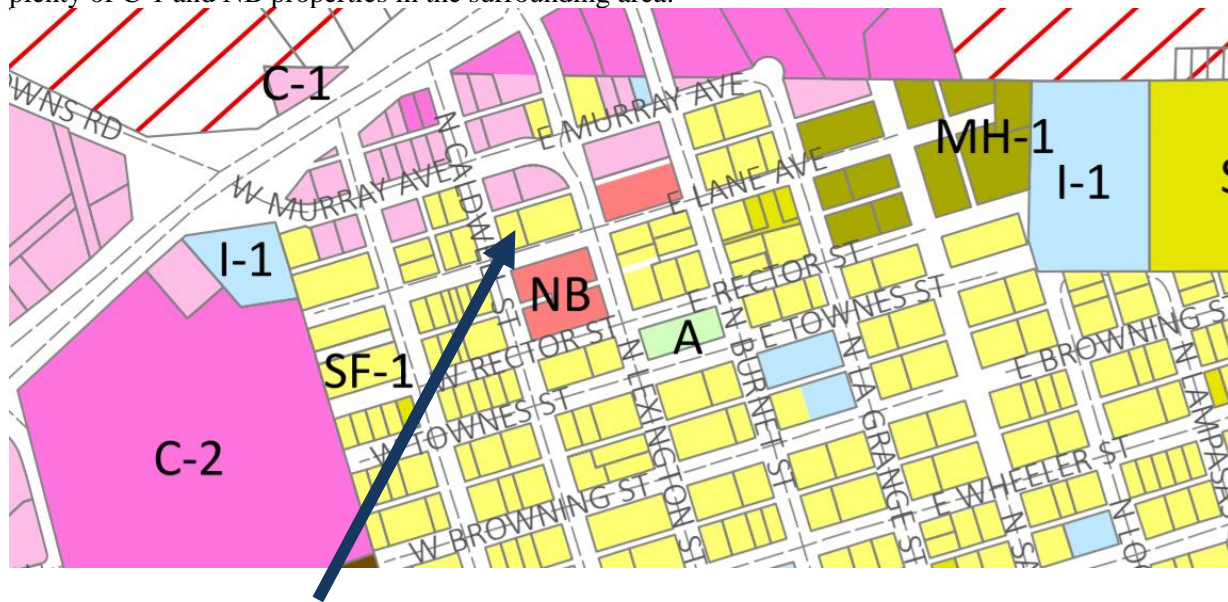
The subject property 109 W Lane, Manor TX 78653 is currently zoned as Single Family Residential (R-1). Requesting rezone the property to Neighborhood Business (NB).

### Physical and Natural Features:

The subject property is currently under remodel and expected to be completed in March 2022 as R-1. The property is a one story 1525 sqft single family residential with 3 bedrooms, 1 ADA accessible bathroom and three car parking spaces facing W Lane Ave. The lot size is 8625 sqft and locates at the intersection of W Lane Ave and N Caldwell St.

### Surrounding Properties:

The property is immediately adjacent with a C-1 property on north and a NB property on south. There are plenty of C-1 and NB properties in the surrounding area.



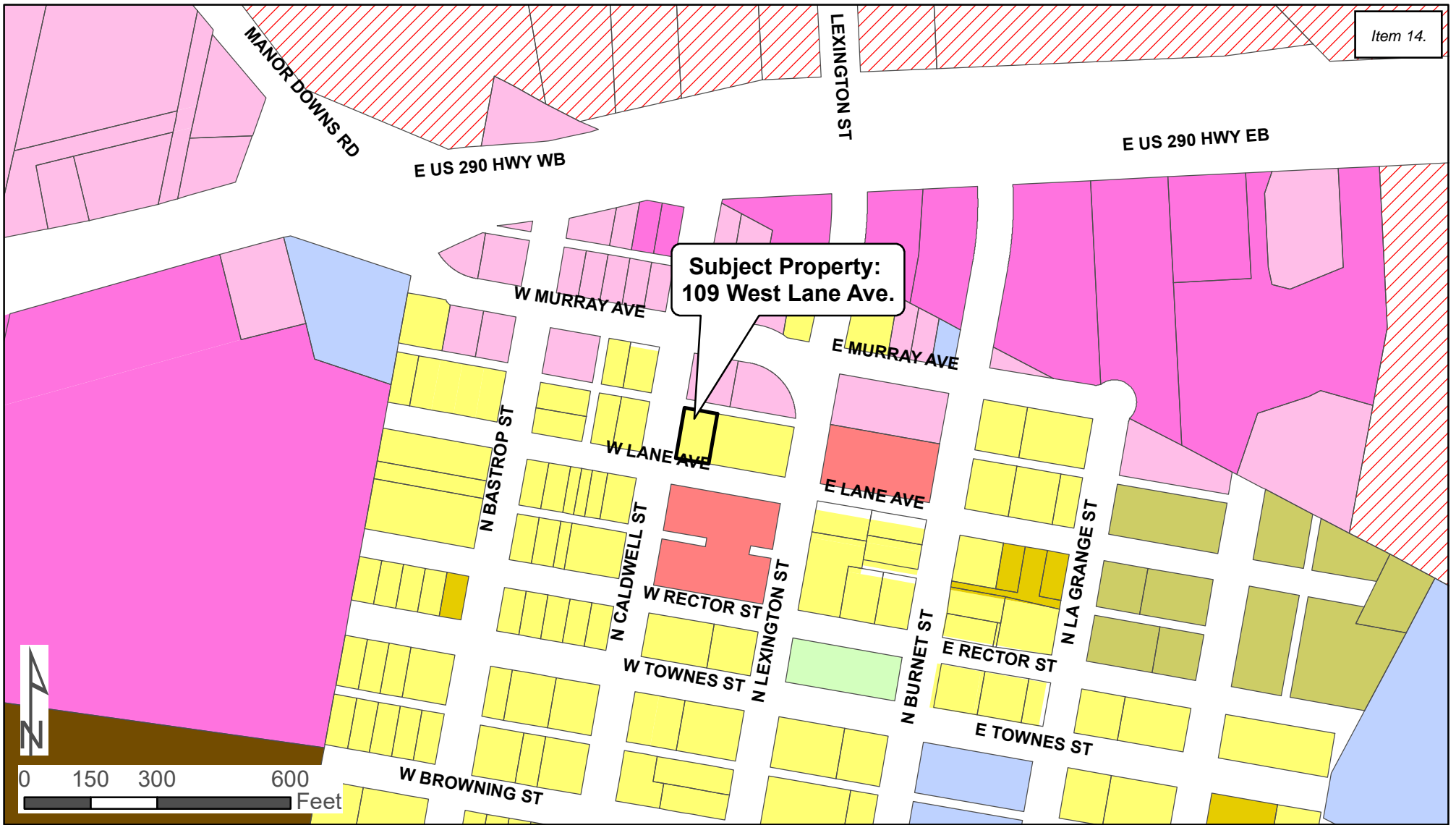
Subject Property: 109 W Lane, Manor TX 78653

### Proposed zoning:

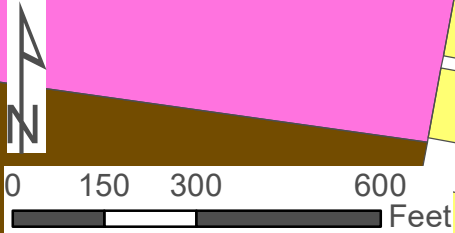
We are requesting rezone the property to NB in support the growth of Manor TX.

Respectfully,

Wenkai Chen  
Owner of the property



**Subject Property:  
109 West Lane Ave.**



**Current:  
Single Family Suburban (SF-1)**

**Proposed:  
Neighborhood Business (NB)**

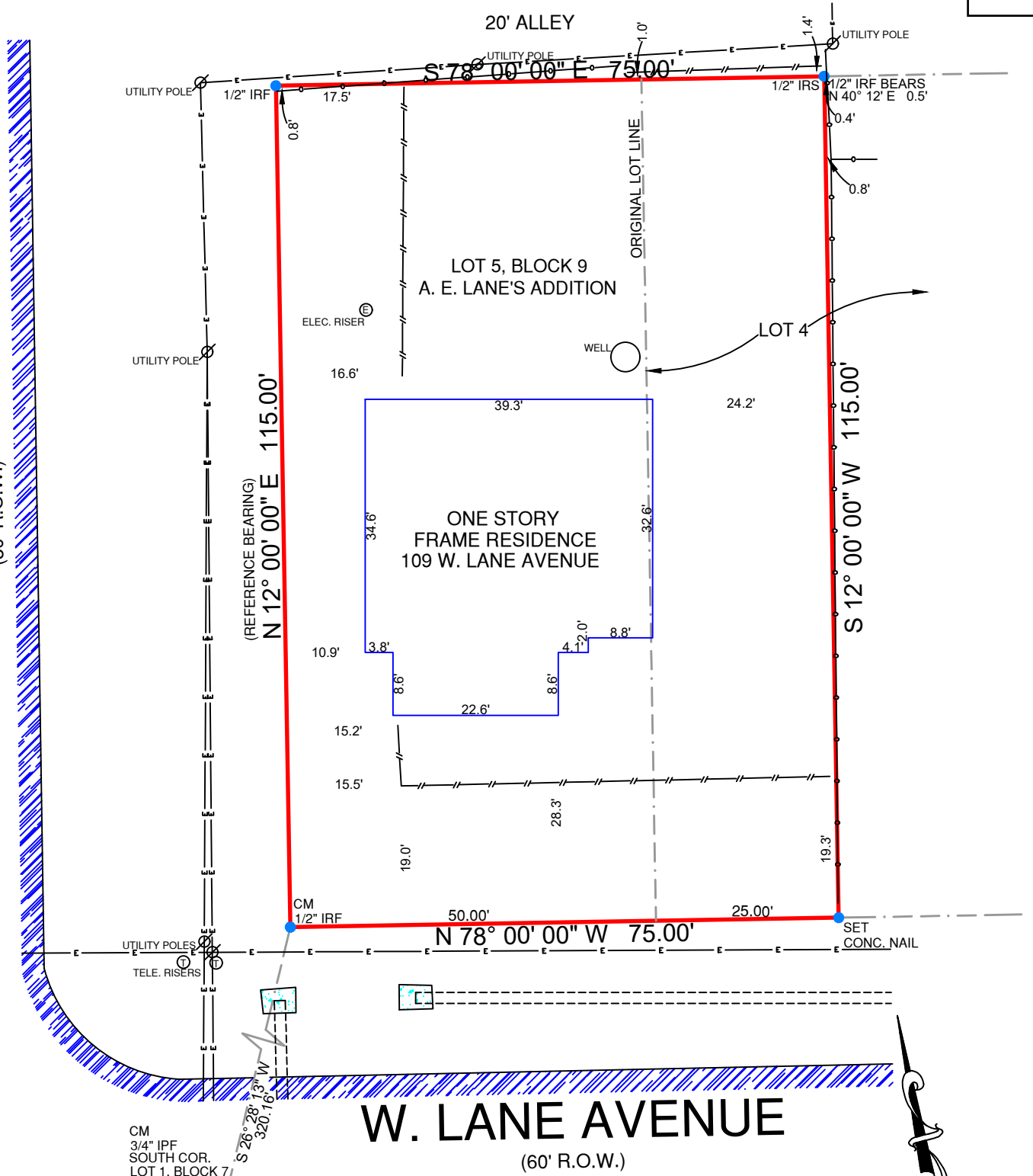
**Zone**

- |                               |                           |                                |
|-------------------------------|---------------------------|--------------------------------|
| 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        |                           |                                |



# N. CALDWELL STREET

(80' R.O.W.)



**LEGEND:**

—x—x—	BARBWIRE FENCE	ASPHALT	
—o—o—	CHAINLINK FENCE	CONCRETE	
—□—□—	WROUGHT IRON FENCE	GRAVEL	
—//—//—	WOOD FENCE	TILE	
—v—v—	VINYL FENCE	WOOD	
—E—E—	ELECTRIC LINE	BRICK	
—G—G—	GAS METER	STONE	
—EM—EM—	ELECTRIC METER	(WOOD) RAILROAD TIE	
—IPF—IPF—	IRON PIPE FOUND		
—IRS—IRS—	IRON ROD SET WITH "PREMIER" CAP		
—IRF—IRF—	IRON ROD FOUND		
—CM—CM—	CONTROLLING MONUMENT		

**NOTES:**  
BEARINGS ARE BASED ON THE RECORDED PLAT.



**LEGAL DESCRIPTION:**  
BEING LOT 5 AND THE WEST 1/2 OF LOT 4, BLOCK 9, A.E. LANE'S ADDITION, AN ADDITION TO THE TOWN OF MANOR, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 2, PAGE 223, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

**SURVEYOR'S CERTIFICATION:**  
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT PROVIDED BY A TITLE COMPANY. THERE MAY BE EASEMENTS AND OTHER MATTERS OF RECORD AFFECTING THE PROPERTY SHOWN HEREON THAT ONLY A PROPER TITLE SEARCH WOULD REVEAL. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

**FLOOD INFORMATION:**  
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0485 J, DATED AUGUST 18, 2014.

DATE: 12/21/20      JOB NO.: 20-09856  
FIELD: 12/16/20

109 W. LANE AVENUE, MANOR, TX 78653



*Robert T. Paul, Jr.*  
Registered Professional Land Surveyor



5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
972-612-3601 (O) | 855-892-0468 (F)  
www.premiersurveying.com  
premierorders@premiersurveying.com



DATE: \_\_\_\_\_  
ACCEPTED BY: \_\_\_\_\_  
\_\_\_\_\_



5700 W. Plano Parkway  
Suite 1200  
Plano, Texas 75093  
Office: 972-612-3601  
Fax: 855-892-0468  
Firm Registration No. 10146200



March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1414-ZO

Case Manager: Scott Dunlop

Contact: [sdunlop@cityofmanor.org](mailto:sdunlop@cityofmanor.org) - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 0.198 acres, more or less, and being located at 109 West Lane Avenue, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 0.198 acres, more or less, Lot 5 and West ½ of Lot 4, Block 9, A.E. Lane Addition, and being located at 109 West Lane Avenue, Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB).**

**Applicant: Wenkai Chen**

**Owner: Wenkai Chen**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

ELIZONDO ROLANDO  
54 REGINA DR  
TAYLOR , TX 76574-5222

NASH HIAWATH JR & RUBY M  
900 CALDWELL ST  
MANOR , TX 78653-3317

JONSE JOHN A & MA  
DBA JONSE INSURANCE AGENCY  
14311 BOIS D ARC LN  
MANOR , TX 78653-3811

SALMELA PATRICIA  
101 W MURRAY ST  
MANOR , TX 78653-4141

JUAREZ MARIO  
3401 BRATTON RIDGE CROSSING  
AUSTIN, TX 78728-3677

BRYANT-WILLIAMS EVELYN MARIE &  
JAMES W WILLIAMS  
PO BOX 12  
MANOR , TX 78653-0012

WILLIAMS EARLENE  
809 CALDWELL ST  
MANOR , TX 78653-3318

GARCIA EDWARD  
PO BOX 452  
MANOR , TX 78653-0452

GOSEY BOBBY AND SHELDON LIVING  
TRUST  
7300 GILBERT RD  
MANOR, TX 78653-5083

LUNA BENITA GONZALEZ  
802 N BASTROP ST  
MANOR , TX 78653-5430

SEPECO  
PO BOX 170309  
AUSTIN , TX 78717-0019

TREJO GERARDO &  
JENNIFER I BARAHONA DE TREJO  
801 CALDWELL ST  
MANOR, TX 78653-3318

709 LEXINGTON LLC  
3571 FAR WEST BLVD #244  
AUSTIN, TX 78731-3064

LANE & RECTOR STREET  
PARTNERSHIP  
PO BOX 170309  
AUSTIN , TX 78717-0019

JACKSON BONNIE & VSYNTHIA  
%LENA MCCOY  
PO BOX 985  
MANOR , TX 78653-0985

SHAW HUGHIE L & RUBY L  
703 CALDWELL ST  
MANOR , TX 78653-3356





### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This property was annexed in 2017 and received the default zoning of Agricultural (A) when the annexation was approved. The owner is requesting C-2 Medium Commercial which most of the commercial property along US 290 are zoned.

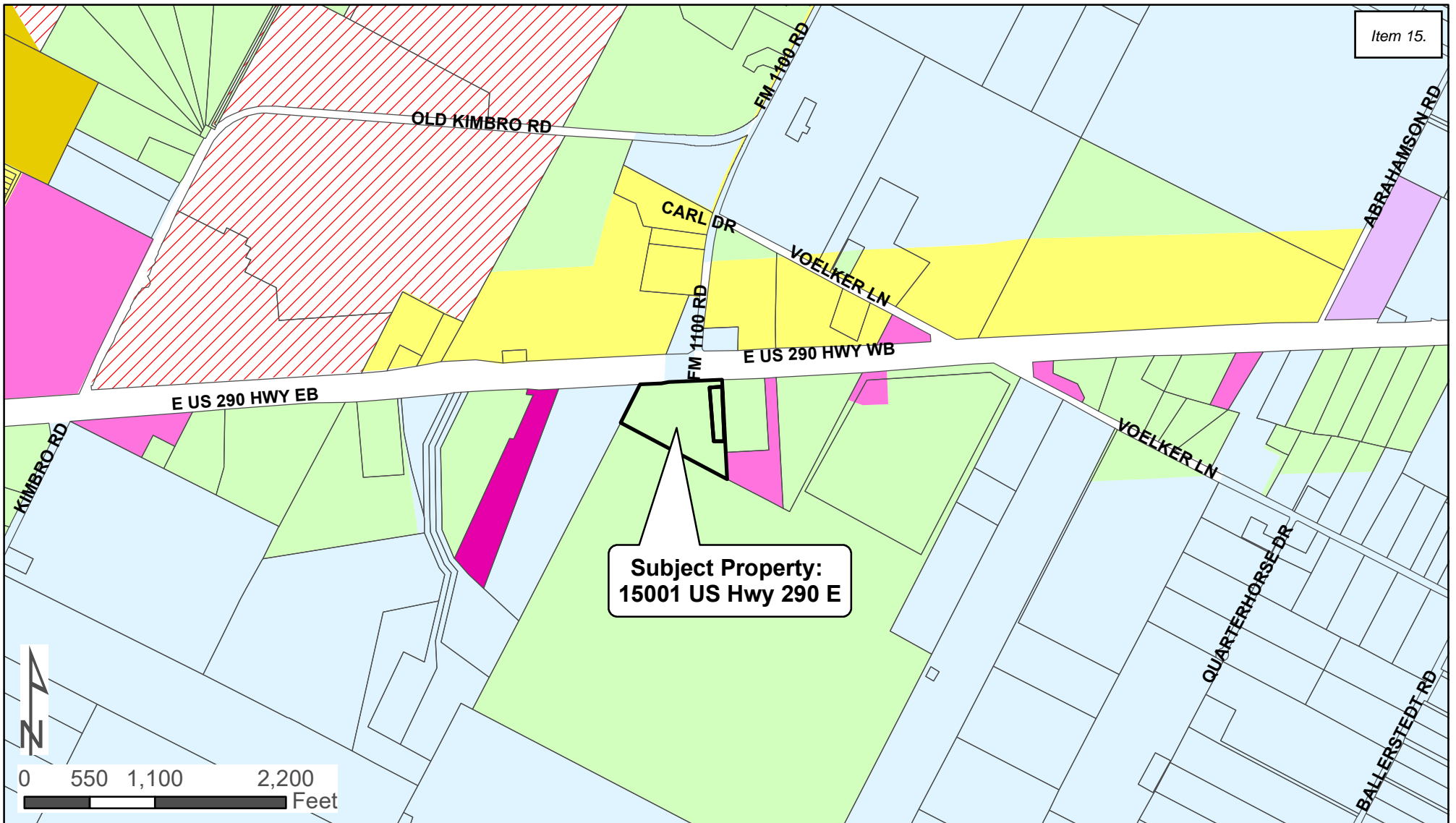
**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Map
- Notice
- Label

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

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



**Subject Property:  
15001 US Hwy 290 E**



**Current:  
Agricultural (A)**

**Proposed:  
Medium Commercial (C-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        |                           |                                |



March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1415-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 10.945 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract No. 154, and being located at 15001 US Hwy 290 E, Manor, TX from Agricultural (A) to Medium Commercial (C-2).**

***Applicant:* Duque States, LLC**

***Owner:* Duque States, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.



MB & MS Enterprises Inc  
PO Box 82653  
Austin TX 78708-2653

Krantz Properties LLC  
% Krantz Enterprises  
14807 US Highway 290 E  
Manor TX 78653-4513

Centex Materials LLC  
3019 Alvin Devane Blvd Ste 100  
Austin TX 78741-7419

JKR Realty Partners LLC  
11215 S IH 35 Ste 120  
Austin TX 78747-1864

DINH Chau & ANH Kim Pham  
1201 Porterfield Dr  
Austin TX 78753-1617

Ynacio & Rosa Tabarez  
1221 Meadgreen Dr  
Austin TX 78758-4712

Herbert Guy Purtle  
13105 FM 1100  
Manor TX 78653-4528

Terry Lee Schultz  
15201 Voelker Ln  
Manor TX 78653-4521



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant: BGE, Inc.*

*Owner: Lane Ave Development, LLC*

**BACKGROUND/SUMMARY:**

These lots total up to about 6.5 acres and are mostly zoned MH-1 Manufactured Home with 1 block of C-1 Light Commercial and 1 block of SF-1 Single Family. Half the area does not have streets constructed within the ROW areas so those lots never had developed properties. The N. San Marcos ROW extends N-S through the property but there is no roadway constructed there currently, so the access to these lots would be from East Lane Ave and East Rector Street. There is a request before the City Council to purchase the ROW within the development area to make 1 contiguous tract to develop. Presently they are proposing 70 – 80 townhome units.

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

- Letter of Intent
- Future Manor TH Site Layout
- Map
- Survey
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).

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



February 24, 2022

City of Manor – Development Services  
Rezoning  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Rezoning Letter of Intent  
6.533 ac Manor Townhome Tracts  
East of the intersection of North La Grange and E. Lane Avenue, Manor, Texas

This letter of intent has been prepared on behalf of Mr. David Pikoff as a part of the Rezoning efforts for the Manor Townhome Tracts in Manor, Texas. The properties are comprised of total three tracts, totaling 6.533 acres and are currently zoned:

Single Family Suburban (SF-1),  
Light commercial (C-1), and  
Manufactured Home (MH-1)

*Please see attached exhibits for current zoning designations and Boundary survey.*

As a part of the proposed development, the Tracts will need to be rezoned to Townhome (TH) with maximum allowed 12 units/acre. This development is located within “Old Manor” and would promote the growth of Manor and revitalization of a currently under-utilized section of an existing neighborhood. The project will provide a desirable location due to its proximity to the Manor Senior High School north of US Hwy 290, the Manor Excel High School south of the development and ease of access onto US Hwy 290. The proposed development will include the completion of roadway infrastructure within existing street right-of-way. The project will be developed in accordance with the City of Manor Code of Ordinances such that there are minimal impacts to the surrounding tracts.

Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (210)-581-3600 and [mjphillips@bgeinc.com](mailto:mjphillips@bgeinc.com).

Sincerely,

A handwritten signature in blue ink that reads 'M. J. Phillips'.

Mary Jane Phillips, P.E.  
Director  
BGE, Inc.  
TBPE Firm #F-1046



# Legend

## Zoning Class

	A	Agricultural
	SF-E	Single Family Estate
	SF-1	Single Family Suburban
	SF-2	Single Family Standard
	TF	Two-Family Residential
	TH	Townhome
	MF-1	Multi-Family 15
	MF-2	Multi-Family 25
	MH-1	Manufactured Home
	MH-2	Manufactured Home Park
	OS	Open Space
	I-1	Institutional-Small
	I-2	Institutional-Large
	GO	General Office
	C-1	Light Commercial
	C-2	Medium Commercial
	C-3	Heavy Commercial
	IN-1	Light Industrial
	IN-2	Heavy Industrial
	NB	Neighborhood Business
	DB	Downtown Business
	PUD	Planned Unit Development
		City Limits
		E.T.J.
		Future Annexation Per Development Agreement



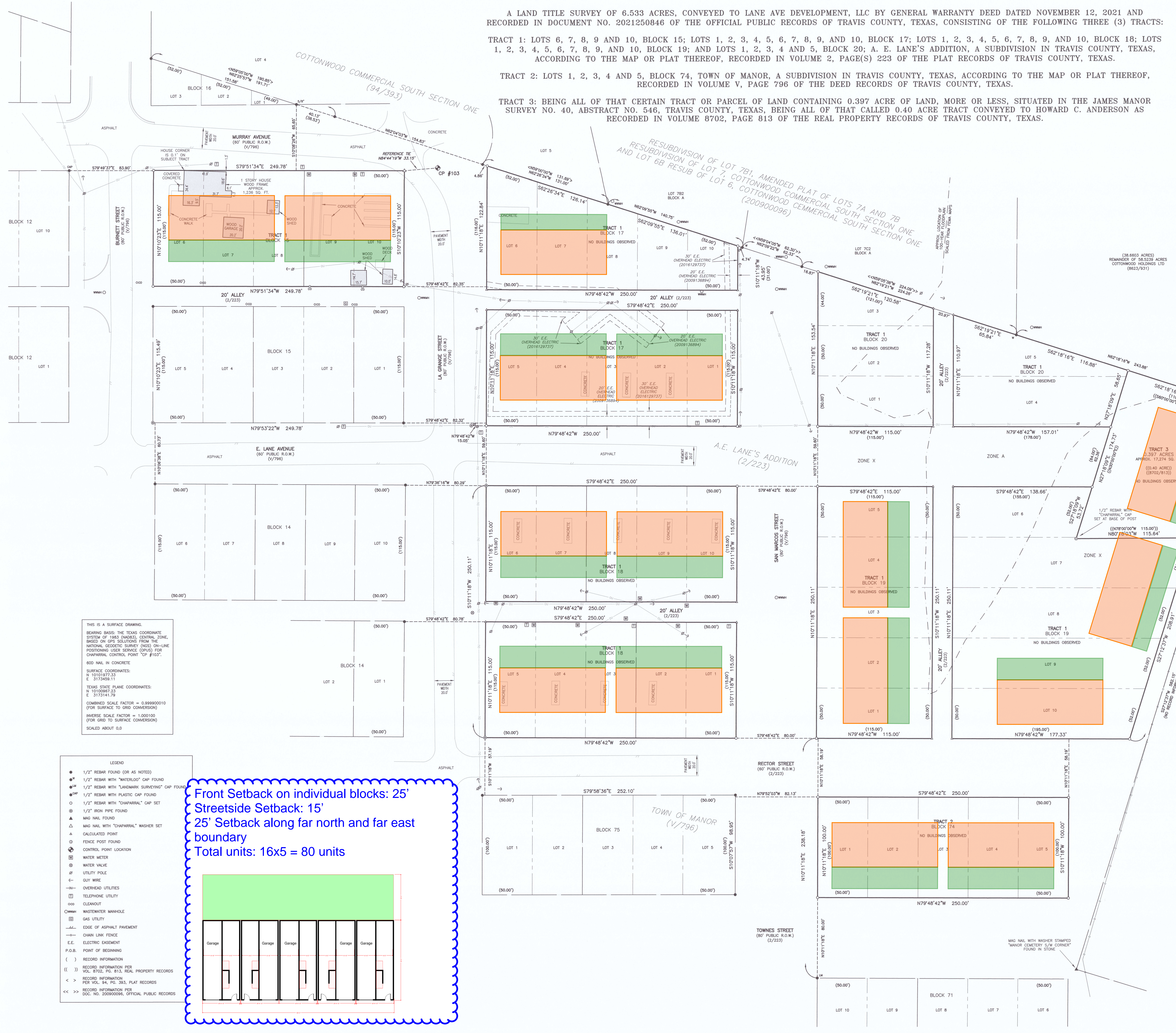
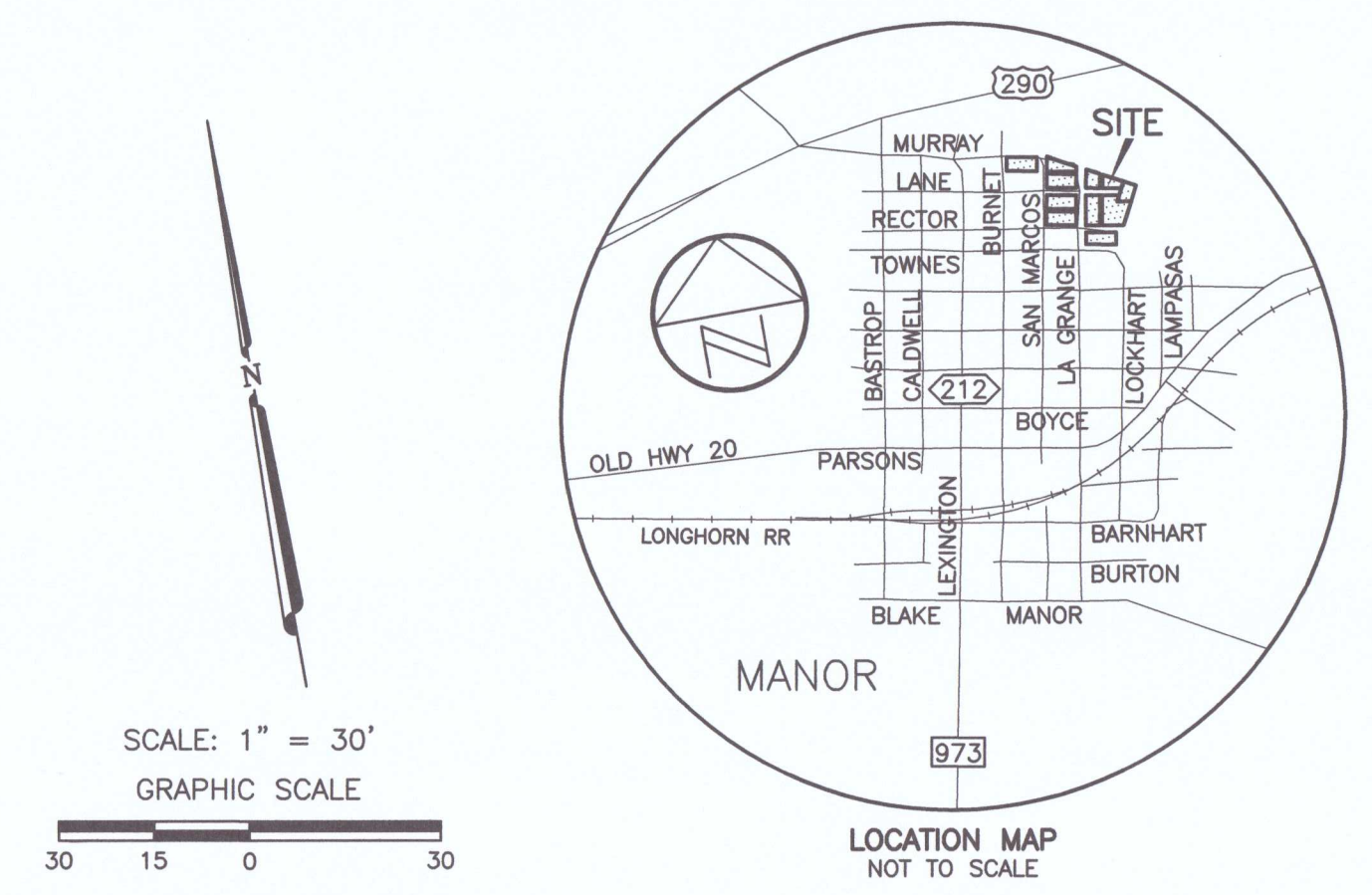


A LAND TITLE SURVEY OF 6.533 ACRES, CONVEYED TO LANE AVE DEVELOPMENT, LLC BY GENERAL WARRANTY DEED DATED NOVEMBER 12, 2021 AND RECORDED IN DOCUMENT NO. 2021250846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONSISTING OF THE FOLLOWING THREE (3) TRACTS:

TRACT 1: LOTS 6, 7, 8, 9 AND 10, BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 18; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 19; AND LOTS 1, 2, 3, 4 AND 5, BLOCK 20; A. E. LANE'S ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE(S) 223 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

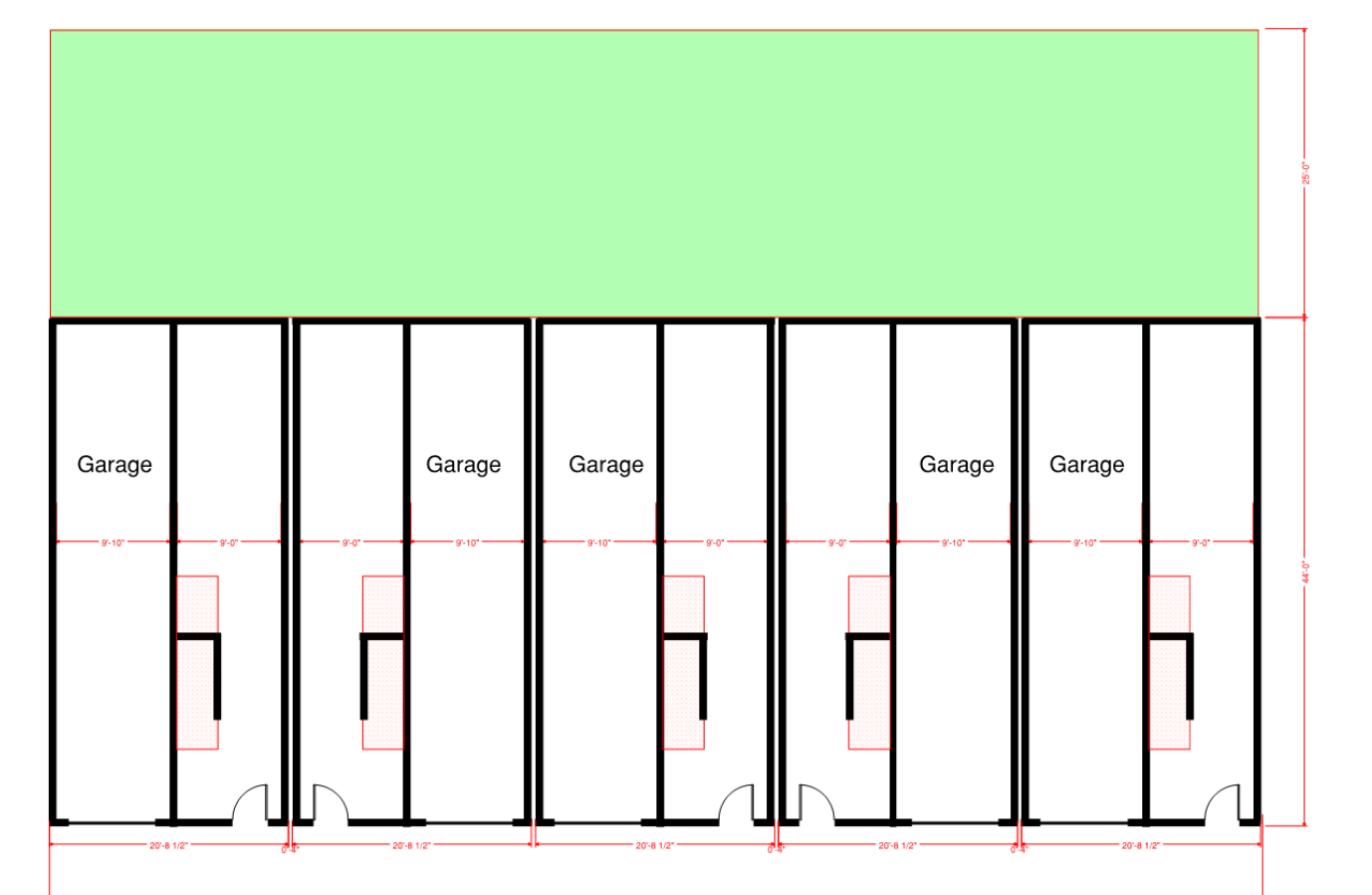
TRACT 2: LOTS 1, 2, 3, 4 AND 5, BLOCK 74, TOWN OF MANOR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME V, PAGE 796 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.397 ACRE OF LAND, MORE OR LESS, SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 0.40 ACRE TRACT CONVEYED TO HOWARD C. ANDERSON AS RECORDED IN VOLUME 8702, PAGE 813 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



THIS IS A SURFACE DRAWING. BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CP #103".

Front Setback on individual blocks: 25'  
Streetside Setback: 15'  
25' Setback along far north and far east boundary  
Total units: 16x5 = 80 units



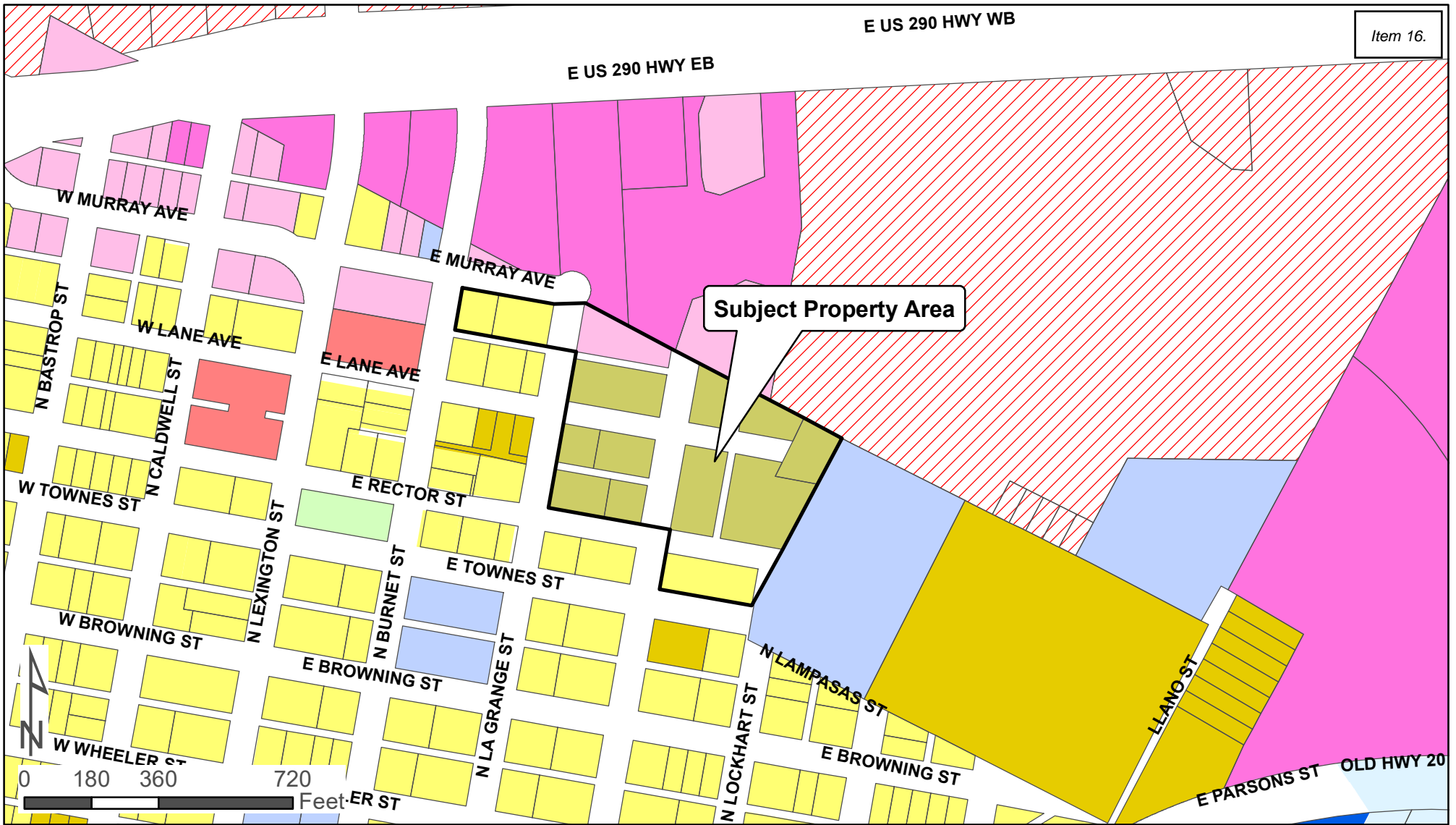
- LEGEND
1/2" REBAR FOUND (OR AS NOTED)
1/2" REBAR WITH "WATERLOO" CAP FOUND
1/2" REBAR WITH "LANDMARK SURVEYING" CAP FOUND
1/2" REBAR WITH PLASTIC CAP FOUND
1/2" REBAR WITH "CHAPARRAL" CAP SET
1/2" IRON PIPE FOUND
MAG NAIL FOUND
MAG NAIL WITH "CHAPARRAL" WASHER SET
CALCULATED POINT
FENCE POST FOUND
CONTROL POINT LOCATION
WATER METER
WATER VALVE
UTILITY POLE
GUY WIRE
OVERHEAD UTILITY
TELEPHONE UTILITY
CLEANOUT
WASTEWATER MANHOLE
GAS UTILITY
EDGE OF ASPHALT PAVEMENT
CHAIN LINK FENCE
E.E. ELECTRIC EASEMENT
P.O.B. POINT OF BEGINNING
RECORD INFORMATION
RECORD INFORMATION PER VOL. 8702, PG. 813, REAL PROPERTY RECORDS
RECORD INFORMATION PER VOL. 84, PG. 393, PLAT RECORDS
RECORD INFORMATION PER DOC. NO. 20090096, OFFICIAL PUBLIC RECORDS

SURVEYOR'S CERTIFICATE: CERTIFIED TO: Lane Ave Development, LLC, a Texas limited liability company. I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown herein, and that this property does not adjoin a dedicated road right-of-way or access easement, unless noted herein.

This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition 2, DPSS Land Title Survey, based on the Manual of Practice for Land Surveys in the State of Texas, Thirteenth Edition, effective September 01, 2019, prepared by the Texas Society of Professional Surveyors. Paul J. Flugel, Registered Professional Land Surveyor, State of Texas No. 5096, Date 2-11-2022.

Chaparral Professional Land Surveying, Inc. Surveying and Mapping, Inc. 3500 McCall Lane Austin, Texas 78744 512-443-1724 T.B.P.E.L.S. Firm No. 10124500. SHEET 01 OF 01





Current:  
 Single Family Suburban (SF-1)  
 Light Commercial (C-1)  
 Manufactured Home (MH-1)

Proposed:  
 Townhome (TH)

**Zone**

- |                               |                           |                                |
|-------------------------------|---------------------------|--------------------------------|
| A - Agricultural              | I-1 - Institutional Small | NB - Neighborhood Business     |
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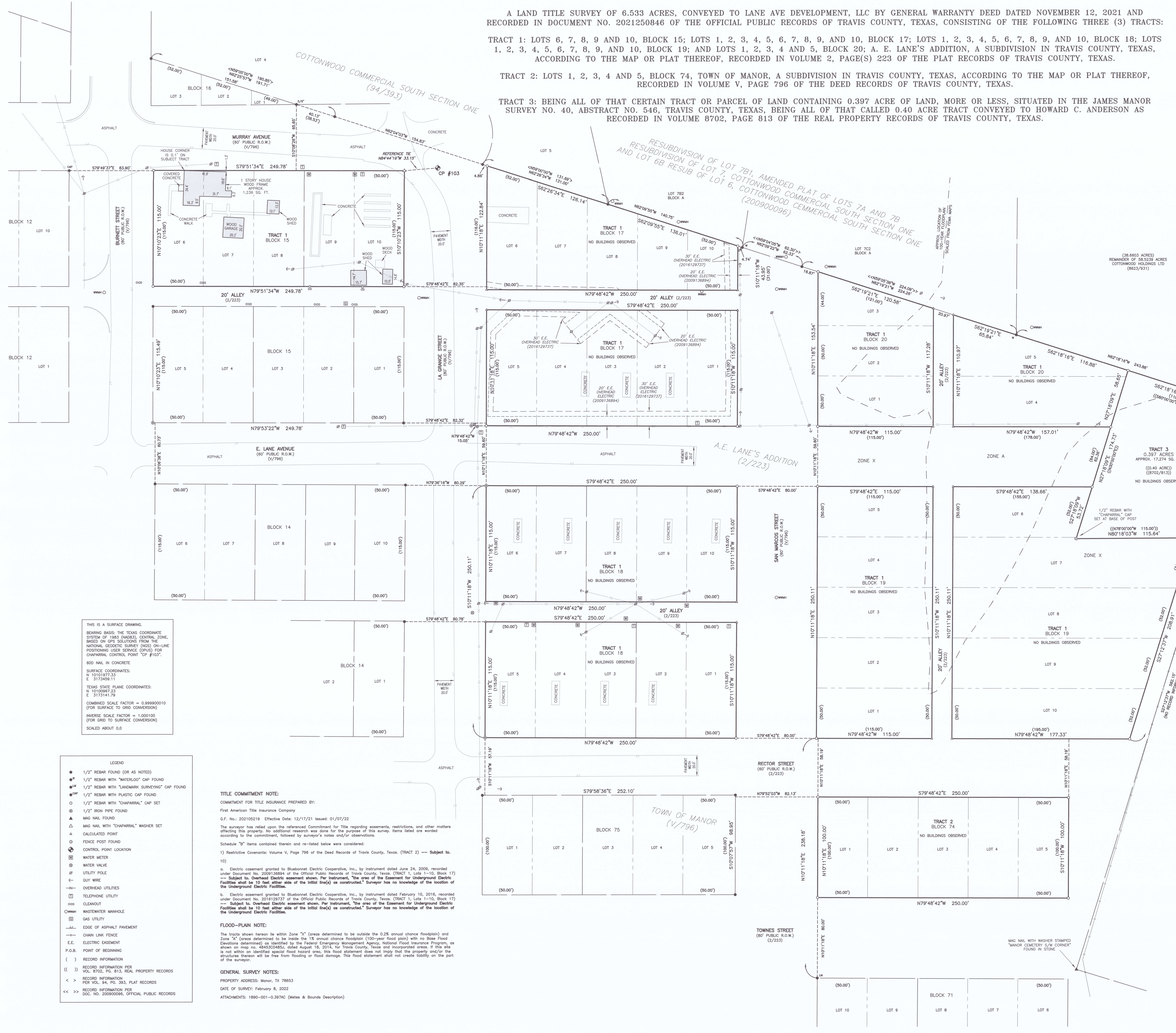
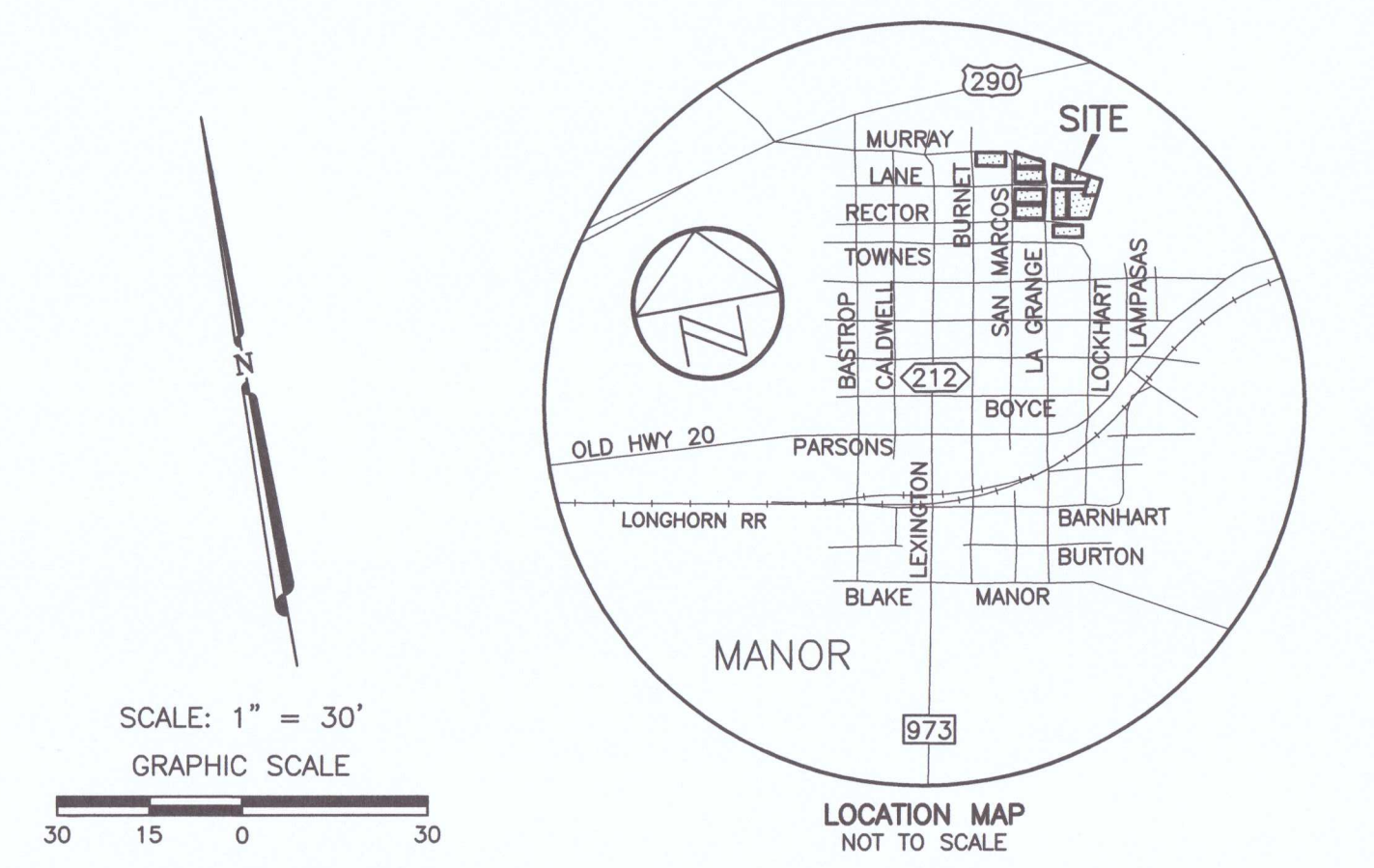


A LAND TITLE SURVEY OF 6.533 ACRES, CONVEYED TO LANE AVE DEVELOPMENT, LLC BY GENERAL WARRANTY DEED DATED NOVEMBER 12, 2021 AND RECORDED IN DOCUMENT NO. 2021250846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, CONSISTING OF THE FOLLOWING THREE (3) TRACTS:

TRACT 1: LOTS 6, 7, 8, 9 AND 10, BLOCK 15; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 17; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 18; LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10, BLOCK 19; AND LOTS 1, 2, 3, 4 AND 5, BLOCK 20; A. E. LANE'S ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 2, PAGE(S) 223 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 2: LOTS 1, 2, 3, 4 AND 5, BLOCK 74, TOWN OF MANOR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME V, PAGE 796 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

TRACT 3: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.397 ACRE OF LAND, MORE OR LESS, SITUATED IN THE JAMES MANOR SURVEY NO. 40, ABSTRACT NO. 546, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CALLED 0.40 ACRE TRACT CONVEYED TO HOWARD C. ANDERSON AS RECORDED IN VOLUME 8702, PAGE 813 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS.



THIS IS A SURFACE DRAWING. BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE. BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "CP #103".

TITLE COMMITMENT NOTE: COMMITMENT FOR TITLE INSURANCE PREPARED BY: First American Title Insurance Company. G.F. No.: 202105219 Effective Date: 12/17/21 Issued: 01/07/22. The surveyor has relied upon the referenced Commitment for Title regarding assessments, restrictions, and other matters affecting this property.

FLOOD-PLAIN NOTE: The tracts shown herein lie within Zone "X" (areas determined to be outside the 0.2% annual chance floodplain) and Zone "A" (areas determined to be inside the 1% annual chance floodplain).

GENERAL SURVEY NOTES: PROPERTY ADDRESS: Manor, TX 78653 DATE OF SURVEY: February 8, 2022 ATTACHMENTS: 1890-001-0.397AC (Metes & Bounds Description)

- LEGEND: 1/2" REBAR FOUND (OR AS NOTED), 1/2" REBAR WITH "WATERLOO" CAP FOUND, 1/2" REBAR WITH "LANDMARK SURVEYING" CAP FOUND, 1/2" REBAR WITH PLASTIC CAP FOUND, 1/2" REBAR WITH "CHAPARRAL" CAP SET, 1/2" IRON PIPE FOUND, MAG NAIL FOUND, MAG NAIL WITH "CHAPARRAL" WASHER SET, CALCULATED POINT, FENCE POST FOUND, CONTROL POINT LOCATION, WATER METER, WATER VALVE, GUY WIRE, OVERHEAD UTILITY, TELEPHONE UTILITY, CLEANOUT, WASTEWATER MANHOLE, GAS UTILITY, EDGE OF ASPHALT PAVEMENT, CHAIN LINK FENCE, E.E. ELECTRIC EASEMENT, P.O.B. POINT OF BEGINNING, RECORD INFORMATION, RECORD INFORMATION PER VOL. 8702, PG. 813, REAL PROPERTY RECORDS, RECORD INFORMATION PER VOL. 84, PG. 393, PLAT RECORDS, RECORD INFORMATION PER DOC. NO. 200900096, OFFICIAL PUBLIC RECORDS.

SURVEYOR'S CERTIFICATE: CERTIFIED TO: Lane Ave Development, LLC, a Texas limited liability company. I hereby certify that a survey of the property shown herein was actually made upon the ground under my direction and supervision on the date shown, and that to the best of my professional knowledge and belief, there are no apparent encroachments, overlapping of improvements, discrepancies, deed line conflicts, visible utility lines or roads in place, except as shown hereon, and that this property does not adjoin a dedicated road right-of-way or access easement, unless noted hereon.

Paul J. Flugel, Registered Professional Land Surveyor, State of Texas No. 5096. Date: 2-11-2022.

Professional Land Surveying, Inc. Surveying and Mapping. 3500 McCall Lane, Austin, Texas 78744. T.B.P.E.L.S. Firm No. 10124500. PROJECT NO.: 1890-001, DRAWING NO.: 1890-001-BASE, WORK ORDER: 21049, PLOT DATE: 02/11/2022, PLOT SCALE: 1" = 30', DRAWN BY: PAJ, SHEET 01 OF 01.





March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1416-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 6.533 acres, more or less, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 6.533 acres, more or less, Town of Manor, Block 15, Lots 6-10, Block 17, Lots 1-10, Block 18, Lots 1-10, Block 19, Lots 1-10, Block 20, Lots 1-5, Block 74, Lots 1-5, and 0.397 acres out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of N. LaGrange Street and East Lane Avenue, Manor, TX from Manufactured Home (MH-1), Light Commercial (C-1), and Single Family Suburban (SF-1) to Townhome (TH).**

**Applicant: BGE, Inc.**

**Owner: Lane Ave Development, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

PORRAS SIMON U JR & LILLIE  
PO BOX 406  
MANOR, TX 78653

PORRAS MARY HELEN &  
IRENE P BELLMAN & BILL BELLMAN  
PO BOX 807  
MANOR, TX 78653

SUAREZ JOSE JR  
501 N LOCKHART ST  
MANOR, TX 78653

ARELLANO LORENZO  
21007 VERNA ST  
MANOR, TX 78653

MONTES LUIS CARLOS PONCE &  
XOCHITL AIDHE REYES-PONCE  
305 E BROWNING ST  
MANOR, TX 78653

LEAVITT LUMBER COMPANY INC  
395 SOUTH 300 EAST  
PO BOX 96  
KAMAS, UT 84036

KREUZER CHANEL J &  
JOEL ANDREW KREUZER  
301 BROWNING ST  
MANOR, TX 78653

BENITES MELITON LOPEZ  
509 N LOCKHART  
MANOR, TX 78653

SUAREZ LUIS & YOLANDA M  
8604 SHOWERS DR  
ELGIN, TX 78621

BAKER RICHARD & HOLLY M  
PO BOX 1246  
MANOR, TX 78653

CASTILLO GEORGE A & ROSALIE  
PO BOX 733  
MANOR, TX 78653

MANOR UNITED METHODIST CHURCH  
MARY NELL CARLSON  
PO BOX J  
MANOR, TX 78653

DYE VALERIE ANN  
PO BOX 410  
MANOR, TX 78653

DYE MICHAEL E  
1318 SHOTGUN CT  
PFLUGERVILLE, TX 78660

PENA ARACELI U & JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

PENA ARACELI U & SAMUEL R DIAZ &  
JUANA D JARAMILLO  
7702 MULLEN DR  
AUSTIN, TX 78757

FLORES FRANCISCO JR &  
MARILU CALDERON URESTI  
9705 DALLUM DR  
AUSTIN, TX 78753

RANDIG WALTER D & LOIS K  
PO BOX 276  
MANOR, TX 78653

RANDIG WALTER  
21154 MELBER LN #1  
MANOR, TX 78653

DIAZ JUAN J  
7017 ALBACETE LN  
ROUND ROCK, TX 78681

GONZALEZ LEOPOLDO  
107 RECTOR ST  
MANOR, TX 78653

MORENO DANIEL & RUPERTA &  
MIGUEL SAVALZA SOLANO  
505 NORTH BURNET ST  
MANOR, TX 78653

DOVER OLIVER H JR & DORIS  
101 E RECTOR ST  
MANOR, TX 78653

MONDRAGON LIZETH  
PO BOX 1185  
MANOR, TX 78653

FONSECA JOSE LUIS  
PO BOX 1081  
MANOR, TX 78653

BURSE NICHOLE ELIZABETH  
6431 BRIDGEWATER DR  
AUSTIN, TX 78723

PORTALES MARIA E  
710 BURNETT DR  
MANOR, TX 78653

MALDONADO ALICIA & VALDMAR  
707 BURNET ST  
MANOR, TX 78653

JONES ROBERT A & BRENDA F  
PO BOX 943  
MANOR, TX 78653

FORSYTHE WILLIAM & CAROLYN  
PO BOX 139  
MANOR, TX 78653



MEJIA MARTINIANO P & BLANCA E  
BLANCA E MEJIA  
PO BOX 1082  
MANOR, TX 78653

TUMLINSON RANDALL C &  
FRANCES ANN TUMLINSON  
PO BOX 414  
MANOR, TX 78653

WILLIAMS GARY M  
P O BOX 480  
MANOR, TX 78653

GOSEY BOBBY AND SHELDON LIVING  
TRUST  
7300 GILBERT RD  
MANOR, TX 78653

BLUEBONNET ELECTRIC COPERATIVE  
P O BOX 729  
BASTROP, TX 78602

COTTONWOOD HOLDINGS LTD  
DWYER REALTY COMPANIES  
9900 US HIGHWAY 290 E  
MANOR, TX 78653

KUSUM HOSPITALITY LLC  
11301 US HWY 290 E  
MANOR, TX 78653

COUPLAND STATE BANK  
PO BOX 616  
MCKINNEY, TX 75070

THOMASON ERIC & REBEKAH  
109 E MURRAY AVE  
MANOR, TX 78653

GLASS RETHANN  
17500B GLASS RD  
MANOR, TX 78653

SONIC DEVELOPMENT OF CENTRAL TEXAS  
AUSTIN SONIC  
PO BOX 17788  
AUSTIN, TX 78760

MKR PROPERTIES LLC SERIES 11211 US  
HWY 290  
5905 YORK BRIDGE CIR  
AUSTIN, TX 78749

MANOR VILLAGE CONDOMINIUMS LTD  
7500 W SLAUGHTER LN APT 8207  
AUSTIN, TX 78749



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant: SEC Planning, LLC*  
*Owner: Manor 290 OZ Real Estate, LP*

**BACKGROUND/SUMMARY:**

The applicant is requesting to zone 32.69 acres to C-2 Medium Commercial, 20.86 acres to MF-2 Multi-Family 25, and 30.74 acres to TH Townhome. The conceptual layout includes extending Carriage Hills Drive to US 290 to intersect with Bois D’Arc. 30 acres of C-2 could potentially accommodate 200,000 – 250,000 sf of commercial space, 21 acres of MF-2 could be up to 525 units, and 31 acres of TH could be up to 372 units. This plan supports the city’s request for substantial commercial acreage on US 290 and higher density residential to buffer between the commercial and single family.

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

- Letter of Intent
- Map
- Boundary Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for 86.05 acres, more or less, out of the AC Caldwell Survey No. 52, Abstract 154, and being located at 13301 US Hwy 290 E, Manor, TX from Single Family Suburban (SF-1) to Medium Commercial (C-2), Multi-Family 25 (MF-2), and Townhome (TH).

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





December 15, 2021

City of Manor Planning Department  
105 E. Eggleston Street  
Manor, TX 78653

Re: Ginsel Tract Letter of Intent

The Ginsel tract is a 82.5 acre tract of land located within the City of Manor at the Southeast corner of the intersection of US 290 and Bois-D-Arc Rd. It is the Applicant's intent and request to rezone the entire 82.5 acres with a mix of commercial and residential offerings. Please see the included Requested Zoning Exhibit for an illustrative depiction of the requested zoning districts.

This tract is conveniently located in the eastern portion of the City with convenient access fronting U.S. Highway 290. Along with strong access from this major roadway, the property is in close proximity to planned future commercial/mixed use development to the west, while creating a transitional development to the Existing Single Family to the south. The requested rezoning request will provide employment, retail and service opportunities of a destination variety along with various housing options all with strong vehicular accessibility from U.S. 290.

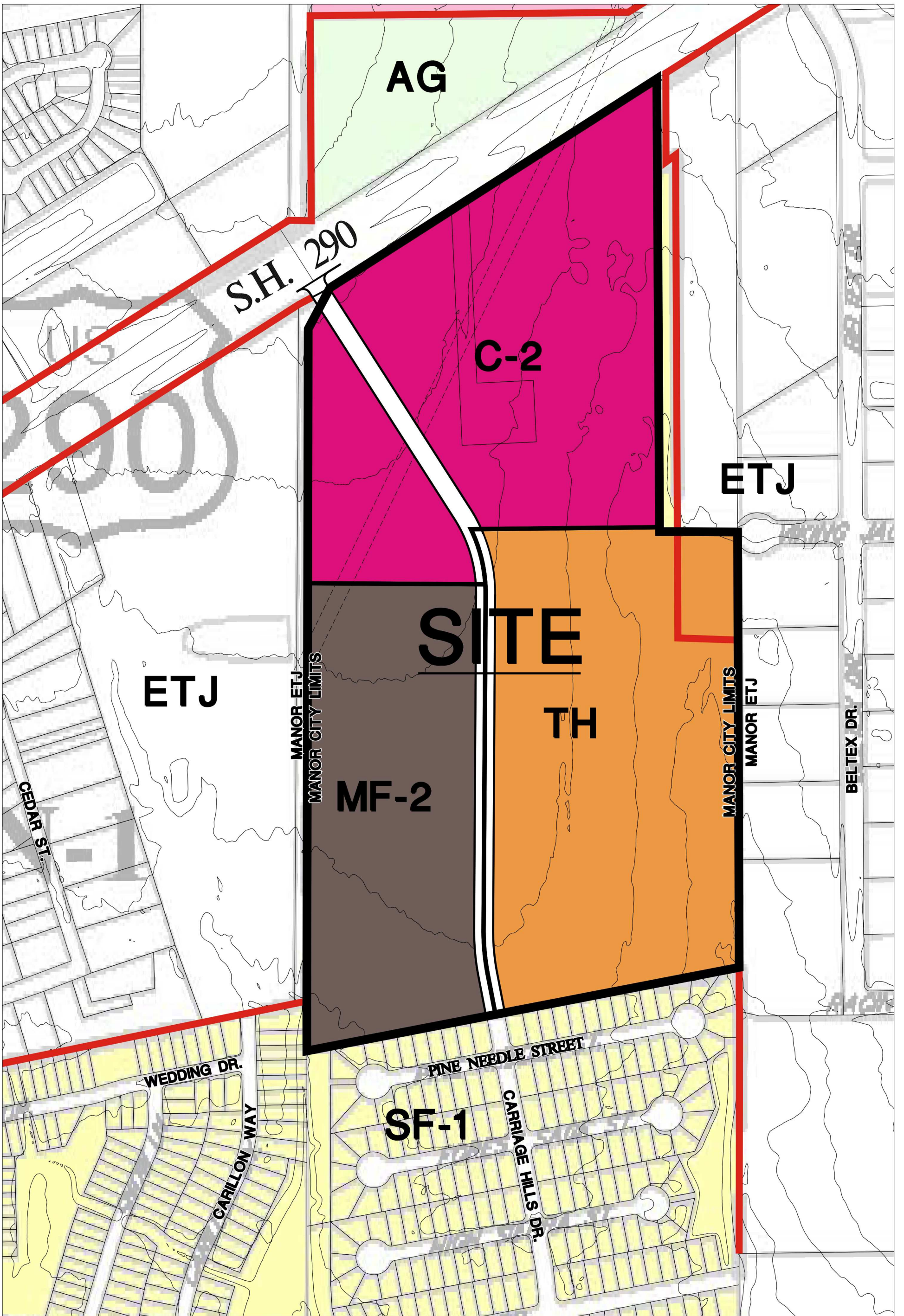
Current site conditions are also favorable for the vision of a higher intensity development. The property consists of gently sloping farm lands with pockets of tree coverage and existing drainage corridors which the applicant intends to preserve to the best of their ability.

Thank you for your consideration of this zoning change request. The Applicant believes this location has the potential to help meet the housing, service, and employment goals for Manor.

Sincerely,

Gary Jueneman  
Sr. Project Manager





ZONING OPTION 3  
GINSEL TRACT



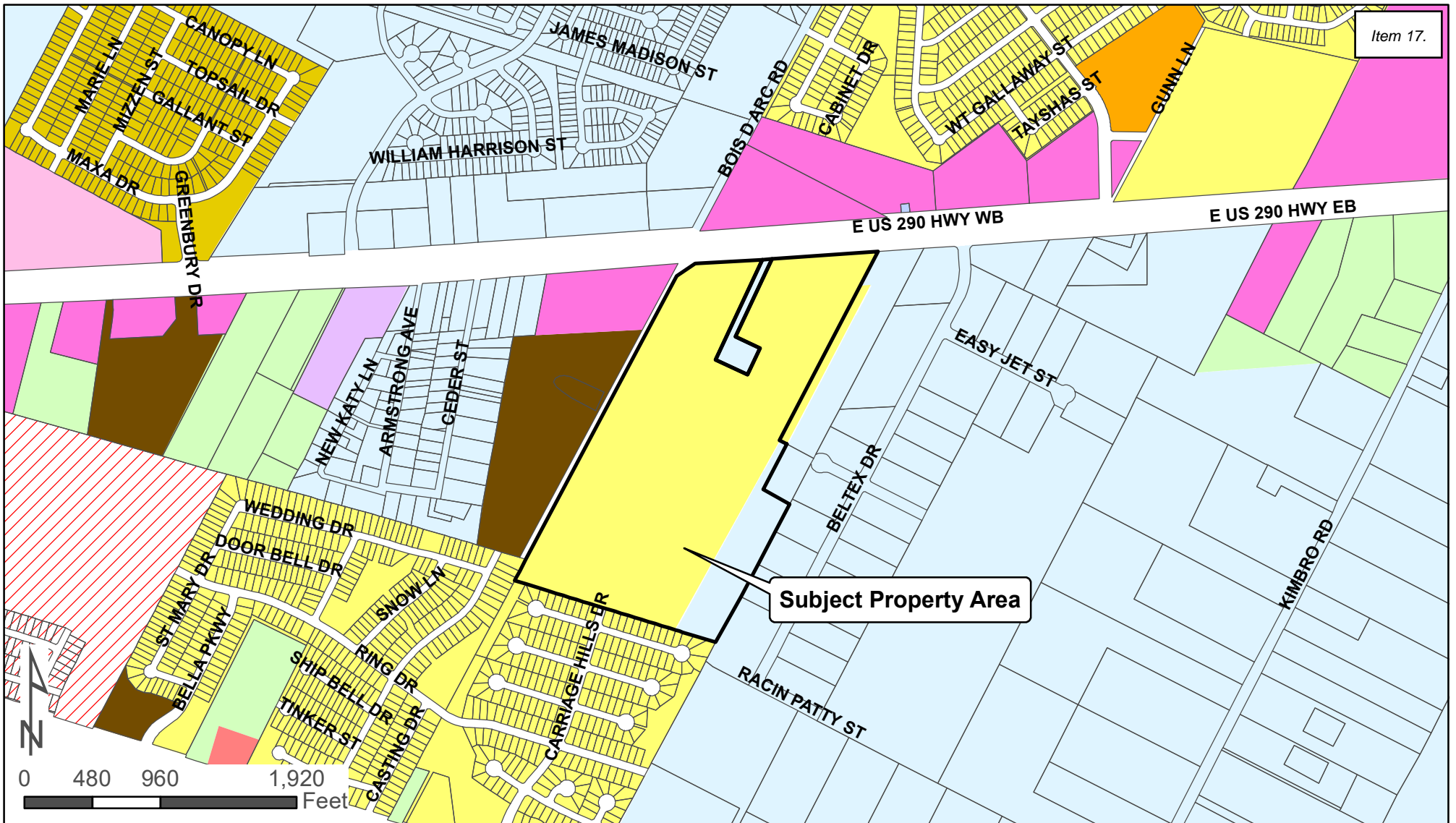
0 150' 300' 600'

Scale: 1" = 300'

North

Date: September 16, 2021





Current:  
Single Family Suburban (SF-1)

Proposed:  
Medium Commercial (C-2)  
Multi-Family 25 (MF-2)  
Townhome (TH)

**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        |                           |                                |



March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1404-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 86.05 acres, more or less, and being located at 13301 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* SEC Planning, LLC**

***Owner:* Manor 290 OZ Real Estate, LP**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.



MONTES PABLO & ANDREA MONTES  
12921 CARILLON WAY  
MANOR, TX 78653-5194

CASTRO JOHNNY C JR &  
MARIBEL CASTRO  
12925 CARILLON WAY  
MANOR, TX 78653-5194

PARRY BRANDON  
12929 CARILLON WAY  
MANOR, TX 78653-5194

AROS JOE & SUSIE  
12933 CARILLON WAY  
MANOR , TX 78653-5194

POWELL JUSTIN LEE  
12937 CARILLON WAY  
MANOR , TX 78653-5194

BAKER KELLY ANNE  
PO BOX 10933  
AUSTIN , TX 78766-1933

GONZALES-VALENCIA DAVID  
13005 CARILLON WAY  
MANOR , TX 78653-5195

VU IVY & PHINGA TA  
7906 ISAAC PRYOR DR  
AUSTIN, TX 78749-1753

ALBARRACIN STEVEN M & ZHANNA A  
13016 WEDDING DR  
MANOR, TX 78653-5189

UPSHUR DIONNE I & RALEIGH C  
13020 WEDDING  
MANOR , TX 78653-5189

MANOR RV PARK LLC  
460 N MAIN ST STE 304  
GLEN ELLYN, IL 60137-5176



**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).

*Applicant: Metcalfe, Wolff, Stuart & Williams, LLP*

*Owner: Dwyer Realty Companies*

**BACKGROUND/SUMMARY:**

This property is along the currently under construction Gregg Manor and will be across that road from the Lion’s Club. They are leaving a 1.6-acre tract as C-1 light commercial as well as extending Eggleston Street to connect to the new Gregg Manor Road. The property directly north is zoned MF-2, the properties west are zoned C-1 Light Commercial, and the properties along Parsons are zoned C-1 Light Commercial, Institutional, or SF-1 Single Family. Parson is considered a commercial corridor. West of the property is zoned SF-1 Single Family. The building setback for MF-2 to SF-1 is 80’ and of that 25’ is a bufferyard that only permits a solid wall and landscaping to provide a physical and visual buffer between the MF and SF. 9.8 acres of MF-2 can be up to 245 units.

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

- Letter of Intent
- Boundary Map
- Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).

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





METCALFE WOLFF  
STUART & WILLIAMS, LLP

TALLEY WILLIAMS  
Partner

twilliams@mwswtexas.com  
512-404-2234

March 11, 2022

Mr. Scott Dunlop  
Interim City Manager  
105 E Eggleston St.,  
Manor, Texas 78653

**Via Online Submittal**

Re: Application for Rezoning; Approximately 13.95 acres within the Las Entradas South Project located along the future Gregg Manor Extension and North of Old Highway 20 in Manor, Texas (the "Property").

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached Zoning Application to request a change from Light Commercial (C-1) to Multi-family 25 (MF-2). The Property is located within the Las Entradas South Project located along the future Gregg Manor Extension and North of Old Highway 20 in Manor, Texas (see attached Location Map).

The Property is part of the Las Entradas South Project which is a mixed-use development that also includes commercial and residential uses as well as publicly accessible open space. The Property will provide a unique multifamily development in this high quality, pedestrian oriented development of horizontal mixed use, which is desired by the City of Manor.

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

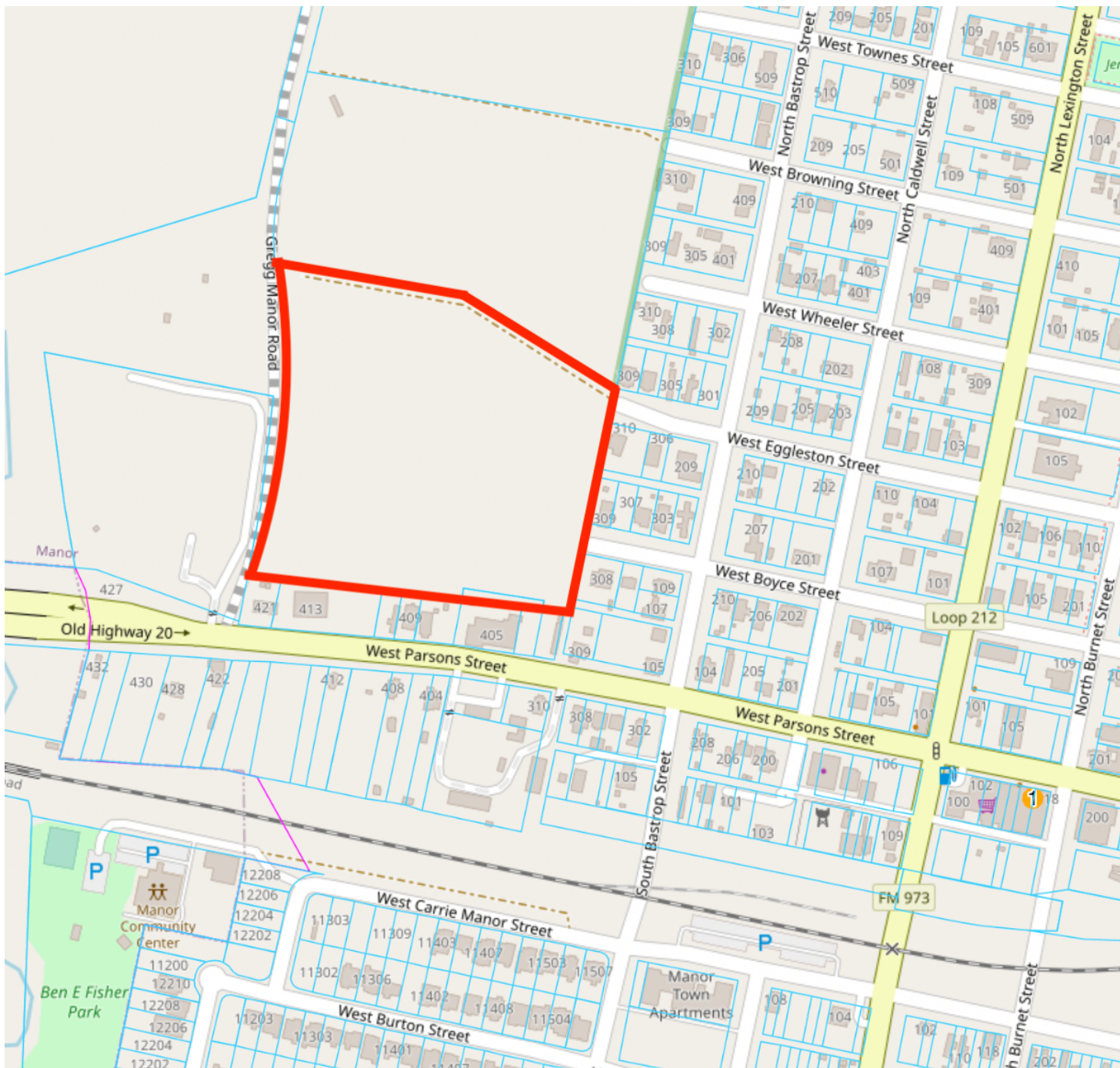
If you have any questions about the proposed Zoning Application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Sincerely,

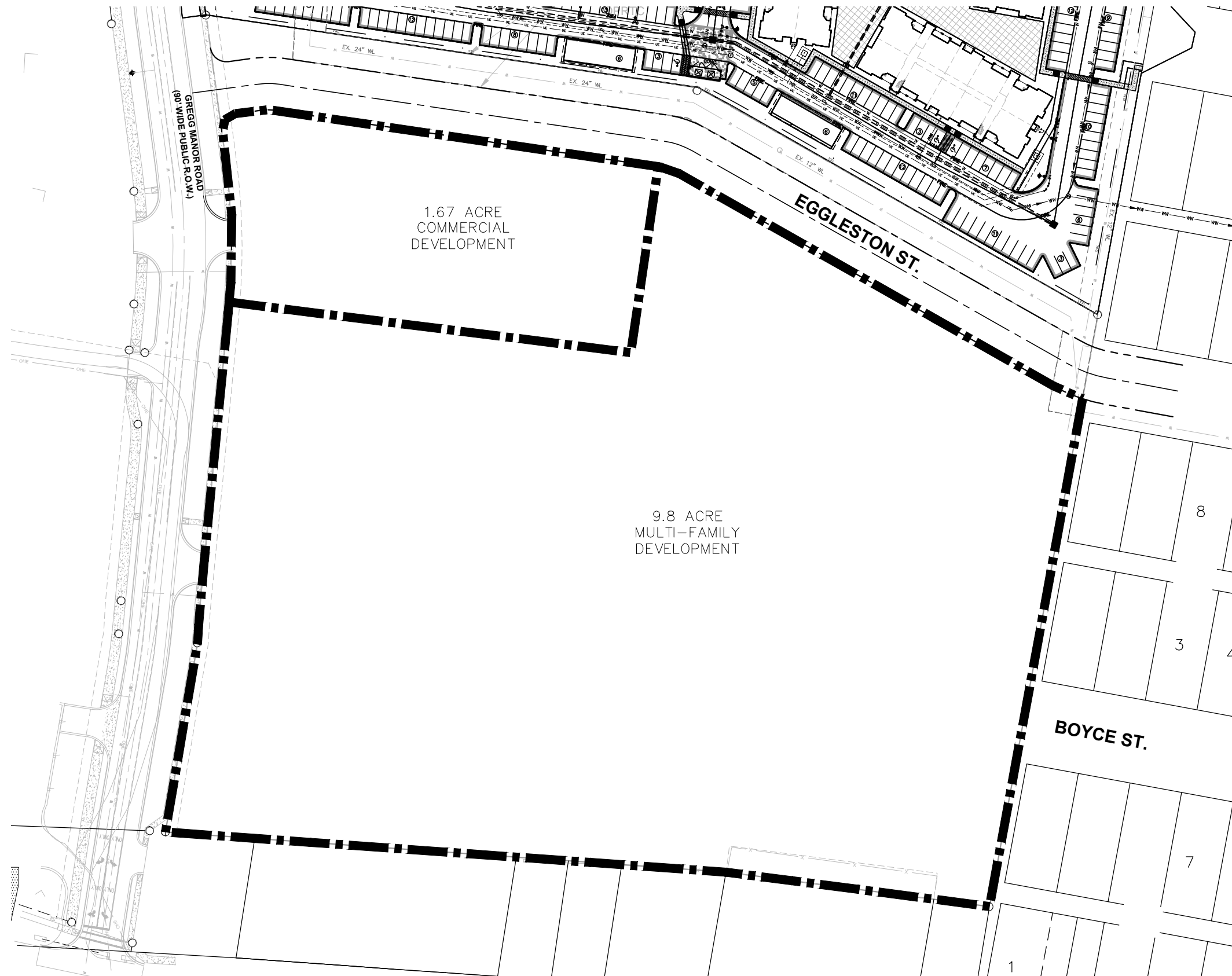
A handwritten signature in blue ink that reads "Talley Williams".

Talley Williams

**ZONING EXHIBIT**





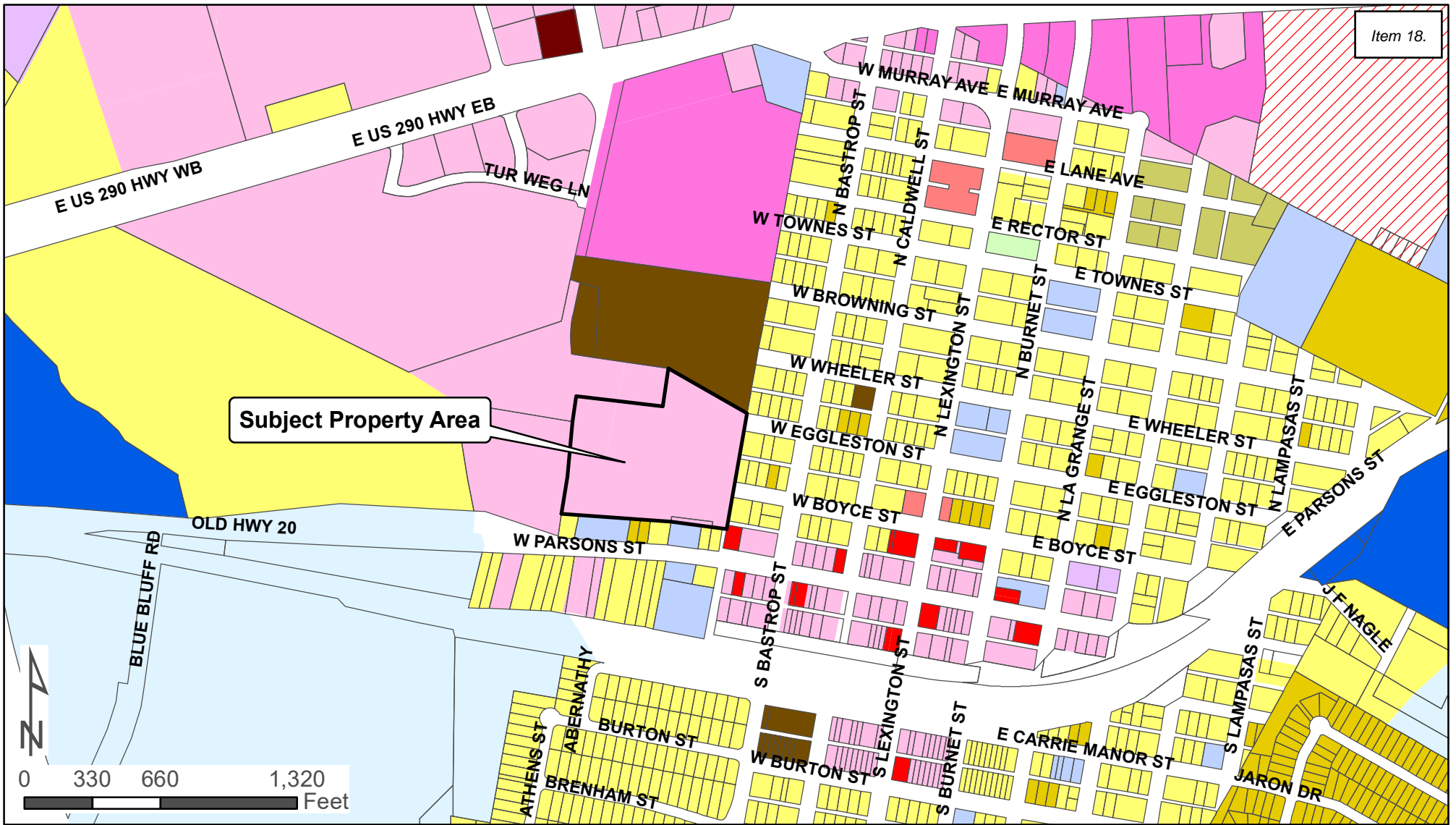


# "EXHIBIT A"

MULTI-FAMILY DEVELOPEMENT  
MANOR, TX

DEVELOPER:  
DD&B  
CONSTRUCTION  
17B FIRSTFIELD RD.  
GAITHERSBURG,  
MD 20878

## SITE PLAN



Subject Property Area



Current:  
Light Commercial (C-1)

Proposed:  
Multi-Family 25 (MF-2)

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





March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1425-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 13.224 acres, more or less, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 13.224 acres, more or less, out of the James Manor Survey No. 40, Abstract No. 546, and being located near the intersection of East Parsons Street and Bastrop Street, Manor, TX from Light Commercial (C-1) to Multi-Family 25 (MF-2).**

***Applicant:* Metcalfe, Wolff, Stuart & Williams, LLP**

***Owner:* Dwyer Realty Companies**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

Newsome Florence Et Al.  
P.O. BOX 133  
Manor, TX 78653

Field Mary R Et. Al.  
P.O. BOX 184  
Manor, TX 78653

Duvall Novella P  
P.O. BOX 654  
Manor, TX 78653

Newsome Florence Et Al.  
P.O. BOX 133  
Manor, TX 78653

Taylor Floyd Roy Et. Al.  
7010 Blessing  
Austin, TX 78752

Herrera Juan Carlos & Maria D  
107 N Bastrop St.  
Manor, TX 78653

Garcia Epifanio Delgado  
5503 Hibiscus  
Austin, TX 78724

Cabello Pedro & Erica Cabello  
209 N Bastrop St.  
Manor, TX 78653

Desh Jr. LLC  
4419 Ramsey Ave.  
Austin, TX 78756

Wheeler Street Partnership  
P.O. BOX 170309  
Austin, TX 78717

Easley Lenora  
P.O. BOX 734  
Manor, TX 78653

Riojas Santiago & Irasema  
P.O. BOX 885  
Manor, TX 78653

Loggins Raydell  
P.O. BOX 47  
Manor, TX 78653

Easley Lenora  
307 W Boyce St.  
Manor, TX 78653

Crumbley Gilbert & Essie  
P.O. BOX 170309  
Austin, TX 78717

Bowen Bradley & Paula  
18109 Whitewater Cv.  
Round Rock, TX 78681

Bush Kaitanya L  
P.O. BOX 218  
Manor, TX 78653

Travis County Emergency  
P.O. BOX 846  
Manor, TX 78653

Bowen Bradley & Paula  
18109 Whitewater Cv.  
Round Rock, TX 78681

Guerrero Julio & Cynthia  
P.O. BOX 142265  
Austin, TX 78714

Travis County Emergency  
P.O. BOX 846  
Manor, TX 78653

Sepco  
P.O. BOX 170309  
Austin, TX 78717

Bowen Bradley & Paula  
18109 Whitewater Cv.  
Round Rock, TX 78681

Milligan Finish  
3811 Liberty Square Trail  
Fresno, TX 77545

Sepco  
P.O. BOX 170309  
Austin, TX 78717

Mims Michael L & Beverly R  
P.O. BOX 447  
Manor, TX 78653

Chavez Marcos A  
12555 Kimbro Rd  
Manor, TX 78653

AAA Fire & Safety Equipment Co. Inc.  
P.O. BOX 16401  
Austin, TX 78761

Davis Hattie Mae  
P.O. BOX 229  
Manor, TX 78653

Wilson Joetta  
411 W Parsons St.  
Manor, TX 78653

Burns Memorial Temple  
P.O. BOX 1061  
Manor, TX 78653

City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Al Noor Muslim Community Center of  
Manor  
900 Low Brim Cv  
Pflugerville, TX 78660

Li Julie  
P.O. BOX 203731  
Austin, TX 78720

City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Carbajol Felipe H & Isabel Ortuno  
P.O. BOX 214  
Manor, TX 78653

Lions Club of Manor Inc.  
P.O. BOX 68  
Manor, TX 78653

Burns Elbert R Et. Al.  
P.O. BOX 413  
Manor, TX 78653

Jones Samuel Dell Jr & Rachel  
P.O. BOX 416  
Manor, TX 78653

Manor Apartments LLC  
4600 Triangle Ave. #6102  
Austin, TX 78751

Smith Audrey B  
10304 Ivy Jade  
Schertz, TX 78154

Miramontes Manuel Torres & J  
19337 W T Gallaway St.  
Manor, TX 78653

Samudio Faustino  
P.O. BOX 28  
Manor, TX 78653

Okoro Chiamo  
3101 E. 12th St. Unit D-4  
Austin, TX 78702

Esparza Antonio  
16709 Hamilton Point Cir  
Manor, TX 78653

Salazar Jose Cipriano & Uganda  
P.O. BOX 164  
Manor, TX 78653

Okoro Chiamo  
3101 E. 12th St. Unit C4  
Austin, TX 78702

Habbit Ambus & Purinea  
432 W Parsons St.  
Manor, TX 78653

De Leon Carmen P  
P.O. BOX 81  
Manor, TX 78653

Casimiro Mildred  
412 W. Parsons St.  
Manor, TX 78653

Manor ISD  
P.O. BOX 359  
Manor, TX 78653

Reyes Mary A & Robert H  
P.O. BOX 344  
Manor, TX 78653

Montero Roberto  
709 Busleigh Cattle Way  
Pflugerville, TX 78660

Riojas Oralia Garza  
P.O. BOX 89  
Manor, TX 78653

City of Manor  
105 E. Eggleston St.  
Manor, TX 78653

Al Noor Muslim Community Center of  
Manor  
900 Low Brim Cv  
Pflugerville, TX 78660





### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant:* Lexington Manor LLC  
*Owner:* Lexington Manor LLC

**BACKGROUND/SUMMARY:**

This property is a half block at N. Lexington and W. Browning. There is large vacant home on the property with the back area of the property being undeveloped. The applicant is requesting to rezone the lots the home is on plus 1 other to Neighborhood Business and the 2 other lots furthest from Lexington to Townhome. This would permit the existing home to be used for a commercial use like retail, restaurant, or office. NB also permits residential when it's in the same structure as a commercial use. The TH area would permit 3 units of housing.

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

- Letter of Intent
- Zoning Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for 0.66 acres, more or less, being Lots 6-10, Block 62, Town of Manor, and being located at 409 N. Lexington St., Manor, TX from Single Family Suburban (SF-1) to Neighborhood Business (NB) and Townhome (TH).

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

# LEXINGTON MANOR

Stacy Rhone  
Partner

P.O. Box 2192  
Pflugerville, Texas 78691  
Direct: 512.826.0083  
Stacy@metrohilletp.com

April 11, 2022

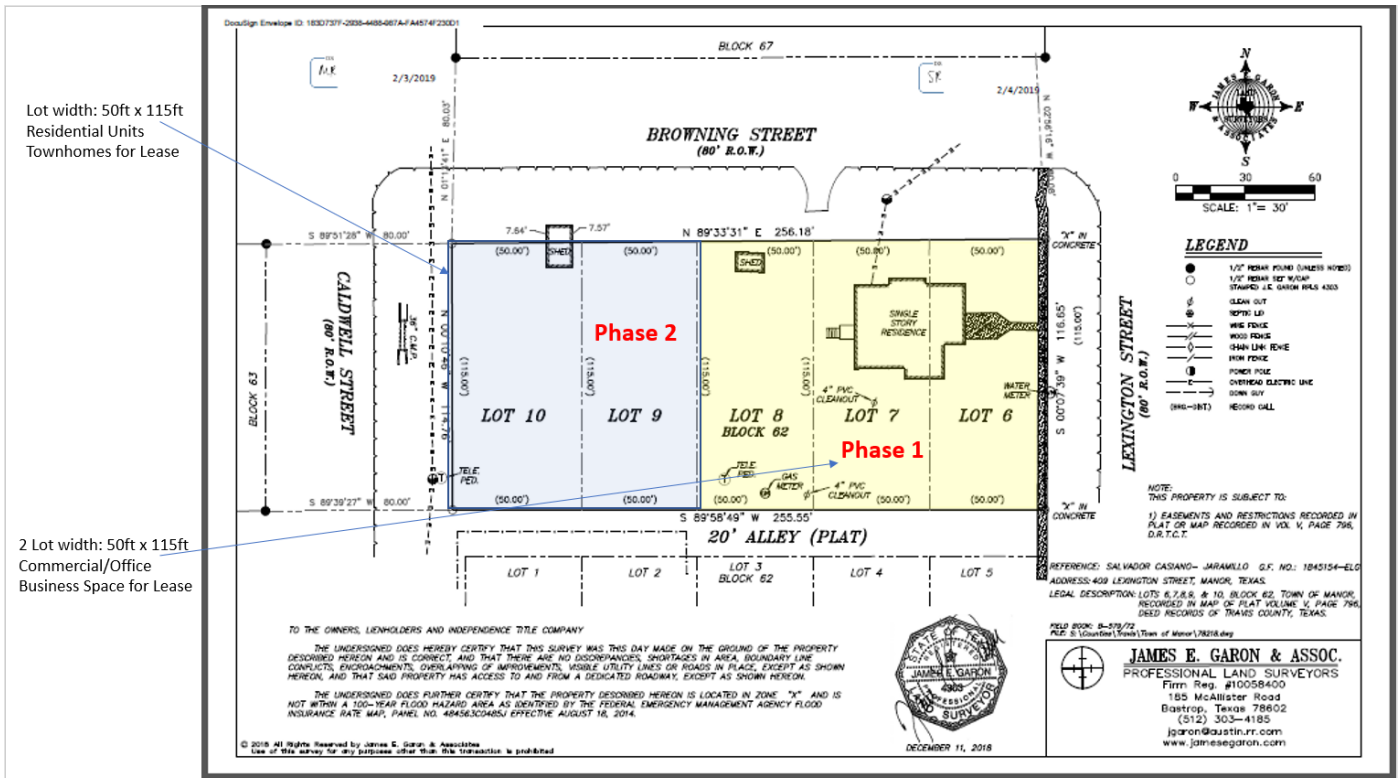
City of Manor, Texas  
Attn: Mr. Scott Dunlop, Director of Development Services  
P.O. Box 387, Manor, Texas 78653

**RE: Updated Zoning Change Request for 409 N. Lexington; 104, 106 & 108 W. Browning Street, and 408 N. Caldwell Street in Manor, Texas.**

Dear Mr. Dunlop,

This letter is to request rezoning of Manor Texas Parcel ID 238747 consisting of 5 lots, from R1- Residential to NB-Neighborhood Business for lots 6-8 and Townhome designation for Lots 9-10.

The whole of the parcel is intended for multiple uses under the requested NB and Townhome designation. The tracts fronting N. Lexington (2 lots with structure – lots 6,7 & 8) will be refurbished and designated as multi-story (2-3) mixed use including retail/commercial/restaurant uses. The remaining lots (2 lots – 9 & 10) will be dedicated to two-story multi-family as illustrated below.



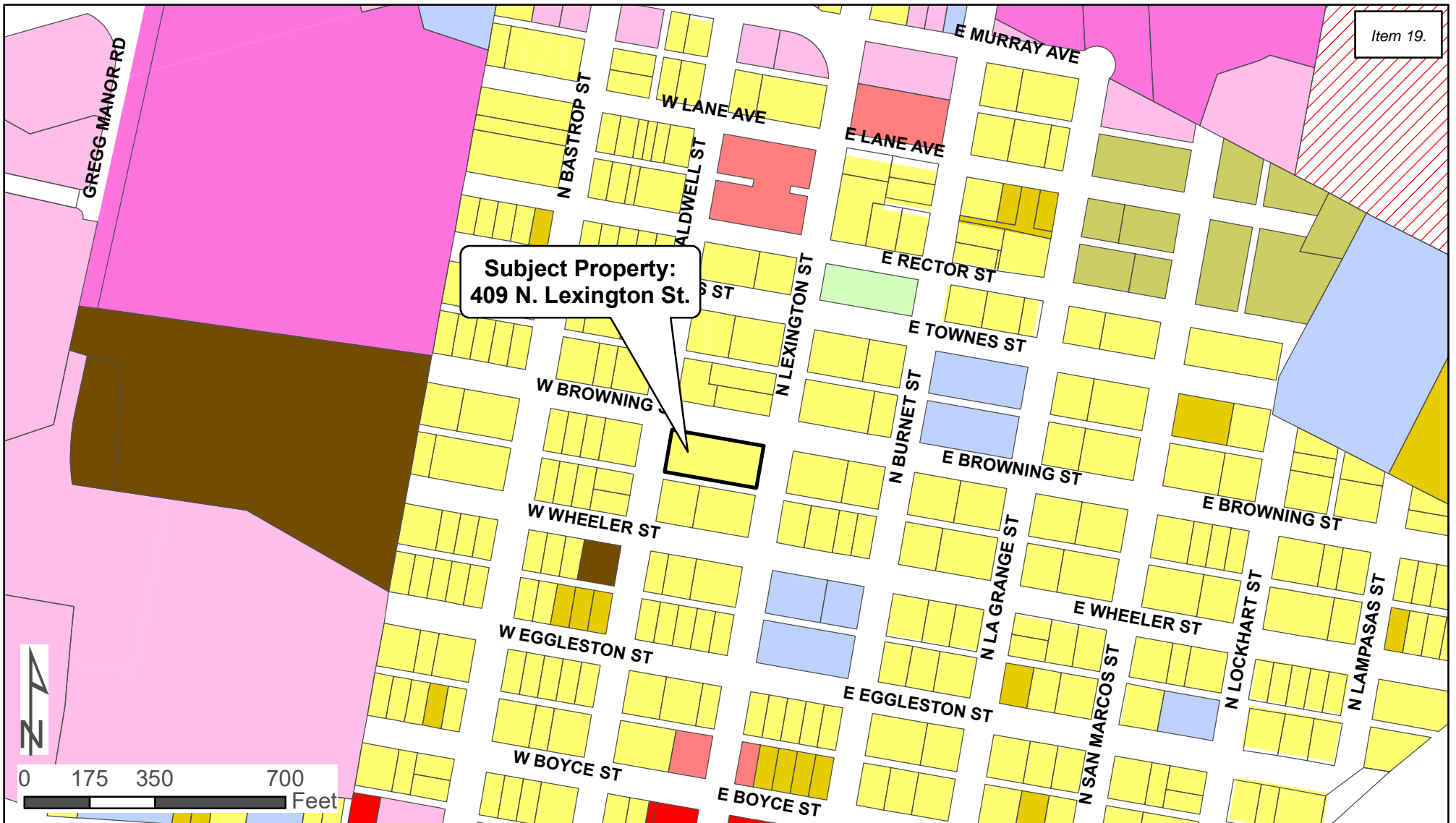
Lot width: 50ft x 115ft  
Residential Units  
Townhomes for Lease

2 Lot width: 50ft x 115ft  
Commercial/Office  
Business Space for Lease

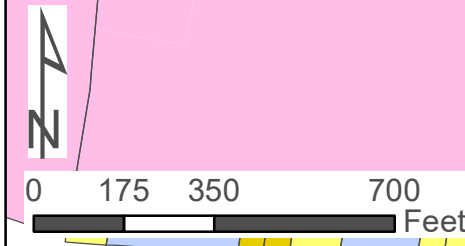
Respectfully requested,

*Stacy Rhone*

Partner



**Subject Property:**  
409 N. Lexington St.

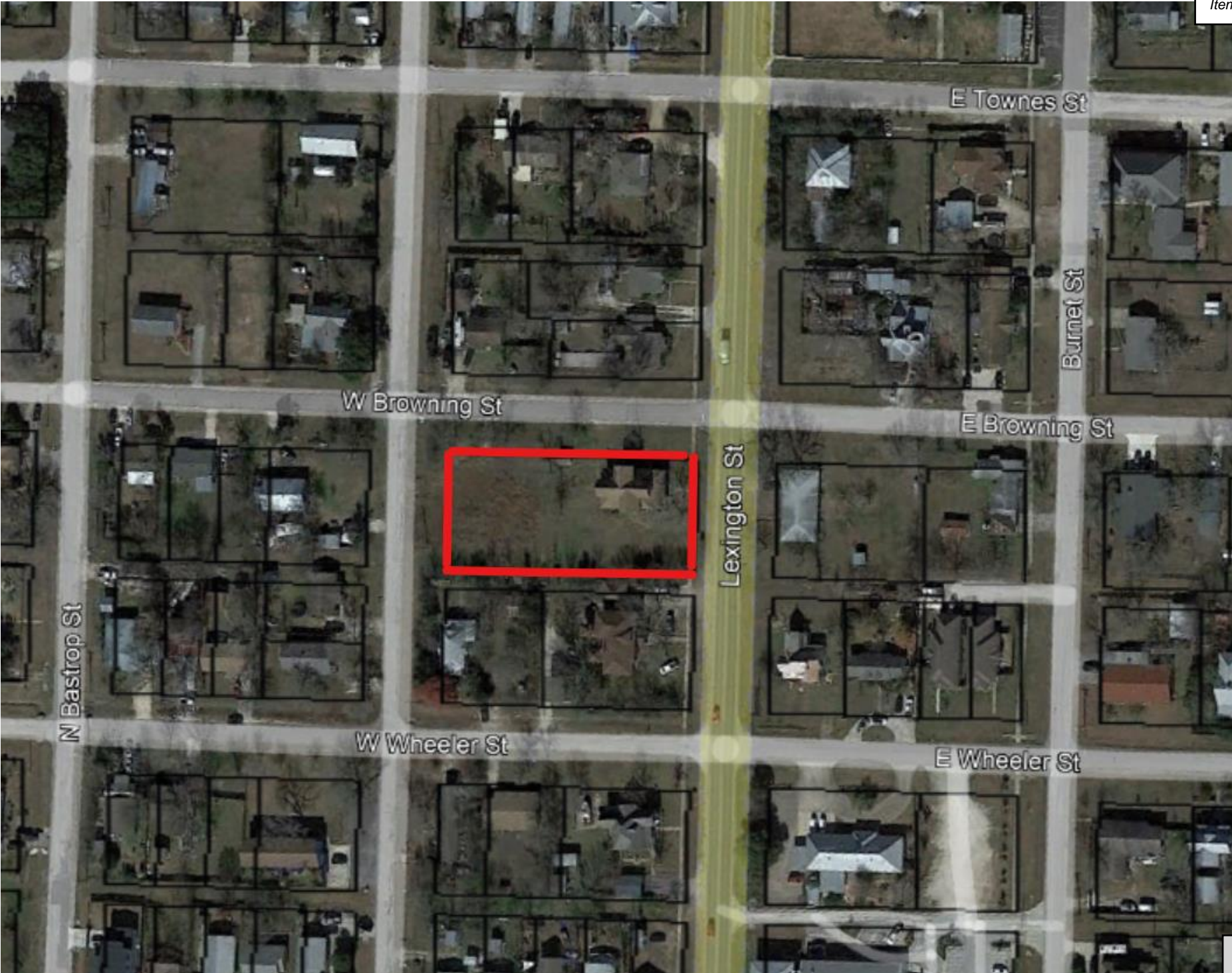


*Current Zoning:*  
**Single Family Suburban (SF-1)**

**Proposed Zoning:**  
**Neighborhood Business (NB)**  
**Townhome (TH)**

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







April 27, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1417-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 0.66 acres, more or less, and being located at 409 North Lexington Street, Manor, TX. The request will be posted on the agenda as follows:

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

**Applicant: Lexington Manor LLC**

**Owner: Lexington Manor LLC**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

RODRIGUEZ JUAN T ANGUIANO & ISELA  
CASTORENA RUIZ  
197 OAK ARBOR TRL  
DALE TX 78616-2305

MCCORKLE EMILY K MINSTER  
509 CALDWELL ST  
MANOR TX 78653-3368

GUERRERO RUDY & ALICE R  
121 E. KILLEN LN  
TEMPLE TX 76501-1420

NORWOOD JOHN S  
PO BOX 140  
MANOR TX 78653-0140

TANCOR LLC  
9009 FAIRWAY HILL DR  
AUSTIN TX 78750-3023

CULWELL MILTON RAY  
PO BOX 303  
MANOR TX 78653-0303

REYNOLDS STACIE & MARGARET SALEEM  
505 N LEXINGTON ST  
MANOR TX 78653-3341

RICH RICHARD  
PO BOX 374  
MANOR TX 78653-0374

SOSA BENTURA & PATRICIA ANN  
PO BOX 26  
MANOR TX 78653-0026

SAMARIPA LALA F  
209 W BROWNING ST  
MANOR TX 78653-5417

CRUZ PEREZ BEATRIZ  
17817 GOLDEN VALLEY DR  
MANOR TX 78653-5345

HUX TIANA LYNNE  
1194 3/4 INNES AVE  
LOS ANGELES CA 90026-6799

DE LA LUZ FILIBERTO  
204 RED OAK CR  
AUSTIN TX 78753-6020

JUAREZ MARIO  
3401 BRATTON RIDGE CROSSING  
AUSTIN TX 78728-3677

SPRINKLE JED  
409 N CALDWELL ST  
MANOR TX 78653-3367

WINKLER MARIE A  
1807 LEXINGTON ST  
TAYLOR TX 76574-1564

NINH JAMIE D  
409 BURNETT ST  
MANOR TX 78653-3422

JONSE RITA GUAJARDO  
PO BOX 21  
MANOR TX 78653-0021

ESTRADA JERRY SR  
207 W WHEELER ST  
MANOR TX 78653-0383

REAL 14 HOLDINGS LLC  
3523 GONZALES ST  
AUSTIN TX 78702-4074

MORENO MARISOL  
403 N CALDWELL ST  
MANOR TX 78653-3367

GONZALEZ FERNANDA G  
1018 HILLSIDE OAKS DR  
AUSTIN TX 78745-5570

BURRELL JOHN & JOYCE BURRELL  
PO BOX 507  
MANOR TX 78653-0507

CANO JUAN & ANABELL LARA PADRON  
401 LEXINGTON ST  
MANOR TX 78653-3362

SWENSON GERMAINE  
20826 BLAKE MANOR RD  
MANOR TX 78653-4976

GONZALEZ GERMAN J & JORGE M  
11803 ROTHERHAM DR  
AUSTIN TX 78753-6821

SANDERS JERRY P  
2108 VILLAGE VIEW LOOP  
PFLUGERVILLE TX 78660-3054

SANDERS JERRY P  
2108 VILLAGE VIEW LOOP  
PFLUGERVILLE TX 78660-3054

BANDA JOSEPH & LARRY SUE  
PO BOX 336  
MANOR TX 78653-0336

SECOND GO ROUND LLC  
7033 EAST HWY 290 APT 120  
AUSTIN TX 78723-1441



CHITWOOD TRACYE CURRY  
106 W WHEELER ST  
MANOR TX 78653-3395

HABIT RAY E  
PO BOX 118  
MANOR TX 78653-0118

TURNER DALE W  
PO BOX 474  
MANOR TX 78653-0474

LIONS EYE BANK OF DIST 2-S3&S5  
PO BOX 347  
MANOR TX 78653-0347



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).

*Applicant:* BGE, Inc.

*Owner:* Flintrock Office Suites, LLC

**BACKGROUND/SUMMARY:**

This case was requested to be postponed by the applicant to the June 8<sup>th</sup> P&Z.

This property is currently in the annexation process concurrent with this zoning case. The property has access to Beltex Drive which connects to US 290 as well as a connection to Old Highway 20. 14.55 acres and 12 units/acre for Townhome that could up to 175 units, but there is 2 acres of drainage area, in addition to the required parking and open space areas so the unit yield would likely be lower. It's proposed at 137 units currently.

**LEGAL REVIEW:** *Not Applicable*

**FISCAL IMPACT:**

**PRESENTATION:**

**ATTACHMENTS:**

- Letter of Intent
- Map
- Area Map
- Preliminary Layout
- Notices
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission postpone a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH) to the June 8, 2022, Regular P&Z Meeting.

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



April 8, 2022

City of Manor – Development Services  
Rezoning  
105 E. Eggleston Street  
Manor, Texas 78653

Re: Zoning Letter of Intent  
14.579 ac Tract located at 13518 Old Hwy 20, Manor, Texas 78653

This letter of intent has been prepared on behalf of Mr. David Pikoff as part of the Rezoning efforts for a 14.579 ac tract located at 13518 Old Hwy 20, Manor, Texas. The property is currently OCL (Outside City Limits).

This development is located east of “Old Manor” generally between Old Hwy 20 and East Highway 290 and is legally described at Lot 1 in Manor Villa Estates. As a part of the proposed development, the Tract will need to be rezoned to Townhome (TH) with maximum allowed 12 units/acre.

This proposed zoning designation would support the transition of land use(s) in the area from single family to the west, to increased residential density through the subject site, and then to Industrial/Light Industrial uses heading east and surrounding the site. The project will be developed in accordance with the City of Manor Code of Ordinances and other applicable local, state and federal standards.

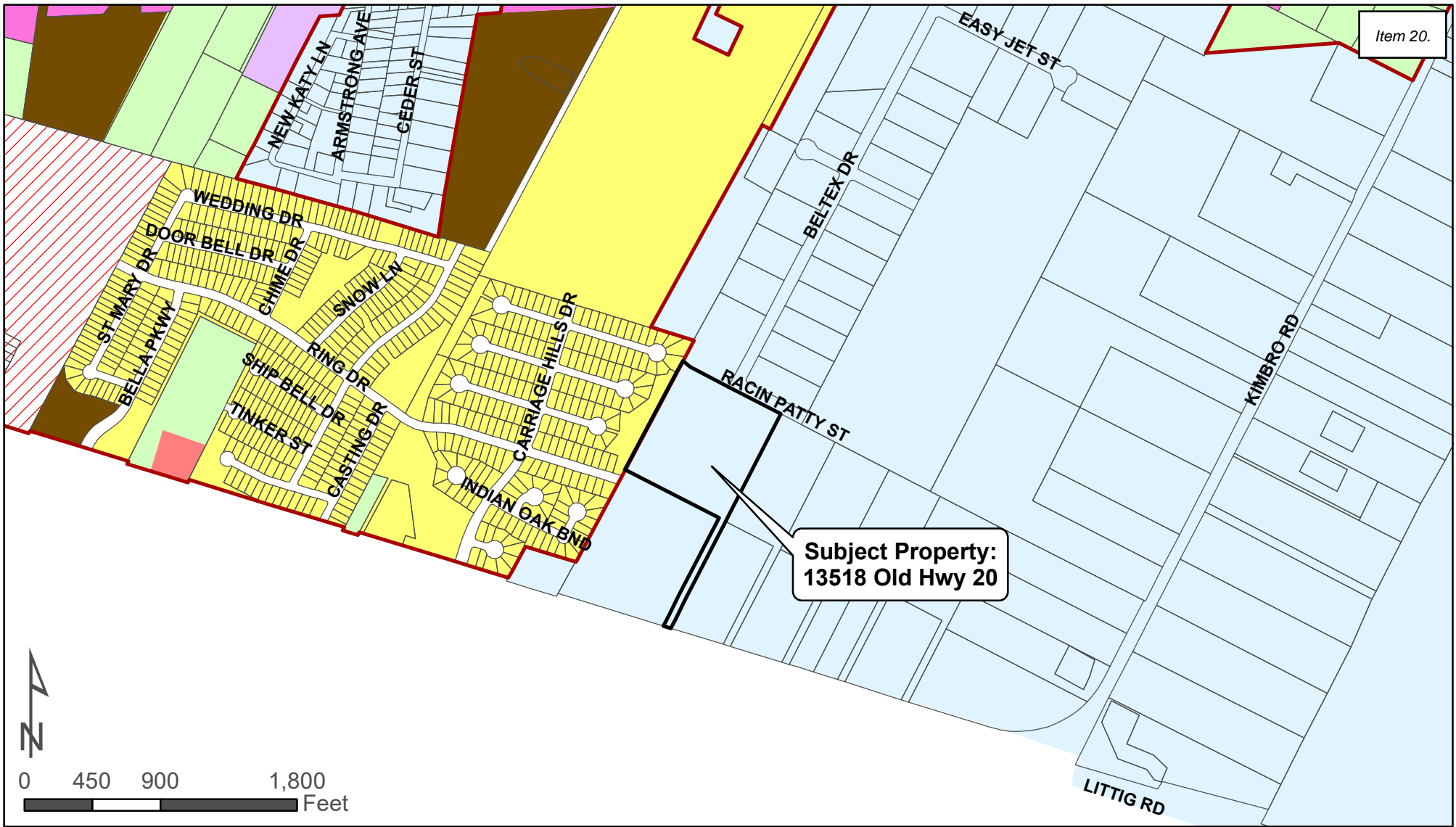
Should you have any further inquiries about the intent of the development or impacts on the surrounding community, please feel free to contact me at (210)-581-3600 and [mjphillips@bgeinc.com](mailto:mjphillips@bgeinc.com).

*Please see attached exhibits for zoning map and Boundary survey.*

Sincerely,

Mary Jane Phillips, P.E.  
Director  
BGE, Inc.  
TBPE Firm #F-1046





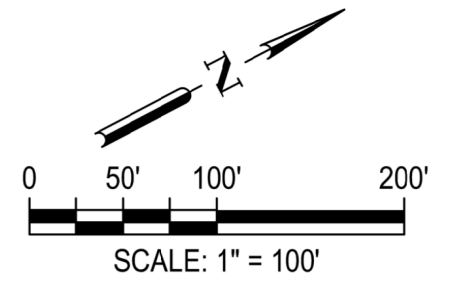
# Proposed Zoning: Townhome (TH)

**Zone**

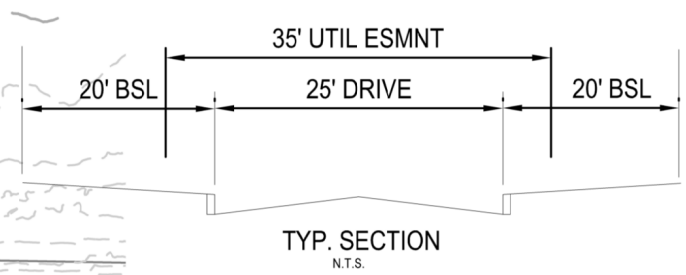
- |                               |                           |                                |
|-------------------------------|---------------------------|--------------------------------|
| A - Agricultural              | I-1 - Institutional Small | NB - Neighborhood Business     |
| SF-1 - Single 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        |                           |                                |







- A (22x43)
- B (25x47)
- C (22x48)



TOTAL Condo Units 137 with Amenity Center  
 (total 143 Units without Amenity Center)

~3,890 linear feet of Road center line

20' Front setback from curb  
 10' Min. Bldg separation  
 25' Setback from Project Boundary

CONTOURS, COUNTY PARCELS AND JURISDICTIONAL WATERS WERE TAKEN FROM PUBLICLY AVAILABLE DATA. THIS DOCUMENT NOT TO BE USED FOR CONSTRUCTION. NO FIELD SURVEY WAS CONDUCTED TO PREPARE THIS DOCUMENT.

<p><b>14ac MANOR 2                  OLD HWY 20 (ETJ)</b></p>
<p><b>PRELIM CONDOMINIUM PLAN</b></p>
<p><b>BGE, INC.</b>                  7330 SAN PEDRO AVE, SUITE 202                  SAN ANTONIO, TX 78216                  TBPE Registration No. F-1046                  TEL: 210.581.3600 www.bgeinc.com</p>







April 27, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1434-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 14.55 acres, more or less, and being located at 13518 Old Hwy 20, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 14.55 acres, more or less, being Lot 1, Manor Villa Estates, and being located at 13518 Old Hwy 20, Manor, TX to Townhome (TH).**

***Applicant:* BGE, Inc.**

***Owner:* Flintrock Office Suites, LLC**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

ROBIN CHRISTOPHER & LISA  
12617 BELTEX RD  
MANOR, TX 78653

MADDUX PATTY  
1038 RED TOWN RD  
ELGIN, TX 78621

ROBIN CHRISTOPHER & LISA  
12617 BELTEX RD  
MANOR, TX 78653

HLM INVESTMENTS  
11111 ROJAS DR  
EL PASO, TX 79935

THORPE JARED D & RACHELLE B  
13420 INDIAN OAK BND  
MANOR, TX 78653

HPA II TEXAS SUB 2020-1 LLC  
120 S RIVERSIDE PLZ STE 200  
CHICAGO, IL 60606

JOHNSON MELISSA M  
13321 RING DR  
MANOR, TX 78653

PEDERSEN KATHERINE L  
13400 RING DR  
MANOR, TX 78653

DIAZ JOSE E & VERONICA  
13324 RING DR  
MANOR, TX 78653

DEVINE KEITH & HEATHER MORGAN  
13413 INDIAN OAK BEND  
MANOR, TX 78653

CORONEL-MORALES CRISPIN M &  
DALILA ROCHA-TORRES  
13412 INDIAN OAK BND  
MANOR, TX 78653

GUEVARA WILBER SIGFREDO V  
13409 RING DR  
MANOR, TX 78653

HARVEY CHRISTOPHER  
13405 RING DRIVE  
MANOR, TX 78653

PRIGMORE SHAY S & LYDIA M  
13401 RING DR  
MANOR, TX 78653

WISE JOSHUA  
13325 RING DR  
MANOR, TX 78653

ATAMBI AMSINI & BENEDICTA YEBOAAH  
13404 RING DR  
MANOR, TX 78653

DAY MATTHEW TAYLOR  
13328 RING DR  
MANOR, TX 78653

BRYANT WILLIAM JR  
13417 INDIAN OAK BND  
MANOR, TX 78653

RICE CODY LARUE  
13329 RING DR  
MANOR, TX 78653

RICHARDS JACOB DALE &  
LAUREN ELISABETH RICHARDS  
13408 RING DR  
MANOR, TX 78653

PRICE DAVID  
PO BOX 26523  
AUSTIN, TX 78755

ROBINSON DEANA ELIZABETH &  
NANCY LEE ROBINSON  
13328 HIGH SIERRA ST  
MANOR, TX 78653

GONZALES JOSE JR  
13417 FOREST SAGE ST  
MANOR, TX 78653

MWAMBA CHARLES &  
ANGELA V MUKENDI  
13333 HIGH SIERRA ST  
MANOR, TX 78653

ARZU FRANCISCO  
8605 COBBLESTONE  
AUSTIN, TX 78735

SMITH JEROME L  
13325 HIGH SIERRA ST  
MANOR, TX 78653

SAULS DESHON  
13409 FOREST SAGE ST  
MANOR, TX 78653

AMH 2015-2 BORROWER LLC  
ATTN : PROPERTY TAX DEPT  
23975 PARK SORRENTO STE 300  
CALABASAS, CA 91302

CASTILLEJA DEANNA  
13413 FOREST SAGE ST  
MANOR, TX 78653

MCINTOSH CHANDRIKA VITHINIA  
13405 FOREST SAGE ST  
MANOR, TX 78653

WALKER KENNETH J  
13420 FOREST SAGE ST  
MANOR, TX 78653

WREN TANGLYN  
13324 HIGH SIERRA ST  
MANOR, TX 78653

MANZANARES JONATHAN PEREZ ETAL  
13413 PINE NEEDLE ST  
MANOR, TX 78653

TABOKHI SARI AL  
13409 PINE NEEDLE ST  
MANOR, TX 78653

MARSHALL BRIAN  
13420 PINE NEEDLE ST  
MANOR, TX 78653

DAMN GOOD LLC  
510 S CONGRESS AVE STE 108  
AUSTIN, TX 78704

GINBEY LOGAN  
13425 PINE NEEDLE ST  
MANOR, TX 78653

ALMANZA MANUEL CHIMAL &  
NANCY FUENTES VASQUEZ  
13405 PINE NEEDLE ST  
MANOR, TX 78653

MALDONADO BENITO  
13416 PINE NEEDLE ST  
MANOR, TX 78653

MEZZETTI BRADLEY & KARI BANSE  
13416 FOREST SAGE ST  
MANOR, TX 78653

TOMBE PHILIP  
13412 FOREST SAGE ST  
MANOR, TX 78653

VIDOURIA JOSEPH  
13408 FOREST SAGE ST  
MANOR, TX 78653

JIMENEZ ANTHONY  
13424 PINE NEEDLE ST  
MANOR, TX 78653

VASQUEZ GUADALUPE T  
13421 PINE NEEDLE ST  
MANOR, TX 78653

SALEEM SHAHZAD  
13417 PINE NEEDLE ST  
MANOR, TX 78653

MYNAR MISTY  
13436 HARRY S TRUMAN DR  
MANOR, TX 78653

BAKER WILLIE  
13408 PINE NEEDLE ST  
MANOR, TX 78653

ZALARAM LLC  
30 CHADWICK DR  
DOVER, DE 19901

GINSEL FAMILY LTD  
% STAN GINSEL  
7111 CREIGHTON LN  
AUSTIN, TX 78723

KOETHER CORA E LIFE ESTATE  
908 CIRCLE LN  
BEDFORD, TX 76022





### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant:* Kimley-Horn & Associates  
*Owner:* Millcreek Residential

**BACKGROUND/SUMMARY:**

This case has been requested to be postponed to the June 8<sup>th</sup> P&Z

This property is proposed to be annexed concurrent with this zoning request. The applicant is requesting C-2 Medium Commercial on approximately 10 acres at the corner of US 290 and Old Kimbro with the remaining 52 acres being zoned Townhome. At 52 acres and 12 units/acre that could yield 624 units but there is a large section of the property impeded by floodplain as well as a wide LCRA easement. It is currently proposed at 331 units.

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

- Letter of Intent
- Map
- Area Map
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is the City Staff's recommendation that the Planning and Zoning Commission postpone a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2) to the June 8, 2022, Regular P&Z Meeting.

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

March 24, 2022

Mr. Scott Dunlop  
City of Manor  
Planning Department  
105 E. Eggleston St.  
Manor, TX 78653

**Via Electronic Submittal**

Re: Application for Rezoning; ±62 acres located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (the "Property")

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached application for rezoning. The Property is located east of Old Kimbro Rd, south of US Hwy 290, Manor, TX 78653 (see Location Map attached) and is currently unzoned and in the City of Manor Extra Territorial Jurisdiction (ETJ). The proposed zoning is a combination of Townhome (TH) on the ±53 acre tract (description attached) and Medium Commercial (C-2) zoning on the ±9 acre tract (description attached). The purpose of the rezoning is to allow for a townhome development with associated commercial zoning to allow for a future, neighborhood serving commercial development along the Hwy 290 corridor that will meet the needs of Manor's growing population. An annexation application is being submitting concurrently with the zoning application.

Surrounding zoning is commercial to the north, agriculture to the west, and no zoning to the south and east. Surrounding land uses include agriculture and single family residential to east, south, and west, and commercial to the north.

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



Amanda Couch Brown



10090 W Highway 29 | Liberty Hill, Texas 78642  
TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 9.38 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies);

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, a distance of **600.03** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar found for the Southeast corner of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T. and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the common Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T., bears South 62°55'16" East a distance of 280.09 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

- 1. **South 27°21'49" West** a distance of **638.36** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and



2. **North 72°21'49" West** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set in the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, from which a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and a common Northwest corner of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T., also being in the common existing Easterly right-of-way line of said Kimbro Road, bears South 26°27'38" West a distance of 667.27 feet;

THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **736.34** feet to the **POINT OF BEGINNING** and containing 9.38 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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

---

Frank. W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803

Job Number: 21-021

Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 9.38ac ALTA.dwg



10090 W Highway 29 | Liberty Hill, Texas 78642  
 TBPELS Firm No. 10001800 | 512-238-7901 office

EXHIBIT " "

METES AND BOUNDS DESCRIPTION

BEING 53.42 ACRES OF LAND, SURVEYED BY LANDESIGN SERVICES, INC., SITUATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT 154 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with cap stamped "LSI SURVEY" set in the North line of said 62.8431 acre tract and the common South line of a called 4.382 acre tract of land described in a Warranty Deed With Vendor's Lien to Auspro Enterprises, L.P., recorded in Document No. 2019013915 of said O.P.R.T.C.T., from which a 1/2" rebar with cap stamped "4WARD BOUNDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 62°55'16" West a distance of 600.03 feet;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 4.382 acre tract, and continuing with the common South line of a called 1.00 acre tract of land described in a Warranty Deed to Francisco Ruiz and Sindy Silva, recorded in Document No. 2018008520 of said O.P.R.T.C.T., a distance of **280.09** feet to a 1/2" rebar found for the Southeast corner of said 1.00 acre tract and the common Southwest corner of a called 5.565 acre tract of land described in a General Warranty Deed to Tani Investments, LLC, recorded in Document No. 2021257244 of said O.P.R.T.C.T., also being the Northwest corner of a called 0.112 acre tract of land described in a Special Warranty Deed to City of Manor, recorded in Document No. 2021052804 of said O.P.R.T.C.T. and a common corner of said 62.8431 acre tract;

THENCE with a Northerly line of said 62.8431 acre tract and a common line of said 0.112 acre tract, the following three (3) courses and distances:

1. **South 27°04'44" West** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set;

2. **South 62°55'16" East** a distance of **75.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
3. **North 27°04'44" East** a distance of **65.00** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set for the Northeast corner of said 0.112 acre tract and a common corner of said 62.8431 acre tract, also being in the South line of said 5.565 acre tract;

THENCE **South 62°55'16" East** with the North line of said 62.8431 acre tract and the common South line of said 5.565 acre tract, and continuing with the common South line of a called 15.71 acre tract of land described in a Warranty Deed to Klatt Properties, LP, recorded in Document No. 2008204941 of said O.P.R.T.C.T., a distance of **998.89** feet to a 1/2" rebar found for the Northeast corner of said 62.8431 acre tract and the common Southeast corner of said 15.71 acre tract, also being in the West line of a called 20.235 acre tract of land described as Tract 1 in a General Warranty Deed to Austin 21 LLC, recorded in Document No. 2021136691 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 20.235 acre tract, the following two (2) courses and distances:

1. **South 29°25'27" West** a distance of **12.49** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **South 26°40'55" West** a distance of **304.61** feet to a 60d Nail found in a Mesquite tree for the Southwest corner of said 20.235 acre tract and the Northwest corner of a called 45.838 acre tract of land described in a General Warranty Deed With Vendor's Lien to Austin 21 LLC, recorded in Document No. 2021248160 of said O.P.R.T.C.T.;

THENCE with the East line of said 62.8431 acre tract and the common West line of said 45.838 acre tract, the following four (4) courses and distances:

1. **South 27°38'12" West** a distance of **377.29** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found;
2. **South 26°43'45" West** a distance of **143.94** feet to a 1/2" rebar found;
3. **South 26°58'00" West** a distance of **243.98** feet to a 1/2" rebar with cap stamped "BURRIS&ASSOC" found; and
4. **South 26°59'10" West** a distance of **330.89** feet to a 1/2" rebar with cap stamped "CHAPARRAL BOUNDARY" found for the Southeast corner of said 62.8431 acre tract and the common Southwest corner of said 45.838 acre tract, also being in the North line of a called 56.652 acre tract described in a General Warranty Deed to Horsefeathers Farm, Inc., recorded in Document No. 2002187747 of said O.P.R.T.C.T.;

THENCE **North 62°38'11" West** with the South line of said 62.8431 acre tract and the common North line of said 56.652 acre tract, a distance of **1,938.72** feet to a 1/2" rebar found for the Southwest corner of said 62.8431 acre tract and the common Northwest corner of said 56.652 acre tract, and being in the existing Easterly right-of-way line of said Kimbro Road;



THENCE **North 26°27'38" East** with the West line of said 62.8431 acre tract and the common existing Easterly right-of-way line of said Kimbro Road, a distance of **667.27** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set, from which a 1/2" rebar with cap stamped "4WARD BOUDARY" found for the Northwest corner of said 62.8431 acre tract and a common West corner of said 4.382 acre tract, also at the intersection of the existing Easterly right-of-way line of Kimbro Road (Old State Hwy 20 - 80' R.O.W.) and the existing Southerly right-of-way line of U.S. 290 (R.O.W. Varies), bears North 26°27'38" East a distance of 736.34 feet;

THENCE over and across said 62.8431 acre tract, the following two (2) courses and distances:

1. **South 72°21'49" East** a distance of **597.01** feet to a 1/2" rebar with cap stamped "LSI SURVEY" set; and
2. **North 27°21'49" East** a distance of **638.36** feet to the **POINT OF BEGINNING** and containing 53.42 acres of land, more or less.

This project is referenced for all bearing and coordinate basis to the Texas State Plane Coordinate System, North American Datum of 1983 (NAD83 – 2011 Adjustment), Central Zone (4203). All distances shown hereon are surface values represented in U.S. Survey Feet based on a grid-to-surface combined adjustment factor of 1.00005359.

This property description was prepared from an on-the-ground survey performed under my supervision and is accompanied by a separate plat of even date. The field work was completed on May 19, 2021.

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

---

Frank. W. Funk  
Registered Professional Land Surveyor  
State of Texas No. 6803

Job Number: 21-021

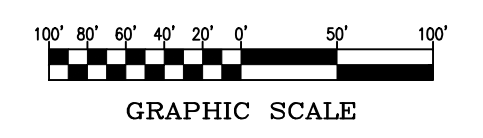
Attachments: K:\21021 - JTM Old Kimbro Rd\CAD\DWGs\Old Kimbro Road 53.42ac ALTA.dwg



DESIGN AND BOUNDARY VERIFICATION SURVEY OF 62.805 ACRES (2,735,807 SQUARE FEET) OF LAND SITUATED IN THE A.C. CALDWELL SURVEY NO. 52 ABSTRACT 154, TRAVIS COUNTY, TEXAS AND BEING ALL OF CALLED 62.8431 ACRE TRACT OF LAND DESCRIBED TO JEFFERSON TRIANGLE MARINE, L.P. IN DOCUMENT NO. 2008096315 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

Table with columns: REVISIONS, DATE, DESCRIPTION. Includes project name, job number, date, drawing file path, and field notes file path.

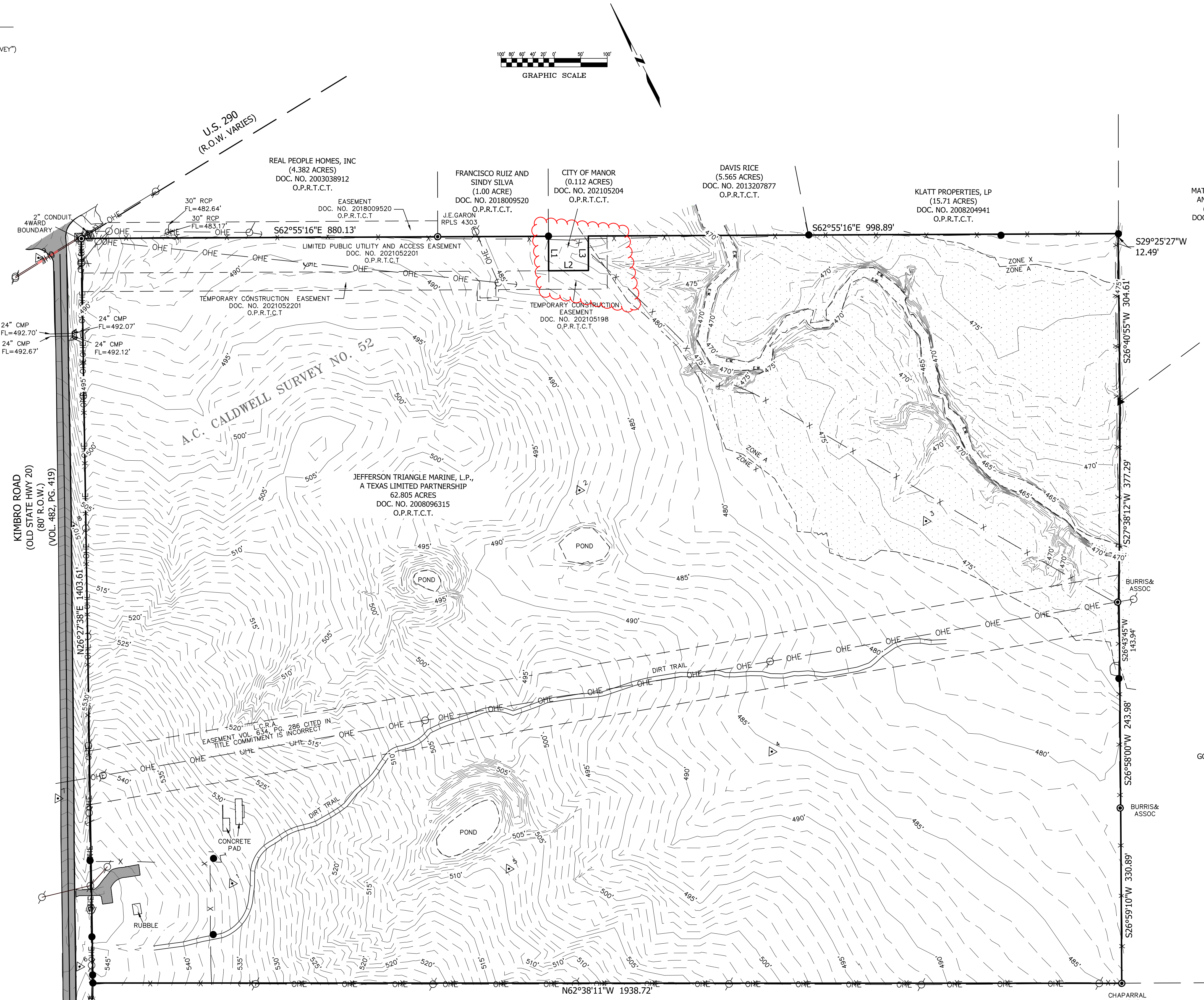
- LEGEND: 1/2" REBAR FOUND (OR AS NOTED), 1/2" REBAR WITH CAP FOUND (OR AS NOTED), 1/2" REBAR WITH CAP SET (STAMPED "LSI SURVEY"), 60D NAIL FOUND (OR AS NOTED), FENCE CORNER POST FOUND, CALCULATED POINT NOT SET, O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, D.R.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS, P.L.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS, R.O.W. RIGHT-OF-WAY, P.U.E. PUBLIC UTILITY EASEMENT, E.P. EDGE OF PAVEMENT, E.W. EDGE OF WATER COURSES FROM RECORDS



- LEGEND: GUY ANCHOR, OVERHEAD ELECTRIC, POWER POLE, SIGN POST SIGN, TELEPHONE JUNCTION BOX, WATER METER, WATER VALVE, BARB WIRE FENCE, FLOOD ZONE, ASPHALT PAVING, YELLOW PAINT STRIPE

Line Table with columns: Line #, Direction, Length. Includes lines L1, L2, and L3.

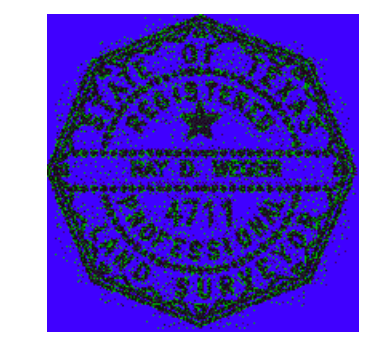
Point Table with columns: Point #, Northing, Easting, Elevation, Raw Description. Lists 9 survey points.



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. ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS (GEOID 12B). SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY. DIMENSIONS AND AREAS OF STRUCTURES SHOWN HEREON ARE PER THE EXTERIOR FOOTPRINT AT GROUND LEVEL. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION. EXISTING TREES WERE NOT LOCATED ON THE PROPERTY OR SHOWN FOR THIS DESIGN SURVEY.

FLOOD NOTE: THE TRACT SHOWN HEREON APPEARS TO LIE WITHIN ZONE "X" AND ZONE "A" NO BASE ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, AS SHOWN ON MAP NO. 48530050SH, DATED SEPTEMBER 26, 2009 AND MAP NO. 4845300485J DATED AUGUST 18, 2014 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.

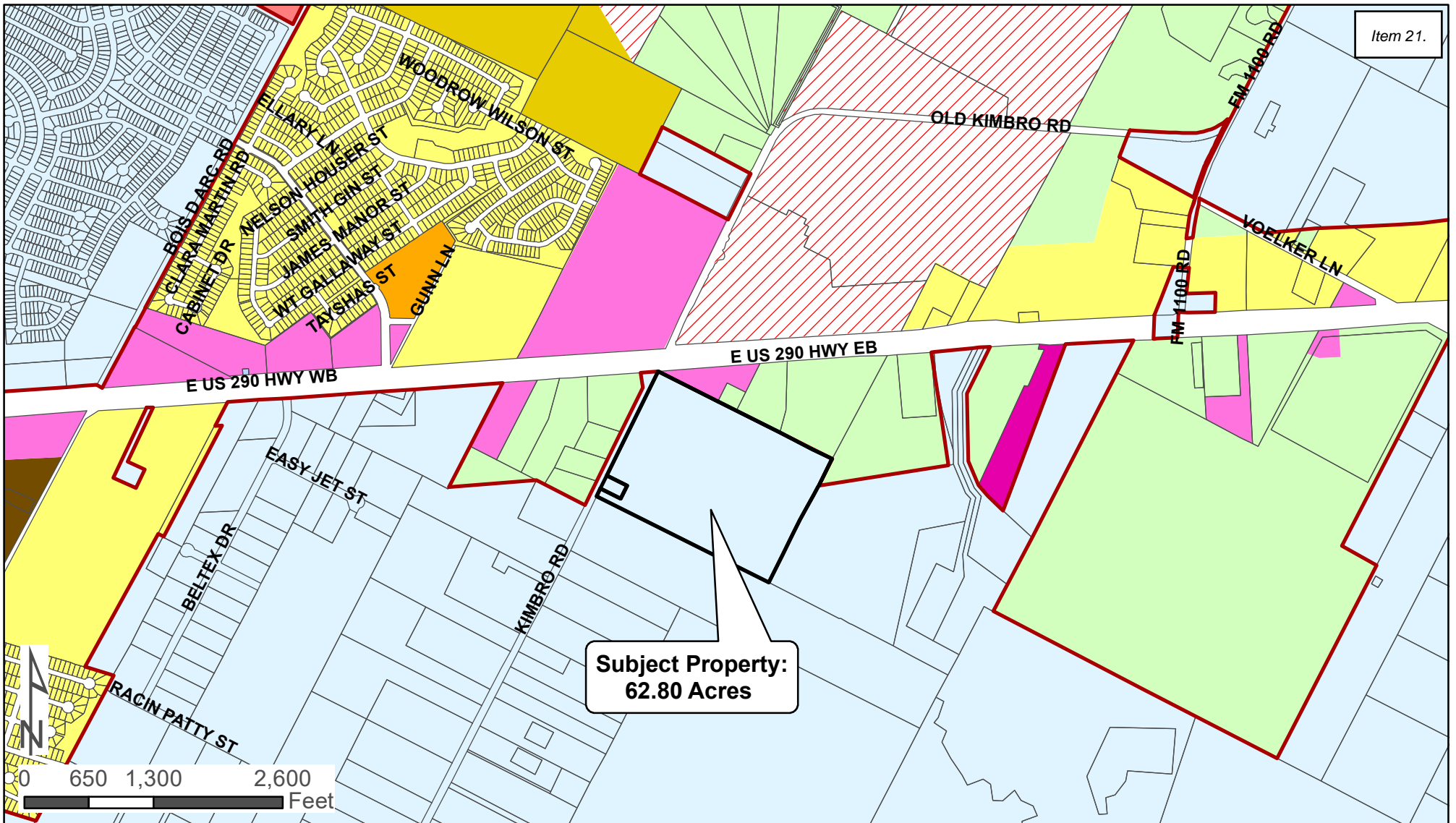
TOPO CERTIFICATION: THIS MAP WAS PREPARED FROM AN ON-THE-GROUND SURVEY PERFORMED UNDER MY DIRECT SUPERVISION. THE FIELD WORK WAS COMPLETED ON MAY 19, 2021. RAY D. WEGER, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 4711











## Proposed Zoning: Townhome (TH) Medium Commercial (C-2)

**Zone**

- |                                                                                                                                                           |                                                                                                                                                       |                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> A - Agricultural              | <span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> MH-1 - Manufactured Home  | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFB6C1; border: 1px solid black;"></span> NB - Neighborhood Business |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFF00; border: 1px solid black;"></span> SF-1 - Single Family Suburban | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> I-1 - Institutional Small | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF0000; border: 1px solid black;"></span> DB - Downtown Business     |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFD700; border: 1px solid black;"></span> SF-2 - Single Family Standard | <span style="display: inline-block; width: 15px; height: 15px; background-color: #0000FF; border: 1px solid black;"></span> I-2 - Institutional Large | <span style="display: inline-block; width: 15px; height: 15px; background-color: #DDA0DD; border: 1px solid black;"></span> IN-1 - Light Industrial    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFA07A; border: 1px solid black;"></span> TF - Two Family               | <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B0000; border: 1px solid black;"></span> GO - General Office       | <span style="display: inline-block; width: 15px; height: 15px; background-color: #800080; border: 1px solid black;"></span> IN-2 - Heavy Industrial    |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF8C00; border: 1px solid black;"></span> TH - Townhome                 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FFC0CB; border: 1px solid black;"></span> C-1 - Light Commercial    | <span style="display: inline-block; width: 15px; height: 15px; border-bottom: 1px dashed red;"></span> PUD - Planned Unit Development                  |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> MF-1 - Multi-Family 15        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> C-2 - Medium Commercial   | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ADD8E6; border: 1px solid black;"></span> ETJ                        |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #654321; border: 1px solid black;"></span> MF-2 - Multi-Family 25        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #FF00FF; border: 1px solid black;"></span> C-3 - Heavy Commercial    |                                                                                                                                                        |







April 27, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1428-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 62.84 acres, more or less, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Rezoning Application for 62.84 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract No. 154, and being located near the intersection of US Hwy 290 E and Old Kimbro Rd., Manor, TX to Townhome (TH) and Medium Commercial (C-2).**

***Applicant:* Kimley-Horn & Associates**

***Owner:* Millcreek Residential**

The Planning and Zoning Commission will meet at 6:30PM on May 11, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on May 18, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.



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

JEFFERSON TRIANGLE MARINE LP  
9225 KATY FRWY  
HOUSTON TX 77024-1521

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

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

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

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

AUSPRO ENTERPRISES LP  
PO BOX 13549  
AUSTIN TX 78711-3549

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



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.

*Applicant: JAB Engineering, LLC*

*Owner: Platinum 973, LLC*

**BACKGROUND/SUMMARY:**

This property was zoned C-2 Medium Commercial with the additional uses of Office, Showroom; Office, Warehouse; Product Development Services (general); and Research Services (general) on Feb. 2, 2022. In C-2 Medium Commercial Gas Stations require a Specific Use Permit. The property is directly south of the under-construction Compass Rose Charter School. The nearest existing gas station is the Chevron at N. FM 973 and Shadowglen Trace – approximately 750’ south of the subject property. There are no other Gas Stations on N. FM 973 from US 290 north to the city limits (Arnhamn Lane).

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

- Letter of Intent
- Map
- Location Map
- Plan
- Images
- Gas Station conditions
- Notice
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.

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

# JAB ENGINEERING, LLC



14500 Williams Dr., Ste 212-121  
Georgetown, TX 78633  
512-779-7414  
josh.baran@jabeng.com

February 14, 2021

City of Manor  
Planning Department  
105 E. Eggleston St.  
Manor, Tx 78653

**RE: 13801 N FM 973 RD  
Special Use Permit – Letter of Intent**

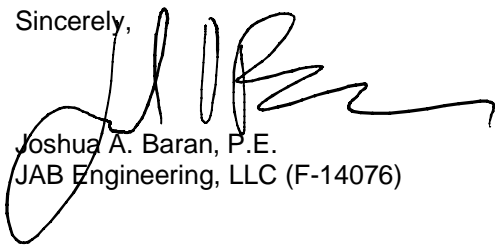
*Letter of intent (letter stating why you want to rezone the property in question or why you are requesting a variance to the requirements of the Zoning Ordinance)*

This Letter of Intent and application information are prepared by JAB Engineering, LLC. (the “applicant”) under the authorization of Platinum 973, LLC (the “owner”). The following detailed information is provided accordingly:

- The existing site is located in the full purpose jurisdiction with a base zoning of C-1.
- The proposed use is a mix of flex warehouse / retail uses previously approved as an exception by the city, as well as retail / fueling station.
- This property is ideally situated along FM 973 for mix of large-format commercial uses and light industrial uses and will serve as employment centers for the community and region.
- The property will have access directly to FM 973 and may take emergency or secondary access to Suncrest Road if necessary. Water and Sewer services are currently planned to be extended along the FM 973 right-of-way.
- The subject property is vacant.

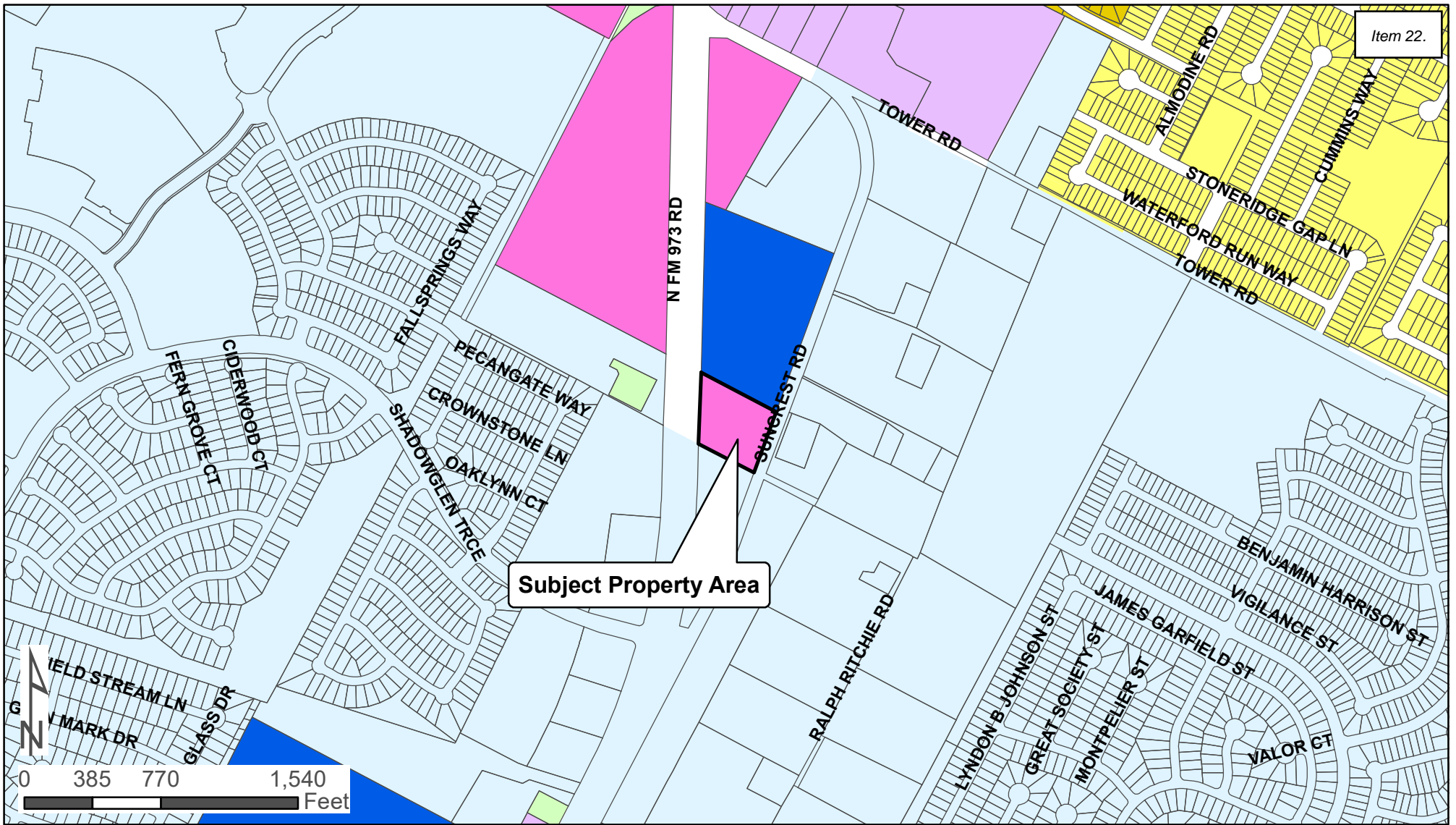
Please accept this letter of intent and accompanying documents for the Rezone.

Sincerely,



Joshua A. Baran, P.E.  
JAB Engineering, LLC (F-14076)

























Subject Property Area

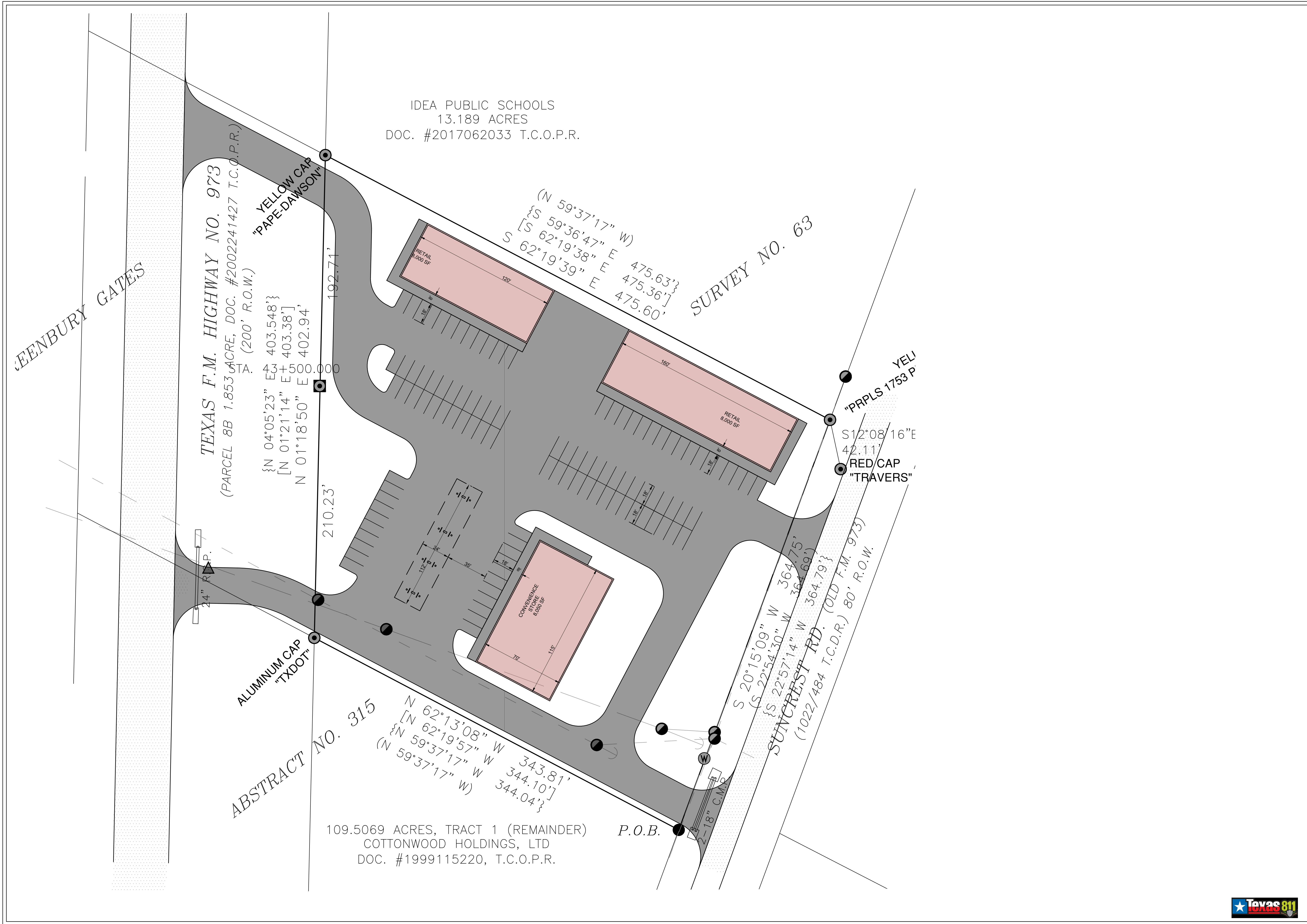


## Proposed Specific Use Permit: Gas Station

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








No.	Date	Revisions	App.

**JAB Engineering, LLC**  
 (F-14076)  
 4500 Williams Drive  
 Suite 212-121  
 Georgetown, TX 78633  
 512-779-7414 (p)  
 josh.baran@jabeng.com



**FM 973  
 RETAIL PARK**  
 13801 FM 973  
 MANOR, TEXAS

**DIMENSIONAL  
 SITE PLAN**

Project No.:	19010
Issued:	04/30/21
Drawn By:	JAB
Checked By:	JAB

**C.03**  
 Sheet 3 OF 10  
 2021-SDP













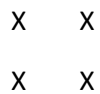




Gas Station, Limited

- Permitted only within 200 feet of the right-of-way lines of intersecting streets, unless the use is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- Permitted at a maximum of two corners at an intersection of two arterial streets; and a maximum of one corner of an intersection with a collector or local street.
- Automotive repair and automobile washing facilities are prohibited.
- No more than four multi-fuel dispensers (eight fuel positions) shall be permitted except where one of the following conditions is met:
  - The property is located along and has direct access from US Highway 290 East.
  - The proposed gas station is an accessory use to a commercial development such as a grocery store or retail center with a gross floor area of 50,000 square feet or more.
- In no case shall a gas station be permitted more than ten multi-fuel dispensers (20 fuel positions).
- In the neighborhood business (NB) and light Commercial (C-1) districts the canopy and arrangement of multi-fuel dispensers shall be designed in a relatively square pattern as opposed to a linear distribution of the multi-fuel dispensers, as depicted below (where X = one multi-fuel dispenser = two fuel positions):

Acceptable Pump Arrangement



Unacceptable Pump Arrangement



- Multi-fuel dispensers, air, vacuum, and water stations must be 100 feet from a residential district.
- Fuel positions, air, vacuum, water stations and other similar equipment is prohibited between the principal structure and the property line of a residential district and shall comply with the building setbacks in all other circumstances.
- Freestanding light fixtures shall be reduced in height to 15 feet if the use is adjacent to a residential district.



March 31, 2022

## City of Manor Development Services

# Notification for a Specific Use Permit Application

Case Number: 2022-P-1421-CU

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Specific Use Permit Application on 3.40 acres, more or less, to permit a Gas Station Use and being located at 13801 N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Specific Use Permit Application for 3.40 acres, more or less, and being located at 13801 N. FM 973, Manor, TX to permit a Gas Station Use.**

***Applicant:* JAB Engineering, LLC**

***Owner:* Platinum 973, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

FM 973 BUILDING HOPE LLC  
211 E 7TH ST STE 620  
AUSTIN, TX 78701-3218

STEPHANIE L WARD  
13915 SUNCREST RD  
MANOR , TX 78653-3897

JEFFREY T & PAM MONTAGUE  
13909 SUNCREST RD  
MANOR , TX 78653-3897

CESAR CASIANO-JARAMILLO  
13901 SUNCREST RD  
MANOR , TX 78653-4156

RUPERTO NUNEZ & JULIA MARTINEZ  
13809 FM 973 N  
MANOR , TX 78653-3896

COTTONWOOD HOLDINGS LTD  
DWYER REALTY COMPANIES  
9900 US HIGHWAY 290 E  
MANOR , TX 78653-9720

FLATS AT SHADOWGLEN CHL I LLC  
9900 HIGHWAY 290 EAST  
MANOR, TX 78653-9720

CLIDE R NICHOLS  
415 HONEYCOMB CIR  
DRIFTWOOD, TX 78619-5706

TIMMERMAN COMMERCIAL  
INVESTMENTS LP  
501 VALE ST  
AUSTIN, TX 78746-5732





### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

*Applicant: Carlson, Brigance & Doering, Inc.*

*Owner: KB Home Lone Star, Inc.*

**BACKGROUND/SUMMARY:**

This concept plan has been approved by our engineer. It consists of 380 residential lots, 26.59 acres of open space, 6.56 acres of parkland and 2.89 acres of landscape/drainage area. This subdivision is directly north of the Senior High School on N. FM 973. The property was zoned to SF-2 (60' wide lots) on 10/27/21.

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

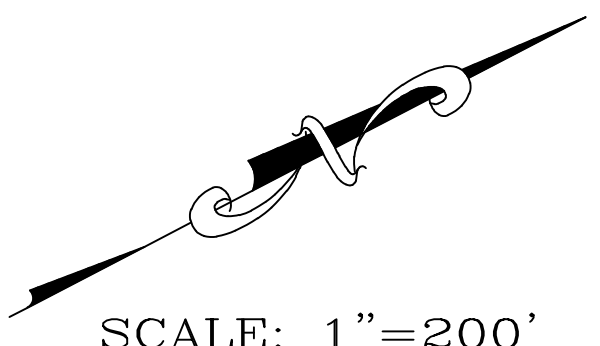
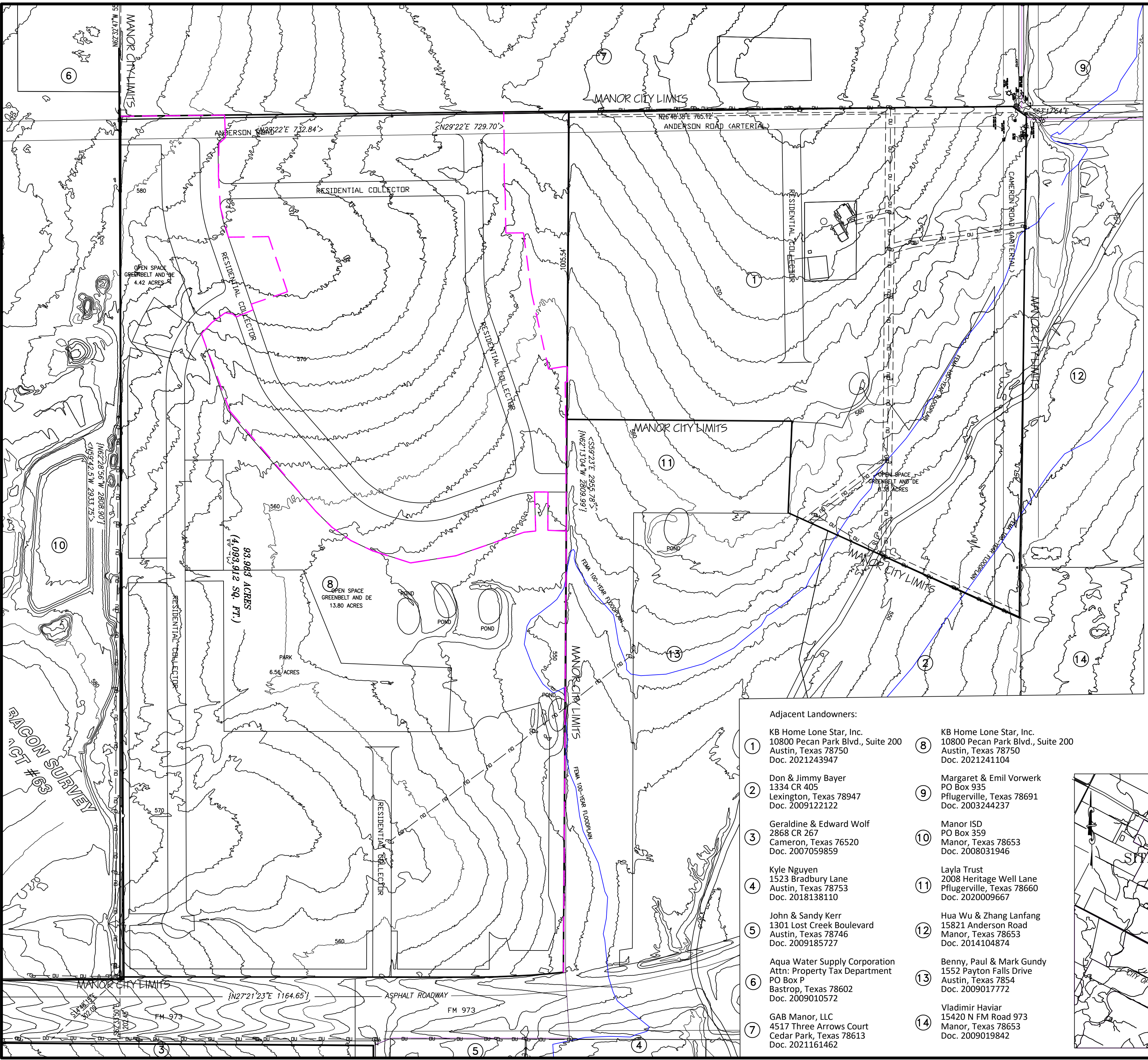
- Plan
- Engineer Comments
- Conformance Letter
- Notice
- Labels

**STAFF RECOMMENDATION:**

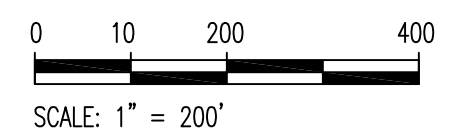
It is City Staff's recommendation that the Planning and Zoning Commission approve a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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





SCALE: 1" = 200'



Date: November 1, 2021  
 Acreage: 136.92 Ac.  
 Residential Lot Acreage: 72.37  
 Open Space Acreage: 26.59  
 Park Acreage: 6.56  
 Landscape/Drainage Acreage: 2.89  
 Street Acreage: 28.51  
 Survey: Sumner Bacon Survey, A-63  
 Number of Residential Units: 380  
 Number of LUEs: 380  
 Owner/Developer:  
 KB Home Lone Star, Inc.  
 10800 Pecan Park Boulevard, Suite 200  
 Austin, Texas 78750  
 Engineer/Surveyor:  
 Carlson, Brigrance & Doering, Inc.  
 5501 West William Cannon Dr.  
 Austin, Texas 78749  
 Phone #: (512) 280-5160  
 Fax #: (512) 280-5165

NOTES:  
 1. This site is subject to the Holley/Smith Development Agreement as passed at the October 27, 2021 Manor City Council meeting.  
 2. Proposed Phasing: 3 Phases  
 Phase 1 - 2022  
 Phase 2 - 2023  
 Phase 3 - 2024  
 3. All Arterial and Residential Collector roadways shown are Proposed.

- Adjacent Landowners:
- |                                                                                                                         |                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|
| ① KB Home Lone Star, Inc.<br>10800 Pecan Park Blvd., Suite 200<br>Austin, Texas 78750<br>Doc. 2021243947                | ⑧ KB Home Lone Star, Inc.<br>10800 Pecan Park Blvd., Suite 200<br>Austin, Texas 78750<br>Doc. 2021241104 |
| ② Don & Jimmy Bayer<br>1334 CR 405<br>Lexington, Texas 78947<br>Doc. 2009122122                                         | ⑨ Margaret & Emil Vorwerk<br>PO Box 935<br>Pflugerville, Texas 78691<br>Doc. 2003244237                  |
| ③ Geraldine & Edward Wolf<br>2868 CR 267<br>Cameron, Texas 76520<br>Doc. 2007059859                                     | ⑩ Manor ISD<br>PO Box 359<br>Manor, Texas 78653<br>Doc. 2008031946                                       |
| ④ Kyle Nguyen<br>1523 Bradbury Lane<br>Austin, Texas 78753<br>Doc. 2018138110                                           | ⑪ Layla Trust<br>2008 Heritage Well Lane<br>Pflugerville, Texas 78660<br>Doc. 2020009667                 |
| ⑤ John & Sandy Kerr<br>1301 Lost Creek Boulevard<br>Austin, Texas 78746<br>Doc. 2009185727                              | ⑫ Hua Wu & Zhang Lanfang<br>1552 Payton Falls Drive<br>Manor, Texas 78653<br>Doc. 2014104874             |
| ⑥ Aqua Water Supply Corporation<br>Attn: Property Tax Department<br>PO Box P<br>Bastrop, Texas 78602<br>Doc. 2009010572 | ⑬ Benny, Paul & Mark Gundy<br>1552 Payton Falls Drive<br>Austin, Texas 7854<br>Doc. 2009017772           |
| ⑦ GAB Manor, LLC<br>4517 Three Arrows Court<br>Cedar Park, Texas 78613<br>Doc. 2021161462                               | ⑭ Vladimir Havier<br>15420 N FM Road 973<br>Manor, Texas 78653<br>Doc. 2009019842                        |

VICINITY MAP  
1"=2000'



Item 23.  
 Carlson, Brigrance & Doering, Inc.  
 FIRM ID #13791  
 Call Engineering 5501 West William Cannon Dr. Austin, Texas 78748  
 Phone No. (512) 280-5160 Fax No. (512) 280-5165

CONCEPT PLAN (1" = 200')

SHEET	DESIGNED BY: CCB	DATE	OCT 2021
JOB NAME		PROJECT	
HOLLEY SMITH MANOR TRACT		PRELIMINARY CONCEPT	
JOB NUMBER		SHEET	
5411		1 OF 187	





Texas Engineering Firm #4242

Date: Tuesday, December 7, 2021

Geoff Guerrero  
 Carlson, Brigance & Doering, Inc.  
 5501 West William Cannon  
 Austin TX 78749  
 geoff@cbdeng.com

Permit Number 2021-P-1379-CP  
 Job Address: 15200 N FM RD 973, Manor, TX. 78653

1500 County Road 269  
 Leander, TX 78641

PO Box 2029  
 Leander, TX 78646-2029

Dear Geoff Guerrero,

The first submittal of the KB Homes Subdivision Concept Plan (*Concept Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on January 25, 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 location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).
2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).
3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).
4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).
5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).
6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).
7. Provide labels for existing and proposed streets on the plan.
8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(11).
9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(12).



10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(13).
11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(14).
12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.
13. Questions regarding these review comments should be directed to A.J. Girondo (agirondo@gbateam.com).

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



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

**\*\*NOTE: COMMENT RESPONSES ARE ITALICIZED IN BLUE\*\***



Texas Engineering Firm #4242

Date: Tuesday, December 7, 2021

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Permit Number 2021-P-1379-CP  
Job Address: 15200 N FM RD 973, Manor, TX. 78653

Dear Geoff Guerrero,

The first submittal of the KB Homes Subdivision Concept Plan (*Concept Plan*) submitted by Carlson, Brigance & Doering, Inc. and received on November 18, 2021, 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 location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).  
*CBD: the location map has been added at the desired scale.*
2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).  
*CBD: the boundary has been emphasized for clarity.*
3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).  
*CBD: the property lines have been shown for the surrounding properties as well as the legal description references.*
4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).  
*CBD: the contours have been labeled.*
5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).  
*CBD: the acreages of the residential areas of the plan have been added.*
6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).  
*CBD: the proposed number and type of residential lots plus LUE's has been added.*

12/7/2021 1:38:48 PM  
 KB Homes Subdivision Concept Plan  
 2021-P-1379-CP  
 Page 2

7. Provide labels for existing and proposed streets on the plan.  
***CBD: Existing and Proposed have been labeled on the collector roadways.***
  
8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(11).  
***CBD: the drainage features/structures are shown on the plan.***
  
9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(12).  
***CBD: significant features have been added to the plan as needed.***
  
10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(13).  
***CBD: the phasing boundaries have been added.***
  
11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(14).  
***CBD: comment noted, thank you. All known features are shown on the plan.***
  
12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.  
***CBD: the city limit boundary is current based on the recent annexation of the property under this concept application at the 10/27/2021 special called City Council meeting.***
  
13. Questions regarding these review comments should be directed to A.J. Girondo ([agirondo@gbateam.com](mailto:agirondo@gbateam.com)).  
***CBD: comment noted, thank you.***

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



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





Texas Engineering Firm #4242

Date: Friday, January 14, 2022

Geoff Guerrero  
 Carlson, Brigance & Doering, Inc.  
 5501 West William Cannon  
 Austin TX 78749  
 geoff@cbdeng.com

1500 County Road 269  
 Leander, TX 78641

PO Box 2029  
 Leander, TX 78646-2029

Permit Number 2021-P-1379-CP  
 Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the KB Homes Subdivision Concept Plan submitted by Carlson, Brigance & Doering, Inc. and received on January 25, 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. Provide the location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).~~
- ~~2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).~~
- ~~3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).~~
- ~~4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).~~
- 5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).**
- ~~6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).~~
- ~~7. Provide labels for existing and proposed streets on the plan.~~

- ~~8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(11).~~
- ~~9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(12).~~
- ~~10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(13).~~
- ~~11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(e)(14).~~
- ~~12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.~~
- 13. Questions regarding these review comments should be directed to A.J. Girondo (agirondo@gbateam.com).**

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

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](mailto: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



Texas Engineering Firm #4242

Date: Friday, January 14, 2022

Geoff Guerrero  
 Carlson, Brigance & Doering, Inc.  
 5501 West William Cannon  
 Austin TX 78749  
 geoff@cbdeng.com

1500 County Road 269  
 Leander, TX 78641

PO Box 2029  
 Leander, TX 78646-2029

Permit Number 2021-P-1379-CP  
 Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

The subsequent submittal of the KB Homes Subdivision Concept Plan submitted by Carlson, Brigance & Doering, Inc. and received on December 21, 2021, 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):

**\*\*PLEASE NOTE: COMMENT RESPONSES ARE ITALICIZED IN GREEN\*\***

### 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. Provide the location map at a scale of 1" = 2000' showing the area within 1 mile of the development per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(3).~~
- ~~2. Please provide the boundary of the proposed tract being developed in darker or thicker lines so they stand out from other elements per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(4).~~
- ~~3. Provide the property lines for surrounding properties as well as the deed or plat reference for those properties on this plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(5).~~
- ~~4. Please label the contours provided on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(6).~~
- 5. Provide the acreages of the residential areas of the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(7).**  
***CBD: the acreages for all land uses have been added to the Plan.***
- ~~6. Provide the proposed number and types of residential lots and the estimated number of LUE's required for each category of lot per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(8).~~
- ~~7. Provide labels for existing and proposed streets on the plan.~~



- ~~8. Provide significant drainage features and structures along with an regulatory one hundred year floodplains on the plan per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(11).~~
- ~~9. Provide a significant features within 200 feet of the property such as roads, buildings and utilities per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(12).~~
- ~~10. Provide boundaries and proposed timing of any phasing on the project per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(13).~~
- ~~11. Identification of known exceptional topographical, cultural, historical, archaeological, hydrological and other physical conditions of the property to be developed, or existing within 200 feet of the property which will require establishment of reasonable design standards in excess of the established minimum standards or require a variance from those minimum standards per the City of Manor Subdivision Ordinance Article 2 Section 21(c)(14).~~
- ~~12. Please revise the Manor City Limit Boundary as shown on the plan to reflect the current City ETJ and City Limit boundary. The boundary shown does not reflect the City Limit map on the City's Website.~~

**13. Questions regarding these review comments should be directed to A.J. Girondo (agirondo@gbateam.com).**

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

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](mailto: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



Texas Engineering Firm #4242

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Date: Tuesday, January 25, 2022

Geoff Guerrero  
Carlson, Brigance & Doering, Inc.  
5501 West William Cannon  
Austin TX 78749  
geoff@cbdeng.com

Permit Number 2021-P-1379-CP  
Job Address: 15200 N FM RD 973, Manor 78653

Dear Geoff Guerrero,

We have conducted a review of the concept plan for the above-referenced project, submitted by Geoff Guerrero and received by our office on January 25, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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







March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Concept Plan

Project Name: KB Homes Subdivision  
 Case Number: 2021-P-1379-CP  
 Case Manager: Scott Dunlop  
 Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Subdivision Concept Plan for the KB Homes Subdivision located near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Concept Plan for the KB Homes Subdivision, three hundred eighty (380) lots on 136.92 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**

***Applicant:* Carlson, Brigrance & Doering, Inc.**

***Owner:* KB Home Lone Star, Inc.**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Concept Plan has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

KB Home Lone Star, Inc.  
10800 Pecan Park Blvd., Suite 200  
Austin, Texas 78750

Aqua Water Supply Corporation  
Attn: Property Tax Department  
PO Box P  
Bastrop, Texas 78602

Layla Trust  
2008 Heritage Well Lane  
Pflugerville, Texas 78660

Don & Jimmy Bayer  
1334 County Road 405  
Lexington, Texas 78947

Kenneth & Joyce Sprinkles  
15777 Anderson Road  
Manor, Texas 78653

Hua Wu & Zhang Lanfang  
15821 Anderson Road  
Manor, Texas 78653

Geraldine & Edward Wolf  
2868 County Road 267  
Cameron, Texas 76520

Vladimir Haviar  
15420 N FM Road 973  
Manor, Texas 78653

Benny, Paul & Mark Gundy  
1552 Payton Falls Drive  
Austin, Texas 78754

Kyle Nguyen  
1523 Bradbury Lane  
Austin, Texas 78753

Margaret & Emil Vorwerk  
PO Box 935  
Pflugerville, Texas 78691

John & Sandy Kerr  
1301 Lost Creek Boulevard  
Austin, Texas 78746

Manor Independent School District  
PO Box 359  
Manor, Texas 78653



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

*Applicant: BGE, Inc.*

*Owner: DR Horton*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It was originally approved by the Planning and Zoning Commission on 11/10/21 but subsequent changes to federal law resulted in changes to the lot layout on this tract. The concept plan was revised and reapproved by P&Z on the 3/9/22 meeting. The plat consists of 112 two-family lots (224 units), 2 commercial lots, and 6.2 acres of parkland.

**LEGAL REVIEW:** Not Applicable

**FISCAL IMPACT:** No

**PRESENTATION:** No

**ATTACHMENTS:** Yes

- Letter of Intent
- Plat
- Conformance Letter
- Notice
- Label

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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





January 3, 2022

City of Manor Development Services  
105 E Eggleston Street  
Manor, Texas 78653

Re: Engineers Summary Letter  
Palomino Subdivision  
Preliminary Plat Resubmittal

The preliminary plat for the Palomino subdivision was previously approved by the City of Manor Planning and Zoning Commission on November 10, 2021, under City of Manor project 2021-P-1324-PP. The Environmental Protection Agency and the Department of Army recently released a ruling to re-establish the pre-2015 definition of "Waters of the United States" (WOTUS). Due to this change, the lot layout has been revised to accommodate the water features established by the implementation of this ruling and by the Jurisdictional Determination Report completed by BGE. This preliminary plat application is being resubmitted for the Palomino subdivision to reflect the updated layout.

The project includes the development of a 50.34-acre property within the limits of the City of Manor and Travis County. The proposed development now consists of one hundred twelve (112) two-family residential lots with a total of two hundred twenty-four (224) residential units, two (2) commercial lots, and four (4) park lots. The previously approved preliminary plat consisted of one hundred twenty-one (121) two-family residential lots with a total of two hundred forty-two (242) residential units, two (2) commercial lots, and two (2) park lots.

The location of the tract is outside of the FEMA floodplain. No portion of this site is located over the Edwards Aquifer Recharge Zone as defined by TCEQ. To provide stormwater detention, runoff will be captured in curb inlets and either transferred via storm sewer lines or proposed culverts into three detention ponds. Offsite drainage from the adjacent Arnham subdivision pond to the north and multiple culverts along the southern boundary will be conveyed through the site. Ponds will be designed to ensure compliance with the City of Manor standards.

Water service will be provided by Manville Water Supply Corporation and wastewater service will be provided by the City of Manor. Wastewater will gravity flow to the existing 12-inch line, which flows to a lift station in the adjacent Stonewater North subdivision. Water service will be from a 16" line in FM 973 and looped to existing 8" and 6" lines along Johnson Road. All improvements will be constructed to City of Manor and Manville Water Supply Corporation standards.

Parkland dedication requirements will be met through two park lots totaling 6.397-acres. The park lots will be dedicated as a neighborhood park and facilities will be constructed to meet public park and recreational needs. Detention facilities will be constructed on three (3) of the park lots, however, the detention areas will be suitable for a public park and recreational activities.

You may contact me at (512) 879-0477 or at [jkim@bgeinc.com](mailto:jkim@bgeinc.com) if you have any questions regarding this submittal.

Sincerely,



John Kim, P.E.  
BGE, Inc.  
TBPE Firm #F-1046









Texas Engineering Firm #4242

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Date: Friday, February 18, 2022

Richard Rychlik  
BGE, Inc

rrychlik@bgeinc.com

Permit Number 2022-P-1403-PP  
Job Address: Palomino Revised Preliminary Plat, Manor 78653

Dear Richard Rychlik,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Richard Rychlik and received by our office on February 18, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Palomino Development  
Case Number: 2022-P-1403-PP  
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 Preliminary Plat for Palomino Development near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* BGE, Inc.**

***Owner:* DR Horton**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 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 Preliminary Plat has been filed. Comments may also 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.

USA - DEPT OF TRANSPORTATION  
CENTRAL LOGISTICS SERVICE AREA  
2601 MEACHAM BV  
FORT WORTH, TX 76137

TOMMY & LIESL HOLCOMB  
P.O. BOX 504  
MANOR, TX 78653

MARY RUTH HOLLE,  
P.O. BOX 1209  
MANOR, TX 78653

TURNING POINT FELLOWSHIP CHURCH  
11805 JOHNSON ROAD TRAIL  
MANOR, TX 78653

DAN & MYRNA LEONARD  
14815 JOHNSON ROAD TRAIL  
MANOR, TX 78653

JOHN & SANDY KERR  
1301 LOST CREEK BLVD  
AUSTIN, TX 78746

HUE LAM BUDDHIST CENTER INC.  
11901 JOHNSON ROAD TRAIL  
MANOR, TX 78653

MARGIE LEE HANDSEL  
P.O. BOX 852  
MANOR, TX 78653

MANOR ISD  
P.O. BOX 359  
MANOR, TX 78653

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

L4S LLC  
P.O. BOX 27791  
AUSTIN, TX 78755

TOM TRAVER  
11806 ARNHAMN LANE  
MANOR, TX 78653





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

Consideration, discussion, and possible action on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

*Applicant: Kimley-Horn & Associates*  
*Owner: SG Land Holdings, LLC*

**BACKGROUND/SUMMARY:**

This plat has been approved by our engineers. It is along Rector Loop, just north of the intersection with Gregg Manor Road. This is sections 1 and 2 of Phase 3 of Shadowglen. There are 4 more sections in Phase 3, then Shadowglen is complete. It consists of 354 single family lots and 30.32 acres of open space and parkland.

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

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

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty-one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.

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

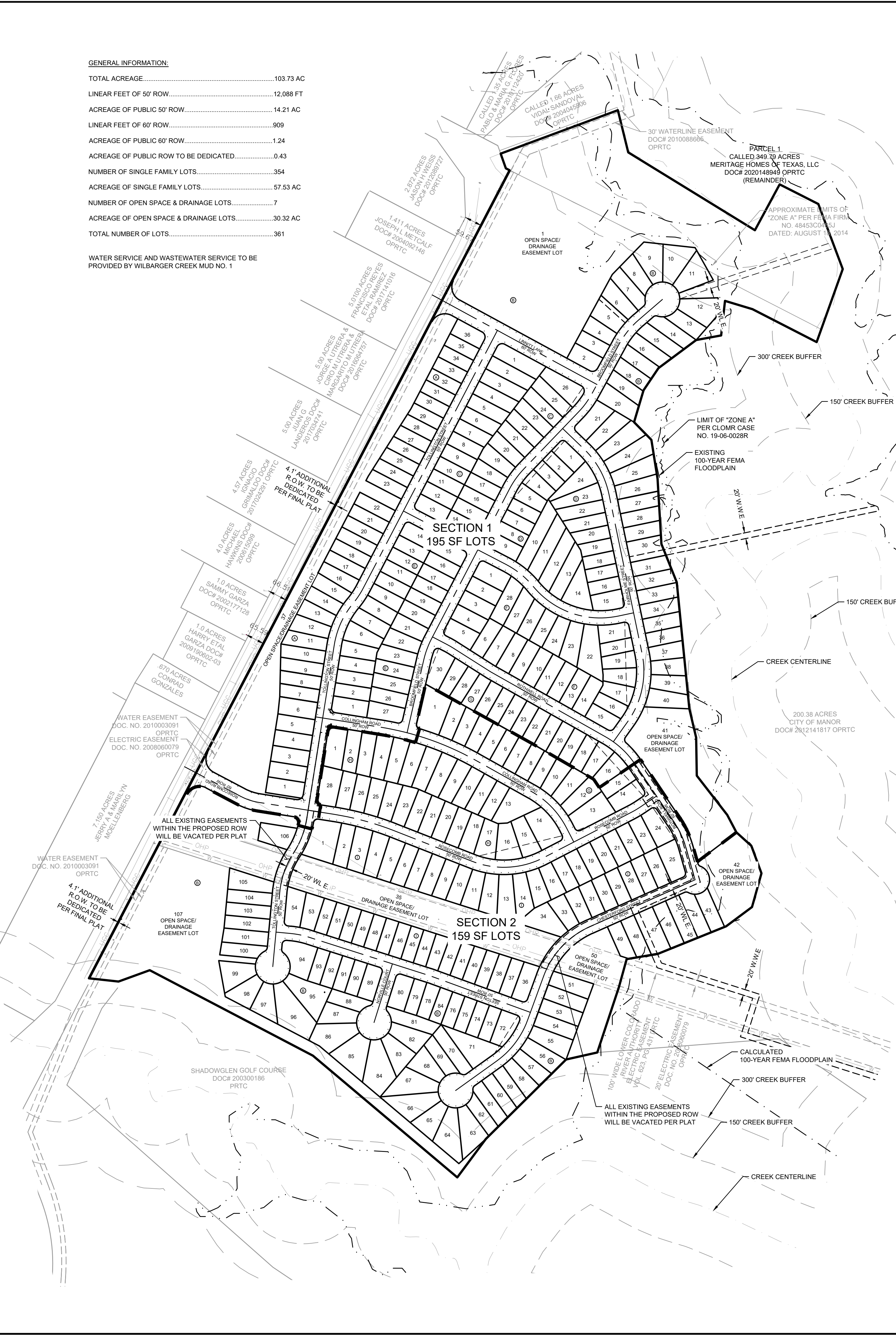


Plotted By: Morris, Kyle Date: January 19, 2022 08:04:33am File Path: \\kimley-horn.com\TX-AUS-AUS-Civil\069254503-Shadowglen Phase 3\Civil\Preliminary\PlanSheets\C-Overall Preliminary Plans.dwg  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	103.73 AC
LINEAR FEET OF 50' ROW.....	12,088 FT
ACREAGE OF PUBLIC 60' ROW.....	14.21 AC
LINEAR FEET OF 60' ROW.....	909
ACREAGE OF PUBLIC 60' ROW.....	1.24
ACREAGE OF PUBLIC ROW TO BE DEDICATED.....	0.43
NUMBER OF SINGLE FAMILY LOTS.....	354
ACREAGE OF SINGLE FAMILY LOTS.....	57.53 AC
NUMBER OF OPEN SPACE & DRAINAGE LOTS.....	7
ACREAGE OF OPEN SPACE & DRAINAGE LOTS.....	30.32 AC
TOTAL NUMBER OF LOTS.....	361

WATER SERVICE AND WASTEWATER SERVICE TO BE PROVIDED BY WILBARGER CREEK MUD NO. 1

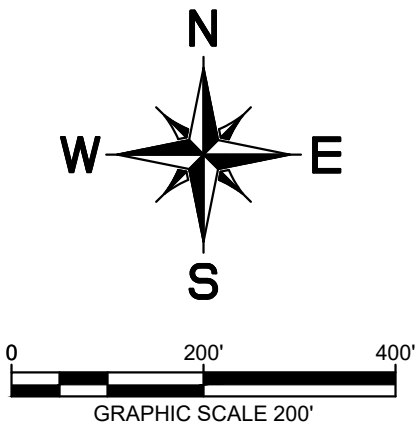


- NOTES:**
1. A 15' ELECTRICAL EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHT OF WAYS.
  2. BUILDING SETBACKS SHALL BE IN ACCORDANCE WITH THE DESIGN GUIDELINES OF 2010 SHADOWGLEN LLC AND HISHER ASSIGNS.
  3. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL WATER AND WASTEWATER CONNECTION IS MADE TO THE WILBARGER CREEK M.U.D. #1.
  4. A TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT OF ANY LOTS IN THIS SUBDIVISION.
  5. LOT SETBACK REQUIREMENTS:  
FRONT YARD SETBACK 20' FOR IRREGULARLY SHAPED LOTS  
25' FOR ALL OTHER LOTS  
SIDE YARD SETBACK 5'  
STREET SIDE YARD SETBACK 15'  
REAR YARD SETBACK 10'
  6. SEE SHEET 5 FOR CURVE, NOTE, AND LOT AREA TABLES.
  7. ALL OPEN SPACE AND DRAINAGE EASEMENT LOTS ARE RESTRICTED TO NON-RESIDENTIAL USES AND SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
  8. THE FOLLOWING COMPANIES WILL PROVIDE DRY UTILITY SERVICE FOR THIS PRELIMINARY PLAN:  
ELECTRIC: BLUEBONNET ELECTRIC  
GAS: ATMOS  
TELEPHONE: AT&T
  9. ALL STREETS WITHIN THE PRELIMINARY PLAN ARE TO BE PUBLIC.
  10. THIS PRELIMINARY PLAN IS LOCATED WITHIN THE CITY OF MANOR ETJ.
  11. A PORTION OF THIS TRACT IS ENCRoACHED BY A SPECIAL FLOOD HAZARD AREAS INUNDATED BY THE 100-YEAR FLOOD AS IDENTIFIED BY THE U.S. FEDERAL EMERGENCY MANAGEMENT AGENCY BOUNDARY MAP NUMBER 45453C0485J, EFFECTIVE DATE AUGUST 18, 2014.
  12. THE GRADE FOR THE FIRE DEPARTMENT ACCESS DOES NOT EXCEED 10 PERCENT.
  13. PARKLAND FEES WILL BE SATISFIED PRIOR TO FINAL PLAT RECORDING.
  14. AN ACTIVITY THAT MAY ADVERSELY AFFECT A TREE OF EIGHT INCHES OR MORE IN TRUNK DIAMETER (MEASURED AT FOUR FEET HEIGHT ABOVE THE GROUND) IN A RIGHT-OF-WAY ACCEPTED FOR MAINTENANCE BY TRAVIS COUNTY MUST COMPLY WITH ALL STANDARDS AND REQUIREMENTS IN THE TRAVIS COUNTY CODE.

- APPLICABLE P.U.D. VARIANCES FROM CITY OF MANOR DEVELOPMENT STANDARDS:**
1. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM OF 6,000 SQ. FT. AND TEN PERCENT (10%) OF THE LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 5,000 SQ. FT.
  2. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY TO HAVE A MINIMUM OF 50 FEET OF WIDTH ALONG THE FRONT PROPERTY LINE, EXCEPT AS OTHERWISE APPROVED BY THE CITY OF MANOR.
  3. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE FRONT SIDE OF EACH LOT OF TWENTY (25) FEET.
  4. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
  5. SINGLE-FAMILY RESIDENTIAL LOTS IN THE PROPERTY SHALL HAVE A MINIMUM SETBACK FROM THE REAR OF EACH LOT OF TEN (10) FEET.
  6. THE CLUBHOUSE AND RELATED PERMITTED STRUCTURES IN THE SPACE SHALL HAVE A MAXIMUM HEIGHT OF THREE (3) STORIES OR FIFTY (50) FEET.
  7. A DEVELOPMENT PLAN AND REPORT SHALL BE SUBMITTED WITH THE FILING OF EACH FINAL PLAT.
  8. A WALKWAY/BICYCLE PATH SYSTEM SHALL BE SUBMITTED WITH THE FILING OF FINAL PLAT.
  9. A L.O.M.R. SHALL BE SUBMITTED PRIOR TO FINAL PLATTING OF ANY LOT LOCATED WITHIN THE PRESENT 100-YEAR FLOODPLAIN.
  10. SINGLE-FAMILY RESIDENTIAL LOTS HAVE BEEN GRANTED A VARIANCE FROM THE MINIMUM LOT WIDTHS AS SHOWN ON THE PRELIMINARY PLAN.

- CITY OF MANOR SUBDIVISION VARIANCES:**
1. AN AERIAL PHOTOGRAPH MAY BE SUBMITTED AT THE PRELIMINARY PLAT STAGE RATHER THAN A TREE SURVEY.
  2. AN INVENTORY OF SIGNIFICANT TREES THAT IDENTIFIES THE NUMBER OF SIGNIFICANT TREES BY CATEGORY (TREES 18 INCHES IN CALIPER AND LARGER AND TREES BETWEEN 8 AND 18 INCHES IN CALIPER) TO REMAIN DURING CONSTRUCTION AND THE NUMBER OF SIGNIFICANT TREES IN EACH CATEGORY DESIGNATED TO BE REMOVED DURING CONSTRUCTION SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
  3. THE NUMBER OF REPLACEMENT TREES THAT WILL BE INSTALLED, WITHOUT THE IDENTIFICATION OF THE PARTICULAR LOCATION AT WHICH THE REPLACEMENT TREES SHALL BE INSTALLED, SHALL BE SUBMITTED WITH CONSTRUCTION PLANS.
  4. SIGNIFICANT COTTONWOOD, HACKBERRY OR MESQUITE TREES REMOVED SHALL BE REPLACED AT A RATE OF 50% PER CALIPER INCH WITH AN APPROVED HARDWOOD TREE. ALL OTHER SIGNIFICANT TREES MUST BE REPLACED AT THE RATIOS DEFINED IN THE CITY'S SUBDIVISION ORDINANCE.
  5. ALL DRAINAGE IMPROVEMENTS SHALL BE DESIGNED IN ACCORDANCE WITH THE CITY OF AUSTIN'S DRAINAGE CRITERIA MANUAL (DCM), AS CURRENTLY AMENDED, SAVE AND EXCEPT: (i) THOSE PROVISIONS OF THE DCM SET OUT IN SECTION 41(b)(i) OF THE CITY OF MANOR ORDINANCE NO. 159; (ii) PARAGRAPH 1.2.6 OF THE DCM; (iii) PARAGRAPH 2.2.1.E OF THE DCM; AND (iv) ANY OTHER PROVISIONS OF THE DCM THAT WOULD CAUSE THE FLOOD PLAN DELINEATION TO BE DIFFERENT FROM THE 100-YEAR FLOODPLAIN ESTABLISHED BY FEMA. THE LOCATION OF THE 100-YEAR FLOODPLAIN SHALL BE THE LOCATION ESTABLISHED BY FEMA.
  6. THE LOT SIZE, HEIGHT AND PLACEMENT, LOT COVERAGES, PARKING, AND LANDSCAPING FOR EACH LOT SHALL BE AS SET FORTH IN THE MINIMUM DEVELOPMENT STANDARDS FOR LOTS WITHIN THE MASTER LAND PLAN AND OUTSIDE THE CORPORATE BOUNDARIES OF THE CITY OF MANOR AS SET FORTH IN THE PUD VARIANCES FOR LOTS WITHIN THE PUD AND THE CORPORATE BOUNDARIES OF THE CITY.
  7. LOTS SHALL NOT BE REQUIRED TO FACE A SIMILAR LOT ACROSS THE STREET.
  8. SIDE LOT LINES SHALL NOT BE REQUIRED TO PROJECT AWAY FROM THE FRONT LOT LINE AT APPROXIMATELY RIGHT ANGLES TO STREET LINES AND RADIAL TO CURVED STREET LINES.
  9. THE AREA WITHIN THE CITY'S TERRITORIAL JURISDICTION ZONED DISTRICT "O-S" SHALL SATISFY THE CITY'S PARKLAND DEDICATION REQUIREMENTS FOR ALL LAND SHOWN WITHIN THE PUD OR THE MASTER LAND PLAN. ALL PROPERTY IDENTIFIED AS OPEN SPACE ON THE PUD PLAN OR THE MASTER LAND PLAN SHALL BE DEDICATED TO THE CITY OR TO A MUNICIPAL UTILITY DISTRICT.
  10. THE AREA OF NON-RECTANGULAR LOTS SHALL BE PROVIDED WITH THE FILING OF A FINAL PLAT.

- TRAVIS COUNTY DRAINAGE EASEMENTS:**
1. PROPERTY OWNER AND/OR THEIR ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
  2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR THEIR ASSIGNS.
  3. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN THESE LOTS EXPECT AS APPROVED BY TRAVIS COUNTY AND THE CITY OF MANOR.
  4. DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF MANOR AND TRAVIS COUNTY FOR REVIEW PRIOR TO SITE DEVELOPMENT. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS.



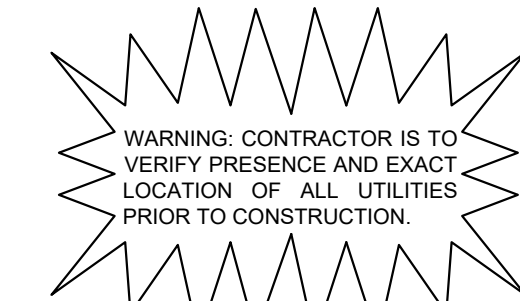
**LEGEND**

—	PHASE LINE
—	SUBDIVISION BOUNDARY LINE
—	PROPOSED SIDEWALK
—	EXISTING OVERHEAD POWER LINE
—	EXISTING WATER LINE
—	EXISTING WASTE WATER LINE
—	EXISTING STORM SEWER LINE
—	EXISTING POWER POLE
—	EXISTING FIRE HYDRANT
—	EXISTING WATER METER
—	EXISTING WASTE WATER MANHOLE
—	LIMIT OF 'ZONE A' PER CLOMR
—	100-YEAR FEMA FLOODPLAIN
—	150' CREEK BUFFER
—	300' CREEK BUFFER

- TRAVIS COUNTY NOTES:**
1. NO CUT OR FILL ON ANY LOT MAY EXCEED EIGHT FEET, EXCLUDING DRIVEWAYS, A BUILDING STRUCTURE'S FOOTPRINT, OR A PARKING AREA FOOTPRINT, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
  2. AS DEPICTED ON THE PLAT, EACH PROTECTIVE EASEMENT FROM A CRITICAL ENVIRONMENTAL FEATURE, INCLUDING A CAVE, SINKHOLE, POINT RECHARGE FEATURE, BLUFF, CANYON RIMROCK FEATURE, WETLAND, AND SPRING MUST REMAIN IN ITS EXISTING, UNDEVELOPED, NATURAL STATE. NATURAL VEGETATIVE COVER MUST BE RETAINED. CONSTRUCTION ACTIVITIES, WASTEWATER DISPOSAL, AND WASTEWATER IRRIGATION ARE PROHIBITED WITHIN A PROTECTIVE EASEMENT. A RESIDENTIAL LAWN OR HIKING TRAIL IS ALLOWED IF ITS LOCATED AT LEAST 50 FEET FROM THE EDGE OF A CRITICAL ENVIRONMENTAL FEATURE IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
  3. AS DEPICTED ON THE PLAT, THE SETBACK AREA IDENTIFIED FOR EACH WATERWAY IS A PROTECTIVE EASEMENT THAT MUST REMAIN UNDEVELOPED AND ACTIVITIES MUST BE LIMITED WITHIN THE EASEMENT. THE PROTECTIVE EASEMENT MUST REMAIN FREE OF CONSTRUCTION, DEVELOPMENT, AND OTHER ALTERATIONS EXCEPT WHEN SPECIFICALLY APPROVED IN A TRAVIS COUNTY DEVELOPMENT PERMIT.
  4. BEFORE BEGINNING CONSTRUCTION ACTIVITIES ON A SUBDIVISION LOT, THE OWNER MUST OBTAIN A TRAVIS COUNTY DEVELOPMENT PERMIT AND, WHEN APPLICABLE, IMPLEMENT A STORM WATER POLLUTION PREVENTION PLAN (SWPP). THE SWPP REQUIRES IMPLEMENTATION OF TEMPORARY AND PERMANENT BEST MANAGEMENT PRACTICES, INCLUDING EROSION AND SEDIMENT CONTROLS, FOR PROTECTION OF STORM WATER RUNOFF QUALITY, IN ACCORDANCE WITH THE TRAVIS COUNTY CODE.
  5. THE OWNER IS RESPONSIBLE FOR MAINTAINING AND OPERATING ALL PERMANENT WATER QUALITY CONTROLS IN COMPLIANCE WITH ALL APPLICABLE STANDARDS AND REQUIREMENTS OF THE TRAVIS COUNTY CODE.
  6. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF TRAVIS COUNTY.
  7. SLOPE EASEMENT DEDICATION WILL BE REQUIRED FOR FILL/CUT SLOPES SUPPORTING ROADWAYS WHICH EXTEND BEYOND THE RIGHT-OF-WAY
  8. WITHIN A SIGHT LINE EASEMENT ANY OBSTRUCTION OF SIGHT LINE BY VEGETATION, FENCING, EARTHWORK, BUILDINGS, SIGNS OR ANY OTHER OBJECT WHICH IS DETERMINED TO CAUSE A TRAFFIC HAZARD IS PROHIBITED AND MAY BE REMOVED BY ORDER OF THE TRAVIS COUNTY COMMISSIONERS COURT AT THE OWNERS EXPENSE. THE PROPERTY OWNER IS TO MAINTAIN AN UNOBSTRUCTED VIEW CORRIDOR WITHIN THE BOUNDS OF SUCH EASEMENT AT ALL TIMES.
  9. A SETBACK SHALL BE PROVIDED FOR ALL DETENTION, RETENTION, AND WATER QUALITY FACILITIES FOR SINGLE-FAMILY OR DUPLEX RESIDENTIAL DEVELOPMENT. NO SUCH FACILITY SHALL BE LOCATED WITHIN 50 FT OF A RESIDENTIAL STRUCTURE.
  10. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR AND TRAVIS COUNTY STANDARDS ARE REQUIRED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK(S) MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. VERIFICATION LETTER THAT SIDEWALKS MEET ADA REQUIREMENTS WILL BE REQUIRED.

**BENCHMARKS**

BM #101	1" IN CONCRETE AROUND A WATER MANHOLE LOCATED 225' SOUTH OF THE SOUTHWEST CORNER OF THE CENTERBACK 100-ACRE TRACT AND 1770' SOUTHWEST OF THE SOUTHWEST RIGHT-OF-WAY LINE OF FISHCREEK ROAD	ELEV: 657.12 (NAVD 88)
BM #102	"X" SET IN HEADWALL OVER A BOX CULVERT AT THE EAST CORNER OF THE INTERSECTION OF REGIONAL LOOP AND FISHCREEK ROAD	ELEV: 658.69 (NAVD 88)
BM #103	5" BORN ROD WITH A PLASTIC CAP SET IN ASPHALT ON THE EAST SIDE OF REGIONAL LOOP NEARBY THROUGH THE ROAD CURVES FROM SOUTHWEST TO SOUTHWEST JUST SOUTH OF THE GATED ENTRANCE TO THE SITE	ELEV: 658.72 (NAVD 88)



Item 25.	
DATE	
REVISIONS	
No.	
<b>Kimley»Horn</b>	
© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 300, AUSTIN, TX 78799 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928	
01/07/2022	
KHA PROJECT	069254503
DATE	JANUARY 2022
SCALE	AS SHOWN
DESIGNED BY	JBR
DRAWN BY	ADD
CHECKED BY	JBR
<b>OVERALL PRELIMINARY PLAN</b>	
PRELIMINARY PLANS FOR SHADOWGLEN PHASE 3 CITY OF MANOR TRAVIS COUNTY, TEXAS	
SHEET NUMBER 2	
2	





Texas Engineering Firm #4242

Date: Wednesday, November 14, 2018

Jason Reece  
Kimley Horn  
10814 Jollyville Road  
Austin 78759  
Jason.Reece@kimley-horn.com

Permit Number 2018-P-1154-PP  
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Shadowglen Phase 3 Section 1 & 2 Preliminary Plan (*Preliminary Plan*) submitted by Kimley Horn and received on February 03, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029



### 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 Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(iii), Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown on the preliminary plat.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.
3. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii), the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements, and rights-of-way; and areas within the subdivision, indicating the connection to or continuation of other improvements in adjacent subdivisions be shown on the preliminary plat.
4. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vii), Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles on the preliminary plat.
5. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(viii), Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:
  - a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
  - b) 1: 1 for Significant Trees between eight (8) and eighteen ( 18) in caliper.
  - c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.
6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(iv), Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.
7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vi), the lengths of each proposed property line of all lots. The area of each non-rectangular lot shall be provided.
8. Some of the drawings appear to be cut off. Adding matchlines where applicable may help to clarify where each section is located.
9. The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2.

10. Clearly differentiate between existing and proposed waterline and wastewater lines.
11. Clearly show where the proposed waterline and wastewater lines will tie in to the existing systems.
12. The following comments pertain to the requested variances:
  - i. The lot sizes have been determined for the entire Shadowglen Development. Per the Development Agreement (DA), 25% can be 5,000 sf, 20% can be 5,500 sf, 20% can be 6,000 sf, 20% can be 6,500 sf, 7.5% can be 7,400 sf and 7.5% can be 8,000 sf. These are percentages for what has been already been constructed and approved. It should be shown how many of each lot type has already been constructed and approved and how many are proposed with this Phase.
  - ii. There are set percentages for lot widths that need to be followed: 15% = 65 ft, 20%=60 ft, 20%=55 ft, 20%=50 ft and 25%=40 ft. You can deviate from those percentages +/- 5%. It would be helpful to have a table of where the development currently is and what it will be at with the proposed lots.
  - iii. Is taken from the DA and is fine.
  - iv. Is taken from the DA and is fine.
  - v. Is taken from the DA and is fine.
  - vi. Is taken from the DA and is fine.
  - vii. This needs to be clarified as to what the development plan and report are. Would this show the lot sizes and widths for Shadowglen overall?
  - viii. Clarify what was revoked.
  - ix. Would full construction plan sets be submitted for the pathways?
  - x. Is ok.
  - xi. Please provide documentation as to when the variance request was granted along with a copy of the approved request.
13. There appears to be now variance process in the DA so the only way to have any new variances approved would be through an amendment to the DA. There are already agreed to variances in the DA, so if additional ones are requested the DA would need to be amended.
14. It is highly unlikely that any waivers to deviate from the DA will be granted.
15. Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and 8.5 acre community park is required.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



11/14/2018 4:58:19 PM  
Shadowglen Phase 3 Section 1 & 2 Preliminary Plan  
2018-P-1154-PP  
Page 4

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





February 18, 2019

City of Manor  
 Pauline Gray, P.E.  
 105 E. Eggleston Street  
 Manor, TX 78653

**RE: Preliminary Plan for Shadowglen Phase 3 (Permit No. 2018-P-1154-PP)  
 Section 1 & 2  
 Manor, Texas 78653**

Dear Ms. Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by the City of Manor on November 14, 2018. The original comments have also been included below, for reference.

**Comment 1.** Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown on the preliminary plat.

**Response: A tree survey has been included with this submittal.**

**Comment 2.** The locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.

**Response: All existing utilities have been shown and labeled.**

**Comment 3.** The locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements, and rights-of-way; and areas within the subdivision, indicating the connection to or continuation of other improvements in adjacent subdivisions be shown on the preliminary plat

**Response: Proposed street names, easements, right-of-way and dimensions have been shown on the Preliminary Plan.**

**Comment 4.** Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles on the preliminary plat.

**Response: All Significant Trees within the project limits to remain and/or removed have been shown with this submittal.**

**Comment 5.** The Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:

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

**Response:** **The Development Agreement requires a minimum of 2 – 2” caliper trees to be planted for each residential lot.**

**Comment 6.** A Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required. A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.

**Response:** **TIA Scope has been approved and will be submitted as soon as it has been completed.**

**Comment 7.** Provide the lengths of each proposed property line of all lots. The area of each non-rectangular lot shall be provided

**Response:** **Lengths are depicted for each proposed property line for all lots except for future lots on Sheet 3 & 4. Area for every lot is provided in Sheet 5.**

**Comment 8.** Some of the drawings appear to be cut off. Adding match lines where applicable may help to clarify where each section is located

**Response:** **Match lines have been added. In addition, a Key Map is provided on each sheet where drawings are cut off.**

**Comment 9.** The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2.

**Response:** **The MUD that will serve the proposed project is Wilbarger Creek M.U.D. #1 and is noted in Note 3 on Sheet 2.**

**Comment 10.** Clearly differentiate between existing and proposed waterline and wastewater lines.

**Response:** **All proposed utilities are shown in bold and existing utilities are thin.**

**Comment 11.** Clearly show where the proposed waterline and wastewater lines will tie in to the existing systems.

**Response:** **The proposed wastewater connection tie-in location is shown on Sheet EX-L and the proposed water tie-in locations are shown on Sheet EX-J.**

**Comment 12.** The following comments pertain to the requested variances:

- i. The lot sizes have been determined for the entire Shadowglen Development. Per the Development Agreement (DA), 25% can be 5,000 sf, 20% can be 5,500 sf, 20% can be 6,000 sf, 20% can be 6,500 sf, 7.5% can be 7,400 sf and 7.5% can be

8,000 sf. These are percentages for what has been already been constructed and approved. It should be shown how many of each lot type has already been constructed and approved and how many are proposed with this Phase.

**Response:** This information was shown on the Cover Sheet (Sheet #1) just under the Vicinity Map.

ii. There are set percentages for lot widths that need to be followed: 15% = 65 ft, 20%=60 ft, 20%=55 ft, 20%=50 ft and 25%=40 ft. You can deviate from those percentages +/- 5%. It would be helpful to have a table of where the development currently is and what it will be at with the proposed lots.

**Response:** This information was shown on the Cover Sheet (Sheet #1) just under the Vicinity Map.

iii. Is taken from the DA and is fine.

**Response:** Noted

iv. Is taken from the DA and is fine.

**Response:** Noted

v. Is taken from the DA and is fine.

**Response:** Noted

vi. Is taken from the DA and is fine.

**Response:** Noted

vii. This needs to be clarified as to what the development plan and report are. Would this show the lot sizes and widths for Shadowglen overall?

**Response:** The report and development plan were submitted with the initial submittal of the Preliminary Plan review.

viii. Clarify what was revoked.

**Response:** This noted was copied from Phase 2 Preliminary Plan. This note has been removed.

ix. Would full construction plan sets be submitted for the pathways?

**Response:** Yes, a full separate construction plan set will be submitted for the pathways.

x. Is ok.

**Response:** Noted

xi. Please provide documentation as to when the variance request was granted along with a copy of the approved request.

**Response:** This noted was copied from Phase 2 Preliminary Plan. There are no new variance being requested. The variance as discussed in the general notes refers to the existing approved PUD variances.

**Comment 13.** There appears to be now variance process in the DA so the only way to have any new variances approved would be through an amendment to the DA. There are already agreed to variances in the DA, so if additional ones are requested the DA would need to be amended



**Response:** No additional waivers to deviate from the Development Agreement are being requested at this time.

**Comment 14.** It is highly unlikely that any waivers to deviate from the DA will be granted.

**Response:** No additional waivers to deviate from the Development Agreement are being requested at this time.

**Comment 15.** Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and 8.5-acre community park is required.

**Response:** Lot 1 in Section 1 (7.7 acres) will be utilized for the amenity center and detention pond. The subsequent sections of Shadowglen Phase 3 will satisfy the remaining parkland requirements.

Please contact me at 512-551-1839 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Jason Reece, P.E.  
Project Manager



Texas Engineering Firm #4242

Date: Wednesday, March 27, 2019

Jason Reece  
Kimley Horn  
10814 Jollyville Road  
Austin 78759  
Jason.Reece@kimley-horn.com

Permit Number 2018-P-1154-PP  
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor 78653

Dear Jason Reece,

The subsequent submittal of the Shadowglen Phase 3 Section 1 & 2 Preliminary Plan submitted by Kimley Horn and received on February 03, 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. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(iii), Significant Trees, within the boundaries of the subdivision and of 8-inch caliper and larger, shall be shown accurately to the nearest one (1) foot, Critical Root Zones of these trees shall also be shown on the preliminary plat.~~
2. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(2)(vii), the locations, sizes and descriptions of all existing utilities, including but not limited to wastewater lines, lift stations, wastewater and storm sewer manholes, waterlines, water storage tanks, and wells within the subdivision, and/or adjacent thereto should be shown on the preliminary plat.~~
3. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(iii), the locations, dimensions, names and descriptions of all proposed streets, alleys, parks, nature preserves, open spaces, blocks, lots, reservations, easements, and rights of way; and areas within the subdivision, indicating the connection to or continuation of other improvements in adjacent subdivisions be shown on the preliminary plat.~~
4. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vii), Significant Trees to remain during construction showing the Critical Root Zones as solid circles, and Significant Trees designated to be removed showing the Critical Root Zones as dashed circles on the preliminary plat.~~
5. ~~Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(viii), Replacement Trees shall be shown on the Preliminary Plat based on a replacement ratio (inches removed to inches planted) of:
  - a) 1:2 for Significant Trees eighteen (18) inches in caliper and larger, and
  - b) 1: 1 for Significant Trees between eight (8) and eighteen ( 18) in caliper.
  - c) Replacement Trees shall not be required for the removal of trees smaller than eight (8) inches in caliper. The removal of Significant Trees larger than eighteen inches in caliper require Commission approval.~~



**6. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(iv), Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required.** ~~A scoping meeting must be conducted with City Staff prior to assembly of the TIA document.~~

~~7. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(3)(vi), the lengths of each proposed property line of all lots. The area of each non-rectangular lot shall be provided.~~

~~8. Some of the drawings appear to be cut off. Adding matchlines where applicable may help to clarify where each section is located.~~

**9. The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2. (See upper left corner of sheet).**

~~10. Clearly differentiate between existing and proposed waterline and wastewater lines.~~

~~11. Clearly show where the proposed waterline and wastewater lines will tie in to the existing systems.~~

12. The following comments pertain to the requested variances:

- i. ~~The lot sizes have been determined for the entire Shadowglen Development. Per the Development Agreement (DA), 25% can be 5,000 sf, 20% can be 5,500 sf, 20% can be 6,000 sf, 20% can be 6,500 sf, 7.5% can be 7,400 sf and 7.5% can be 8,000 sf. These are percentages for what has been already been constructed and approved. It should be shown how many of each lot type has already been constructed and approved and how many are proposed with this Phase.~~
- ii. ~~There are set percentages for lot widths that need to be followed: 15% = 65 ft, 20% = 60 ft, 20% = 55 ft, 20% = 50 ft and 25% = 40 ft. You can deviate from those percentages +/- 5%. It would be helpful to have a table of where the development currently is and what it will be at with the proposed lots.~~
- iii. ~~Is taken from the DA and is fine.~~
- iv. ~~Is taken from the DA and is fine.~~
- v. ~~Is taken from the DA and is fine.~~
- vi. ~~Is taken from the DA and is fine.~~
- vii. ~~This needs to be clarified as to what the development plan and report are. Would this show the lot sizes and widths for Shadowglen overall?~~
- viii. ~~Clarify what was revoked.~~
- ix. ~~Would full construction plan sets be submitted for the pathways?~~
- x. ~~Is ok.~~
- xi. ~~Please provide documentation as to when the variance request was granted along with a copy of the approved request.~~

~~13. There appears to be a new variance process in the DA so the only way to have any new variances approved would be through an amendment to the DA. There are already agreed to variances in the DA, so if additional ones are requested the DA would need to be amended.~~

~~14. It is highly unlikely that any waivers to deviate from the DA will be granted.~~

**15. Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and an 8.5 acre community park is required. The 8.5 acres is shown on the park plan as a contiguous tract that is 100% non-floodplain and contains only approved "Parkland Infrastructure". Lot 1 in Section 1 is shown as open space on the park plan, which is separate from the required community park space, and the lot contains detention facilities which are not approved "Parkland Infrastructure" for a community park. Any lot proposed to meet the "Additional Land" requirement of the DA should be labeled as only "Additional Land" or "Upland Park" with separately defined acreage from any open space or drainage lots.**

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

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](mailto: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



Texas Engineering Firm #4242

Date: Wednesday, September 9, 2020

Jason Reece  
Kimley Horn  
10814 Jollyville Road  
Austin 78759  
Jason.Reece@kimley-horn.com

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Permit Number 2018-P-1154-PP  
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the Shadowglen Phase 3 Section 1 & 2 Preliminary Plan (*Preliminary Plan*) submitted by Kimley Horn and received on February 03, 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.

### **THE FOLLOWING COMMENTS ARE FOR THE FIRST SUBMITTAL OF THE DETENTION WAIVER REQUEST:**

- 1. The detention waiver request will need to be approved by TRAVIS COUNTY as well the City of Manor.**
2. Clarify why the Areas for the curve numbers are different for existing vs proposed in Table 3.
3. Clarify which section of the City of Austin Drainage Criteria Manual you are requesting the Waiver Request for.
4. Per the City of Austin Drainage Criteria Manual Section 1.2.2(D), stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events.
5. The waiver request states that minor changes in velocity occur within Wilbarger Creek and that the changes are minor. The report states that increases in peak flows during the 2- and 25-year storm events are less than 0.02% of their existing peak flows and will have no adverse impact on Wilbarger Creek and no additional adverse flooding will take place as a result of the proposed development. Please provide calculations showing that the increased velocities will not affect erosion.
6. Provide calculations showing that the developed intensity curve numbers include streets, sidewalks and any other impervious cover items in their calculations. The residential curve numbers appear low.

### **7. PROVIDE DOCUMENTATION THAT THE WAIVER REQUEST HAS BEEN APPROVED BY TRAVIS COUNTY.**



9/9/2020 11:37:14 AM  
Shadowglen Phase 3 Section 1 & 2 Preliminary Plan  
2018-P-1154-PP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



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



January 31<sup>st</sup>, 2022

City of Manor  
Pauline Gray, P.E.  
105 E. Eggleston Street  
Manor, TX 78653

**RE: *Preliminary Plan for Shadowglen Phase 3 (Permit No. 2018-P-1154-PP)  
Section 1 & 2  
Manor, Texas 78653***

Dear Pauline Gray:

Please accept this Comment Response Letter for the above reference project. This submittal is in response to the comments provided by the City of Manor on March 27<sup>th</sup>, 2019. The original comments have also been included below, for reference. A summary of changes made since the previous submittal has also been included with this submittal.

**Comment 1.** Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 22(c)(4)(iv), Traffic Impact Analysis (TIA), consistent with the City of Austin Transportation Criteria Manual is required.

**Response:** **Noted. The TIA for this project has been submitted and is currently in the final stages of review/approval.**

**Comment 2.** The MUD number that will serve the proposed project is not listed on under the General Information on Sheet 2. (See upper left corner of sheet).

**Response:** **Noted. The MUD number has been added to Sheet 2.**

**Comment 3.** Parkland is required to be dedicated with Phase 3 of Shadowglen and should be consistent with Exhibit I of the DA. For Phase 3, 6.4 acres of greenbelt trails/linear parks and an 8.5 acre community park is required. The 8.5 acres is shown on the park plan as a contiguous tract that is 100% non-floodplain and contains only approved "Parkland Infrastructure". Lot 1 in Section 1 is shown as open space on the park plan, which is separate from the required community park space, and the lot contains detention facilities which are not approved "Parkland Infrastructure" for a community park. Any lot proposed to meet the "Additional Land" requirement of the DA should be labeled as only "Additional Land" or "Upland Park" with separately defined acreage from any open space or drainage lots.

**Response:** **Noted.**



Please contact me at 512-551-1839 if additional information is required.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Jason Reece". The signature is fluid and cursive, with a large loop at the end.

Jason Reece, P.E.  
Project Manager





Texas Engineering Firm #4242

1500 County Road 269  
Leander, TX 78641

PO Box 2029  
Leander, TX 78646-2029

Date: Monday, February 28, 2022

Jason Reece  
Kimley Horn  
10814 Jollyville Road  
Austin 78759  
Jason.Reece@kimley-horn.com

Permit Number 2018-P-1154-PP  
Job Address: Shadowglen Phase 3 Section 1 & 2 Preliminary Plan, Manor 78653

Dear Jason Reece,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Jason Reece and received by our office on February 03, 2022, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Preliminary Plat

Project Name: Shadowglen Subdivision Phase 3, Sections 1 and 2

Case Number: 2018-P-1154-PP

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 Preliminary Plat for the Shadowglen Subdivision near the intersection of Gregg Manor Road and Rector Loop, Manor, TX. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Preliminary Plat for the Shadowglen Subdivision, Phase 3, Sections 1 and 2, three hundred sixty one (361) lots on 103.73 acres, more or less, and being located near the intersection of Gregg Manor Road and Rector Loop, Manor, TX.**

***Applicant:* Kimley-Horn & Associates**

***Owner:* SG Land Holdings, LLC**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 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 Preliminary Plat has been filed. Comments may also 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.

**Juan Landeros**

13700 Rector Loop  
Manor, TX 78653

**Francisco Reyes Ramirez Et Al**

11109 Liberty Farms  
Austin, TX 78754

**Joseph & Carol McQuinn**

13550 Carpenter Lane  
Manchaca, TX 78652

**Conrad Gonzales**

PO Box 35  
Manor, TX 78653

**Vidal Sandoval**

13905 RECTOR LOOP  
Manor, TX 78653

**Aus-Tex Parts Service Ltd**

Javier Aguillon & Monges Blanc  
13417 RECTOR LOOP  
Manor, TX 78653

**Michael Hawkins**

13606 RECTOR LOOP  
Manor, TX 78653

**Ignacio Grimaldo**

11800 Bastrop St  
Manor, TX 78653

**Jorge, Ciro, & Margarito Utrera**

13718 RECTOR LOOP  
Manor, TX 78653

**Antonio Angel &  
Maria Hernandez**

13913 RECTOR LOOP  
Manor, TX 78653

**Harry & Sammy Garza**

13514 RECTOR LOOP  
Manor, TX 78653

**Jerry & Marilyn Moellenberg**

PO Box 156  
Manor, TX 78653

**Pablo & Maria Flores**

13909 RECTOR LOOP  
Manor, TX 78653

**Jason Weiss**

13918 Rector Loop  
Manor, TX 78653

**Cottonwood Holdings, Ltd c/o  
Dwyer Realty Co**

9900 US Hwy 290 E  
Manor, TX 78653

**City of Manor**

PO Box J  
Manor, TX 78653

**Shadowglen Golf LP**

12801 Lexington St  
Manor, TX 78653

**Theresa Zezulka**

13245 Gregg Manor Rd  
Manor, TX 78653





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 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 Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.**

*Applicant: I.T. Gonzalez Engineers*

*Owner: Duque States, LLC*

**BACKGROUND/SUMMARY:**

This plat is under our Standard Review process. At the time of posting comments have not been provided by our engineer. They will be provided at the meeting. This property also has a C-2 Medium Commercial zoning request before the Commission.

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

- Plat
- Notice
- Label

**STAFF RECOMMENDATION:**

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

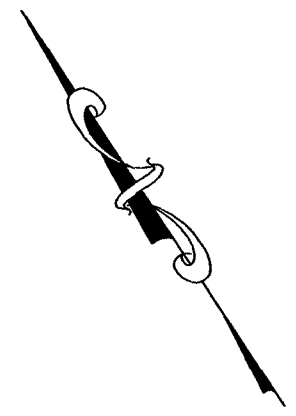
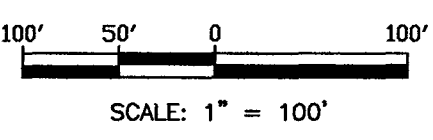
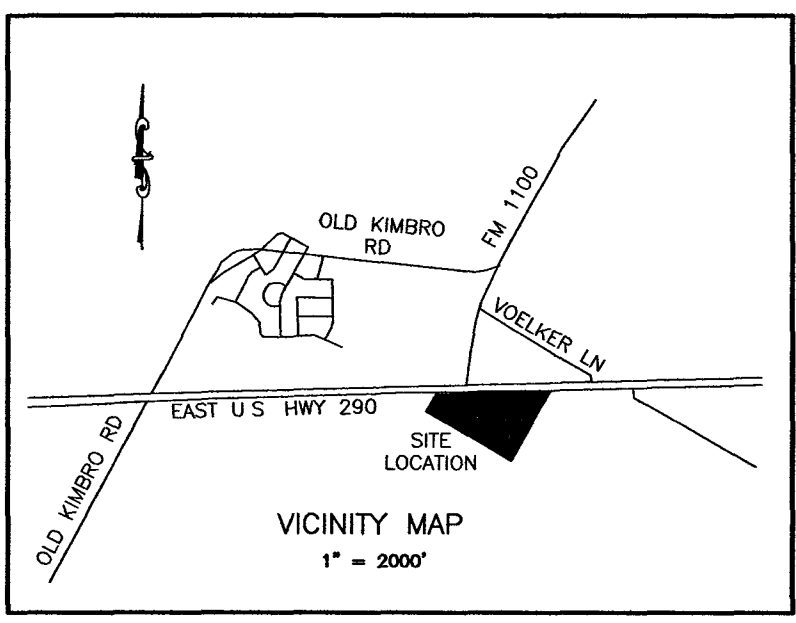
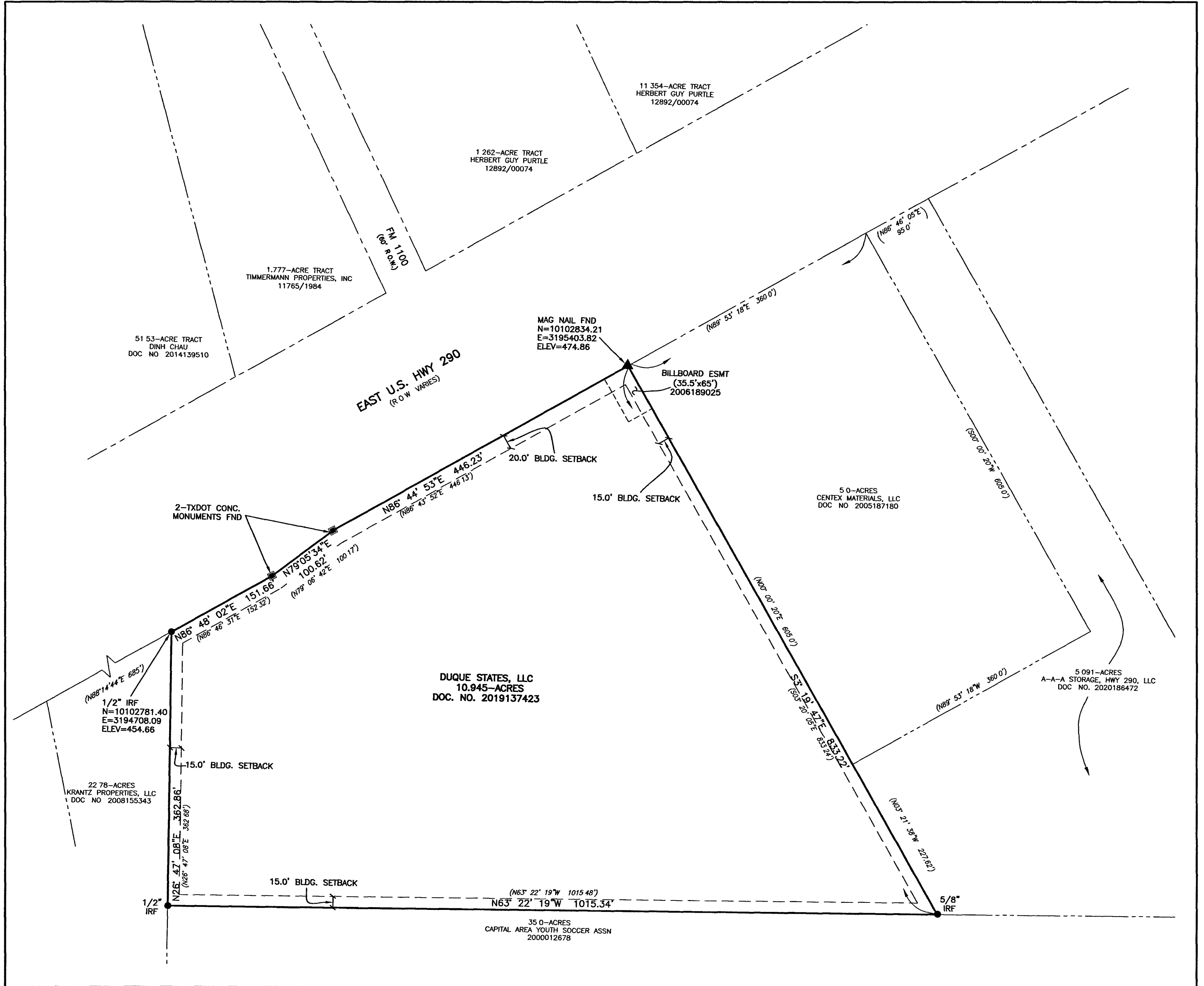
**PLANNING & ZONING COMMISSION:**      **Recommend Approval**      **Disapproval**      **None**

# DUQUE ESTATES SUBDIVISION

## LEGEND

- BOUNDARY LINE
- - - PROPERTY LINE
- - - RIGHT OF WAY LINE
- (xxx) PER RECORD
- (IRF) IRON ROD FOUND
- (IRS) IRON ROD SET
- P.U.E. PUBLIC UTILITY EASEMENT

**NOTE:**  
 THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83 (CORS) DATUM. THE BEARINGS SHOWN ARE GRID BEARINGS.



SHEET 2 OF 2  
 PLAT PREPARATION DATE: 03-02-2022

**ITG** I T Gonzalez Engineers

SURVEYING FIRM REGISTRATION NO. 100573-0  
 ENGINEERING FIRM REGISTRATION NO. F-3216  
 3501 MANOR ROAD AUSTIN, TEXAS 78723  
 TEL:(512)447-7400 FAX:(512)447-6389

I.T.G. ENGINEERS PROJECT NO: P21.11.01.01

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March 31, 2022

## City of Manor Development Services

# Notification for a Subdivision Short Form Final Plat

Project Name: Duque Estates Subdivision  
Case Number: 2022-P-1420-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 Duque Estates Subdivision located at 15001 US Hwy 290 E, 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 Duque Estates Subdivision, one (1) lot on 10.945 acres, more or less, and being located at 15001 US Hwy 290 E, Manor, TX.**

***Applicant: I.T. Gonzalez Engineers***

***Owner: Duque States, LLC***

The Planning and Zoning Commission will meet at 6:30PM on April 13, 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.



MB & MS Enterprises Inc  
PO Box 82653  
Austin TX 78708-2653

Krantz Properties LLC  
% Krantz Enterprises  
14807 US Highway 290 E  
Manor TX 78653-4513

Centex Materials LLC  
3019 Alvin Devane Blvd Ste 100  
Austin TX 78741-7419

JKR Realty Partners LLC  
11215 S IH 35 Ste 120  
Austin TX 78747-1864

DINH Chau & ANH Kim Pham  
1201 Porterfield Dr  
Austin TX 78753-1617

Ynacio & Rosa Tabarez  
1221 Meadgreen Dr  
Austin TX 78758-4712

Herbert Guy Purtle  
13105 FM 1100  
Manor TX 78653-4528

Terry Lee Schultz  
15201 Voelker Ln  
Manor TX 78653-4521



## AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

### AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

**Applicant:** Kimley-Horn & Associates

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

### BACKGROUND/SUMMARY:

This plat has been conditionally approved by our engineers. All plat items are approved but legal documents – warranty deed and license agreement – need to be finalized with legal. These items do not affect the contents of the plat; it just cannot be recorded until the documents are approved by legal. This plat consists of 141 residential lots.

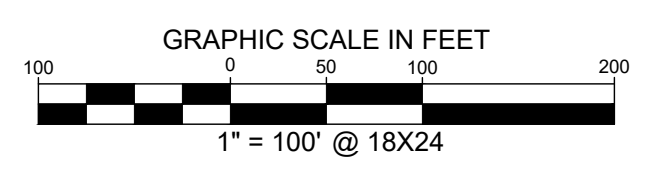
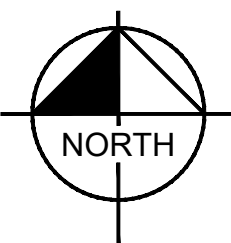
**LEGAL REVIEW:** Not Applicable  
**FISCAL IMPACT:** No  
**PRESENTATION:** No  
**ATTACHMENTS:** Yes

- Plat
- Engineer Comments
- Conformance Letter

### STAFF RECOMMENDATION:

It is City Staff's recommendation that the Planning and Zoning Commission conditionally approve a Final Plat for Manor Heights Phase 3, Section 1, being one hundred fifty (150) lots and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX pending legal approval of related documents.

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



**LEGEND**

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IRSC IRON ROD W/CAP SET
- IP 1/2" IRON ROD W/ "KH" CAP SET
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- ..... SIDEWALK
- - - - - APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
- FULLY DEVELOPED 100-YEAR FLOODPLAIN
- 1/2" IRON ROD SET IN CONCRETE W/CAP "KH"
- ⊙ BLOCK IDENTIFIERS

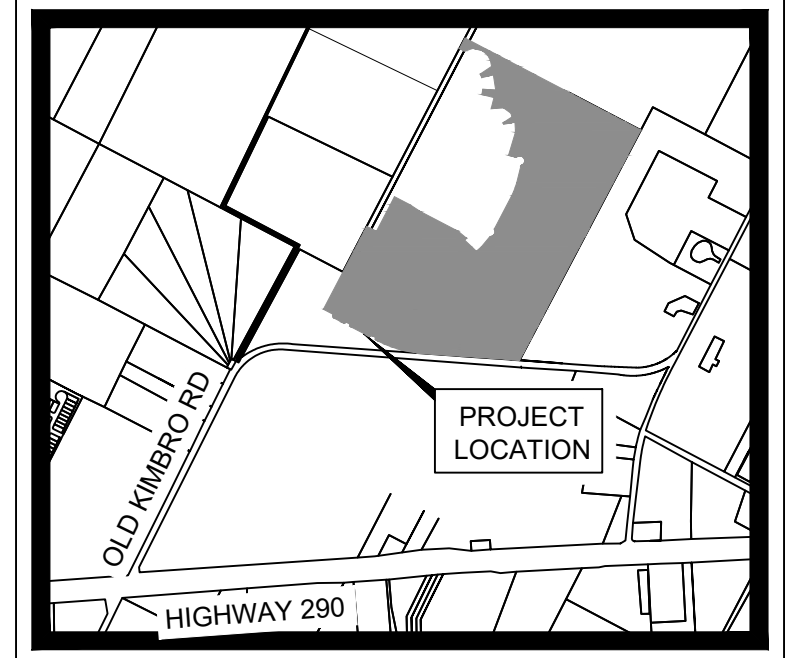
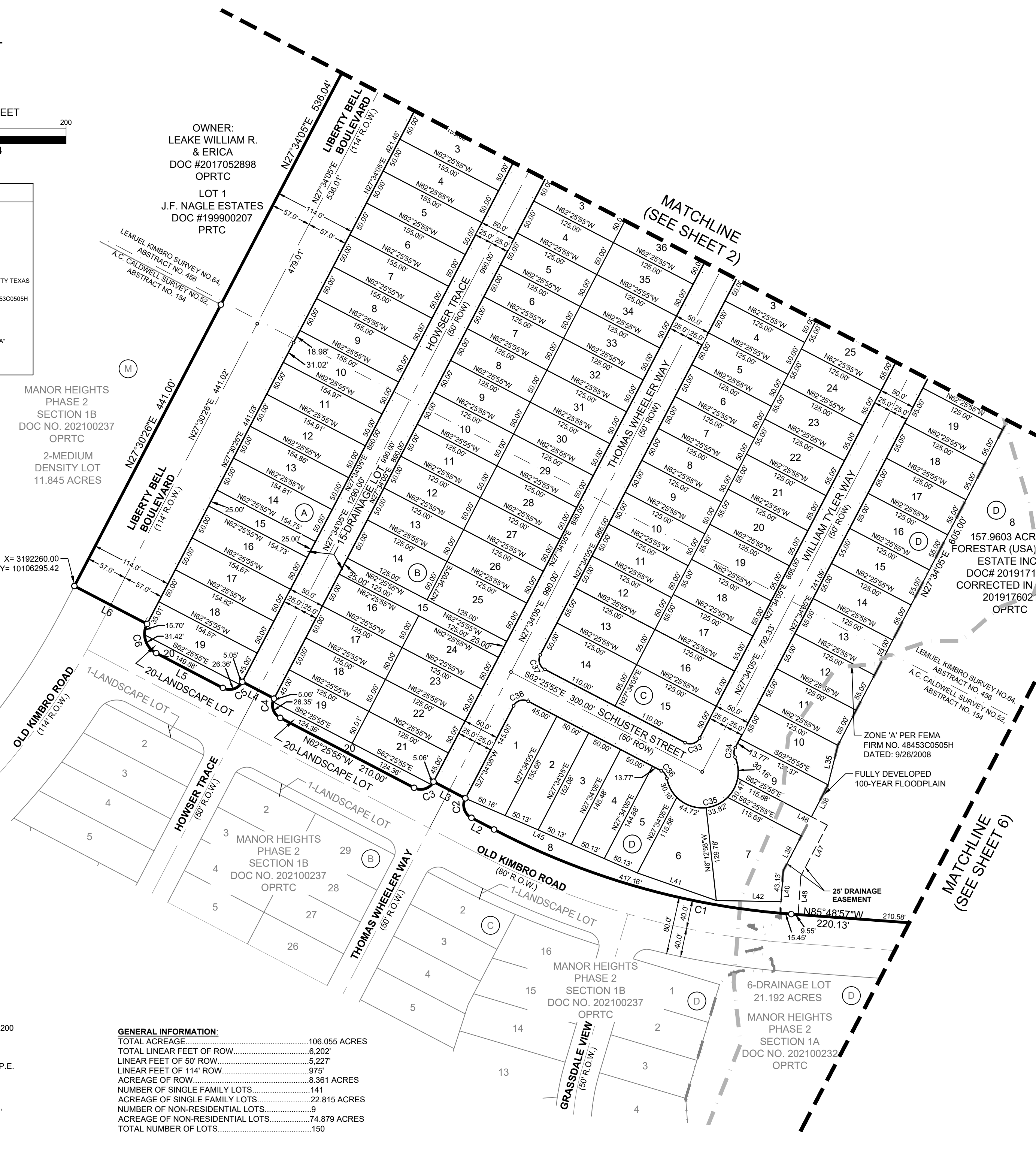
OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2017052898  
OPRTC

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

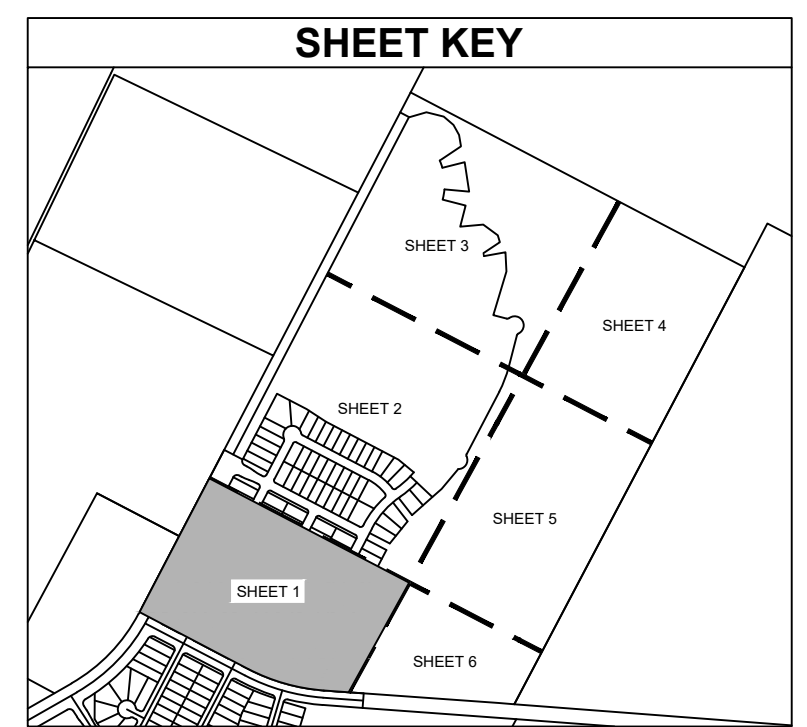
MANOR HEIGHTS  
PHASE 2  
SECTION 1B  
DOC NO. 202100237  
OPRTC

2-MEDIUM  
DENSITY LOT  
11.845 ACRES

X= 3192260.00  
Y= 10106295.42



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



**MANOR HEIGHTS PHASE 3, SECTION 1**  
106.055 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	106.055 ACRES
TOTAL LINEAR FEET OF ROW.....	6,202'
LINEAR FEET OF 50' ROW.....	5,227'
LINEAR FEET OF 114' ROW.....	975'
ACREAGE OF ROW.....	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	141
ACREAGE OF SINGLE FAMILY LOTS.....	22.815 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74.879 ACRES
TOTAL NUMBER OF LOTS.....	150

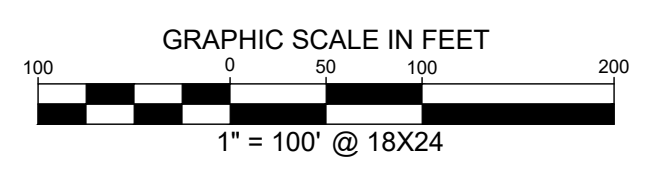
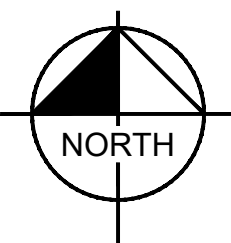
**Kimley»Horn**

601 NW Loop 410, Suite 350  
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166  
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	1 OF 8

DWG NAME: 'K:\S\A\ SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS 3-1.DWG' PLOTTED BY: CURTIS, SARAH 3/29/2022 8:59 AM LAST SAVED: 3/28/2022 8:56 AM





LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
○	1/2" IRON ROD W/"KHA" CAP SET
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
.....	SIDEWALK
---	APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
---	FULLY DEVELOPED 100-YEAR FLOODPLAIN
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
(A)	BLOCK IDENTIFIERS

OWNER:  
SKY VILLAGE KIMBRO  
ESTATES LLC.  
DOC #2017091394  
OPRTC

LOT 2  
J.F. NAGLE ESTATES  
DOC #199900207  
PRTC

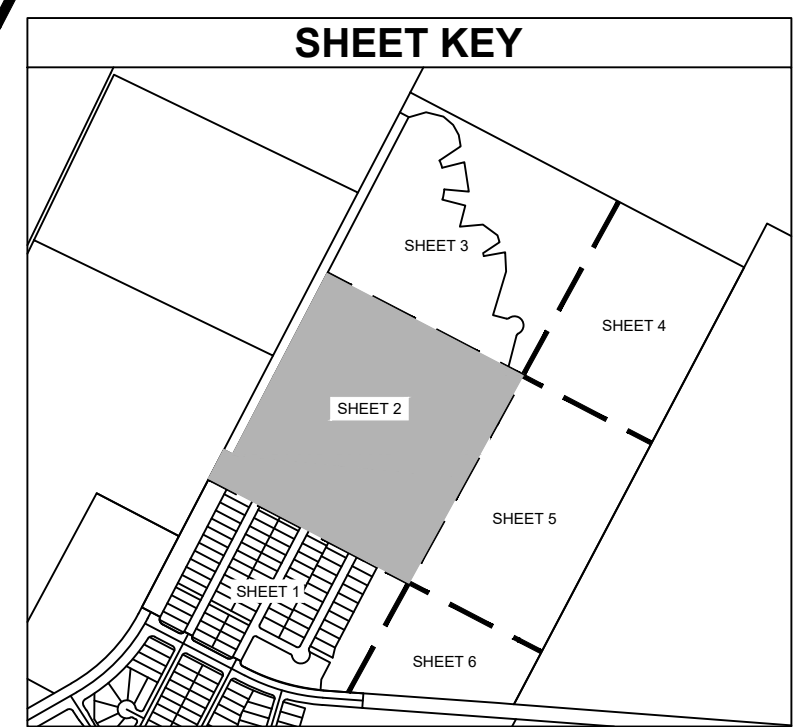
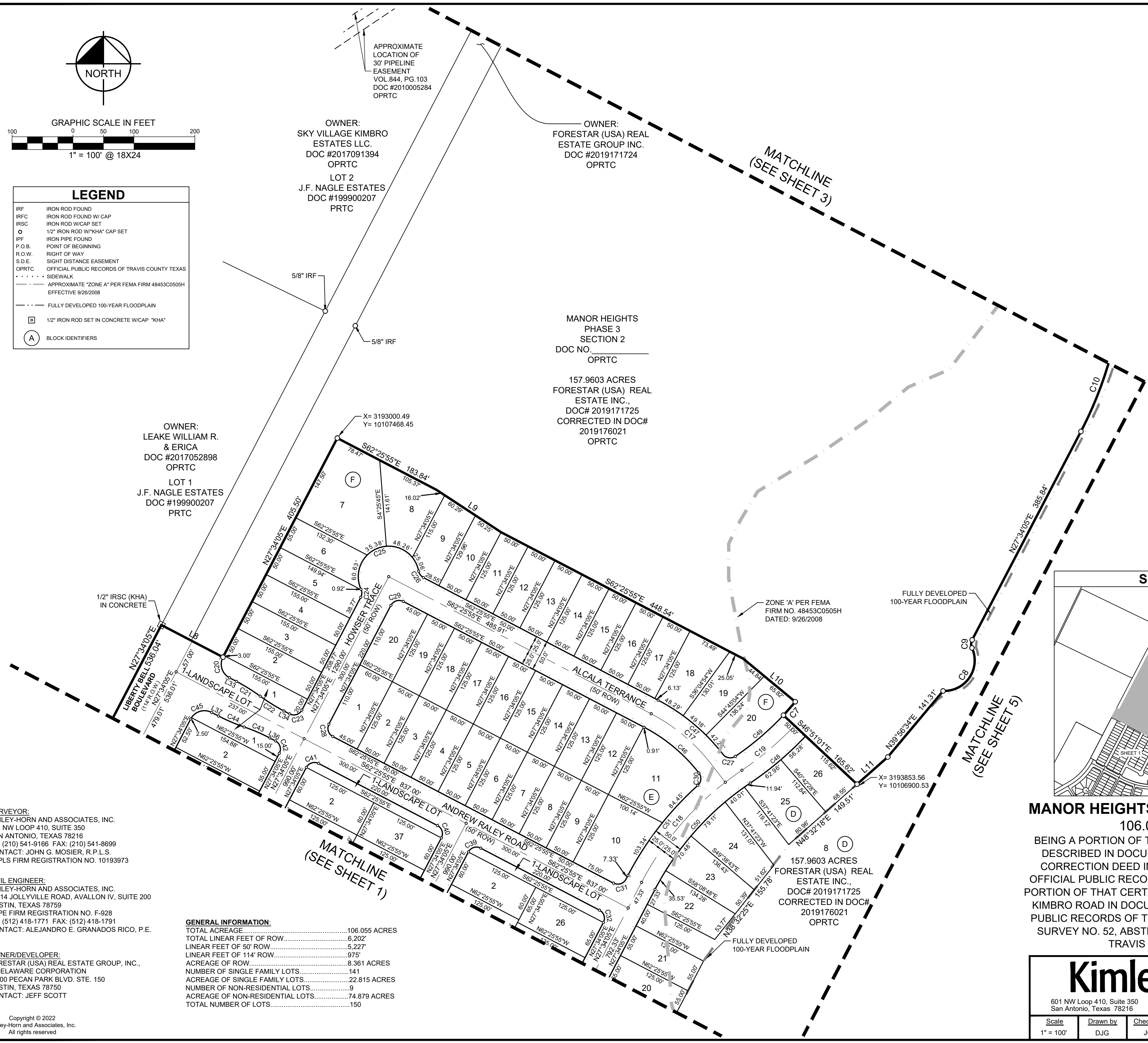
OWNER:  
FORESTAR (USA) REAL  
ESTATE GROUP INC.  
DOC #2019171724  
OPRTC

MANOR HEIGHTS  
PHASE 3  
SECTION 2  
DOC NO. \_\_\_\_\_  
OPRTC

157.9603 ACRES  
FORESTAR (USA) REAL  
ESTATE INC.,  
DOC# 2019171725  
CORRECTED IN DOC#  
2019176021  
OPRTC

OWNER:  
LEAKE WILLIAM R.  
& ERICA  
DOC #2017052898  
OPRTC

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



**MANOR HEIGHTS PHASE 3, SECTION 1**  
106.055 ACRES

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CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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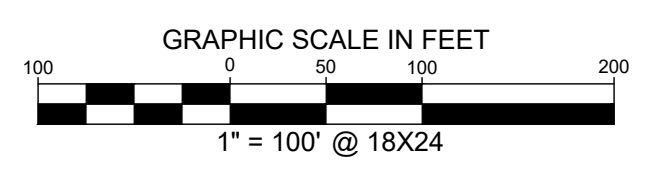
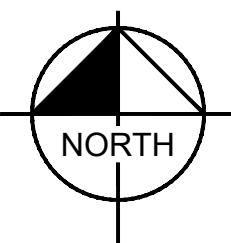
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TOTAL LINEAR FEET OF ROW.....	6,202'
LINEAR FEET OF 50' ROW.....	5,227'
LINEAR FEET OF 114' ROW.....	975'
ACREAGE OF ROW.....	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	141
ACREAGE OF SINGLE FAMILY LOTS.....	22.815 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74.879 ACRES
TOTAL NUMBER OF LOTS.....	150

**Kimley»Horn**

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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	2 OF 8



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
○	1/2" IRON ROD W/"KHA" CAP SET
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(A)	BLOCK IDENTIFIERS

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& ERICA  
DOC #2001013062TR  
OPRTC  
LOT 3  
J.F. NAGLE ESTATES  
DOC #199900207  
PRTC

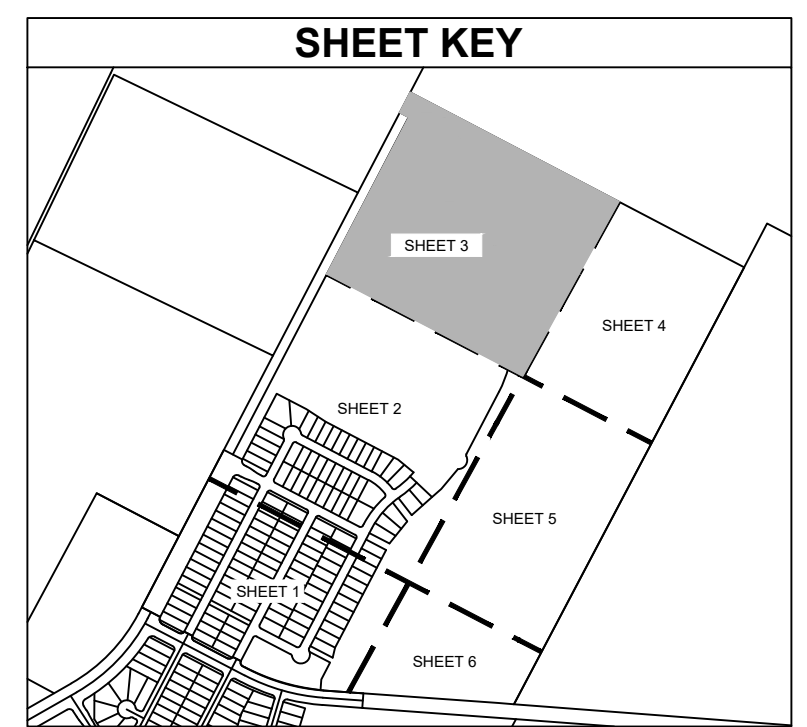
OWNER:  
FORESTAR (USA) REAL  
ESTATE GROUP INC.  
DOC #2019171724  
OPRTC

OWNER:  
TIFFANY BRICK CO LP  
DOC #2003150661TR  
(CALLED 114.836  
ACRES)

OWNER:  
SKY VILLAGE KIMBRO  
ESTATES LLC.  
DOC #2017091394  
OPRTC  
LOT 2  
J.F. NAGLE ESTATES  
DOC #199900207  
PRTC

MANOR HEIGHTS  
PHASE 3  
SECTION 2  
DOC NO. \_\_\_\_\_  
OPRTC  
157.9603 ACRES  
FORESTAR (USA) REAL  
ESTATE INC.,  
DOC# 2019171725  
CORRECTED IN DOC#  
2019176021  
OPRTC

(D) 8  
157.9603 ACRES  
FORESTAR (USA) REAL  
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OPRTC



**MANOR HEIGHTS PHASE 3, SECTION 1**  
106.055 ACRES  
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PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

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10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
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CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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A DELAWARE CORPORATION  
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AUSTIN, TEXAS 78750  
CONTACT: JEFF SCOTT

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ACREAGE OF ROW.....	8,361 ACRES
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ACREAGE OF SINGLE FAMILY LOTS.....	22,815 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74,879 ACRES
TOTAL NUMBER OF LOTS.....	150

MATCHLINE  
(SEE SHEET 2)

MATCHLINE  
(SEE SHEET 4)

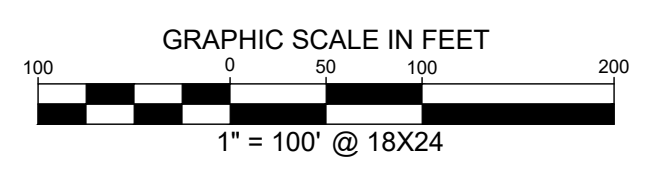
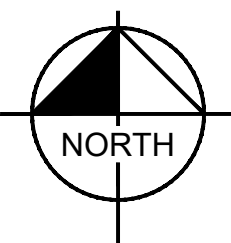
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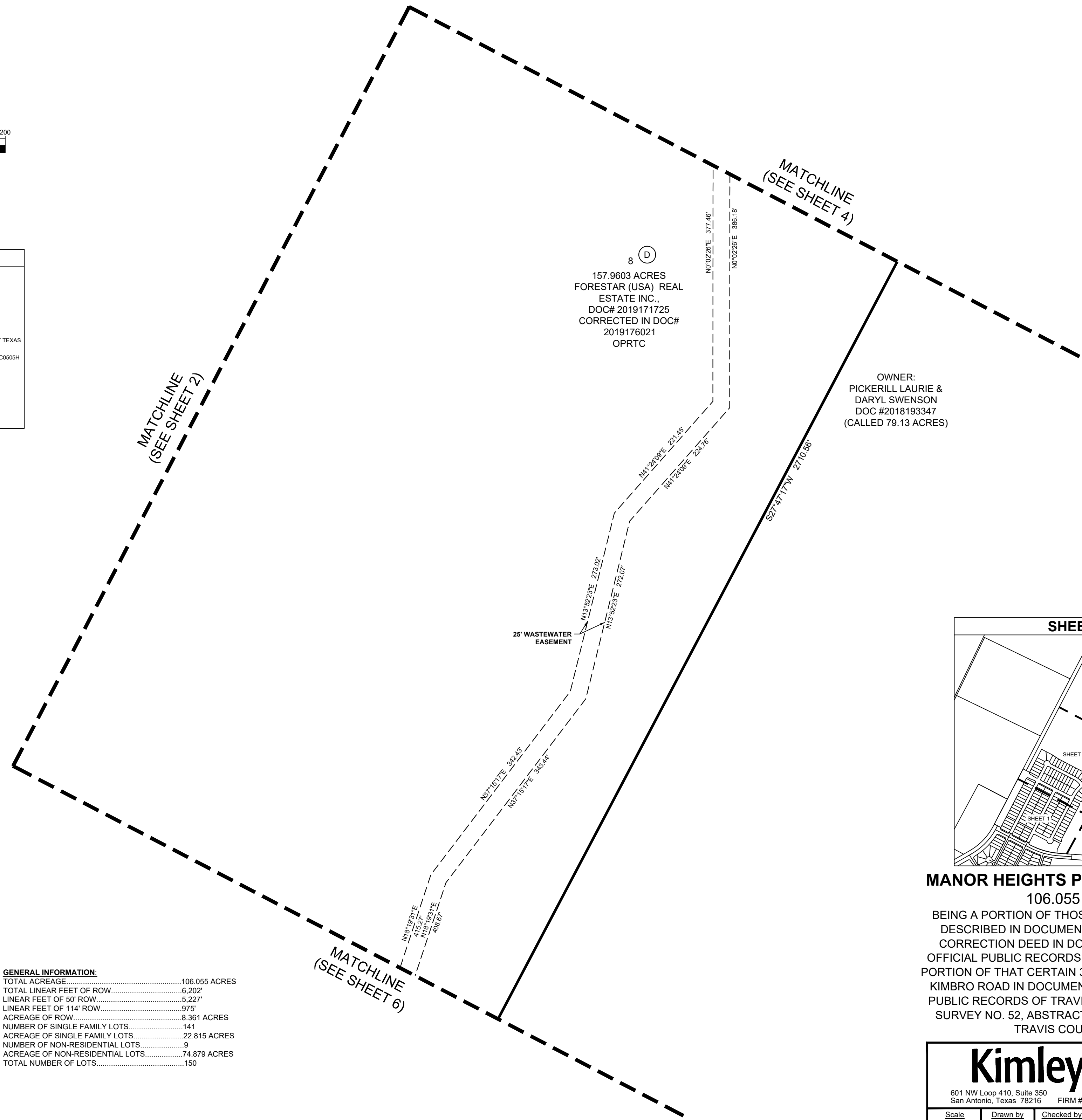
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1" = 100'	DJG	JGM	02/04/2022	069255703	3 OF 8





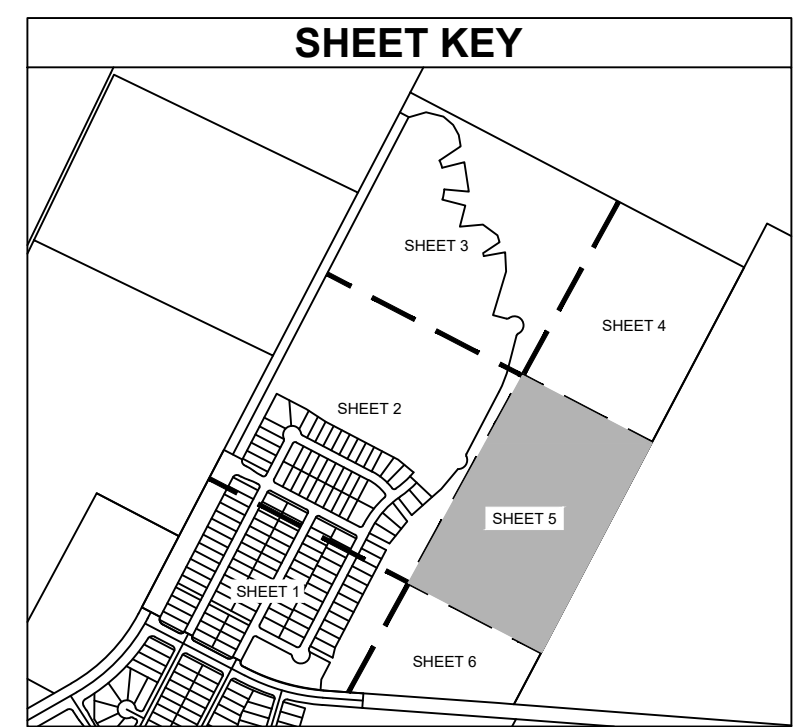


LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
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(A)	BLOCK IDENTIFIERS



8 (D)  
 157.9603 ACRES  
 FORESTAR (USA) REAL  
 ESTATE INC.,  
 DOC# 2019171725  
 CORRECTED IN DOC#  
 2019176021  
 OPRTC

OWNER:  
 PICKERILL LAURIE &  
 DARYL SWENSON  
 DOC #2018193347  
 (CALLED 79.13 ACRES)



**MANOR HEIGHTS PHASE 3, SECTION 1**  
 106.055 ACRES  
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 SAN ANTONIO, TEXAS 78216  
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**GENERAL INFORMATION:**

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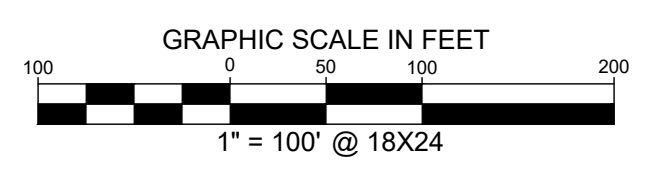
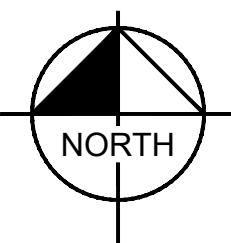
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 Kimley-Horn and Associates, Inc.  
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# Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

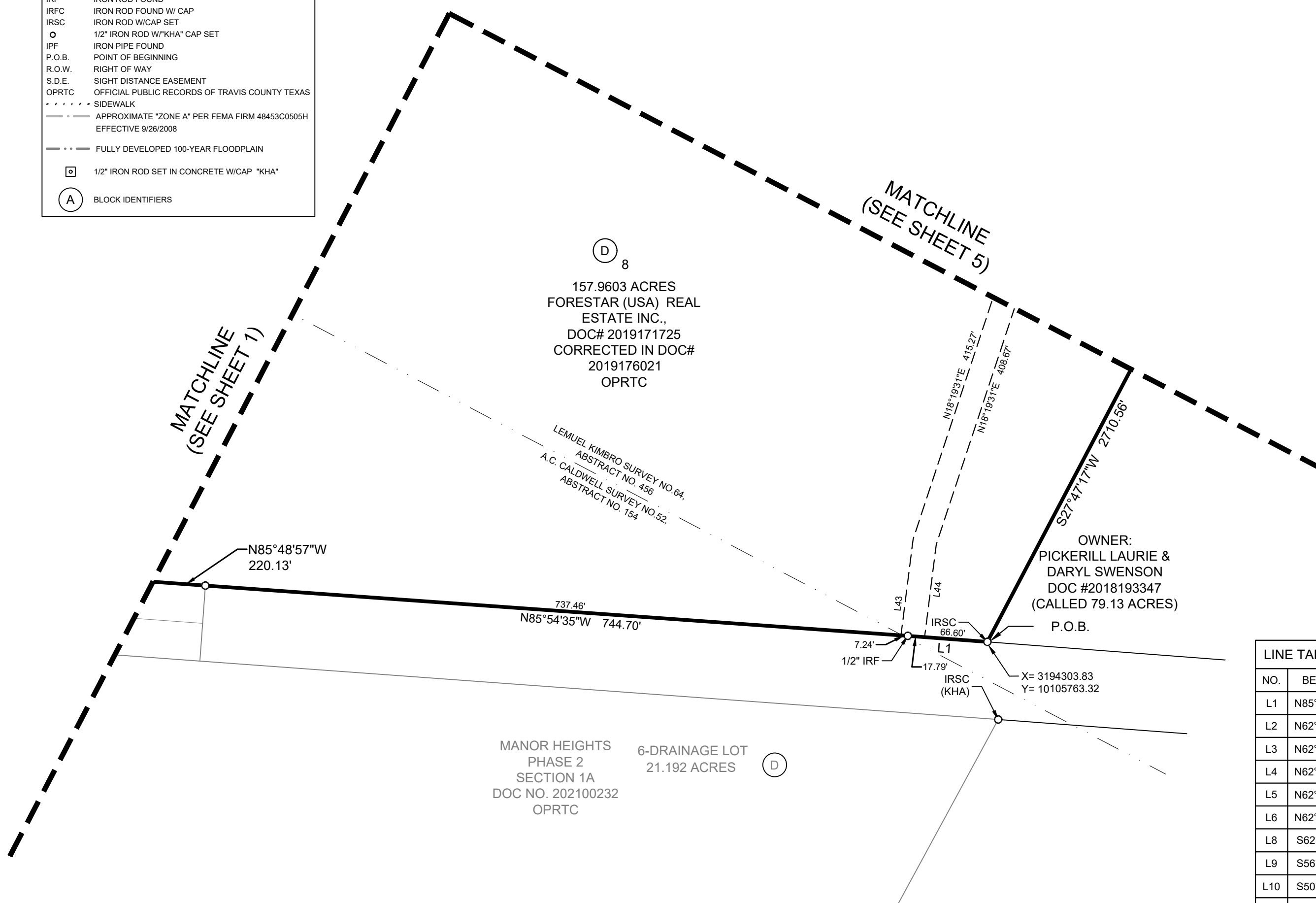
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	02/04/2022	069255703	5 OF 8

DWG NAME: K:\S\A SURVEY\MANOR HEIGHTS DEVELOPMENT\069255703-MANOR HTS PHASE 3\DWG\PLATS\MANOR HTS PHASE 3.DWG PLOTTED BY: CURTIS, SARAH 3/28/2022 8:59 AM LAST SAVED 3/28/2022 8:56 AM



LEGEND	
IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRSC	IRON ROD W/CAP SET
○	1/2" IRON ROD W/"KHA" CAP SET
IPF	IRON PIPE FOUND
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
S.D.E.	SIGHT DISTANCE EASEMENT
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
.....	SIDEWALK
- - - - -	APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
- - - - -	FULLY DEVELOPED 100-YEAR FLOODPLAIN
□	1/2" IRON ROD SET IN CONCRETE W/CAP "KHA"
Ⓐ	BLOCK IDENTIFIERS

CURVE TABLE					CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	23°23'02"	1060.00'	432.61'	N74°07'26"W	429.62'	C29	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C2	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'	C30	85°53'11"	15.00'	22.48'	N05°07'08"E	20.44'
C3	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'	C31	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C4	90°00'00"	20.00'	31.42'	N17°25'55"W	28.28'	C32	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C5	90°00'00"	20.00'	31.42'	S72°34'05"W	28.28'	C33	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C6	89°58'58"	30.00'	47.11'	N17°26'26"W	42.42'	C34	52°01'12"	15.00'	13.62'	S01°33'29"W	13.16'
C7	3°32'59"	475.00'	29.43'	S41°22'30"W	29.42'	C35	38°45'29"	50.00'	33.82'	N64°24'17"E	33.18'
C8	116°34'23"	50.00'	101.73'	N33°50'04"E	85.07'	C36	52°01'12"	15.00'	13.62'	N36°25'19"W	13.16'
C9	52°01'12"	15.00'	13.62'	N01°33'29"E	13.16'	C37	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C10	13°09'09"	625.00'	143.47'	N20°59'31"E	143.16'	C38	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C11	52°01'12"	15.00'	13.62'	N40°25'32"E	13.16'	C39	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C12	194°02'25"	50.00'	169.33'	N30°35'04"W	99.25'	C40	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C13	52°01'12"	15.00'	13.62'	S78°24'20"W	13.16'	C41	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C14	16°04'35"	50.00'	14.03'	N23°12'46"W	13.98'	C42	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C15	9°22'14"	325.00'	53.15'	N09°43'49"E	53.09'	C43	8°45'38"	300.00'	45.87'	N66°48'44"W	45.83'
C16	12°48'20"	187.98'	42.01'	N19°48'38"W	41.93'	C44	8°45'38"	300.00'	45.87'	S66°48'44"E	45.83'
C20	90°24'09"	25.00'	39.45'	S17°37'57"E	35.48'	C45	84°22'04"	25.50'	37.55'	S75°22'49"W	34.25'
C21	8°45'38"	300.00'	45.87'	N58°03'06"W	45.83'	C46	24°36'28"	275.00'	118.11'	S50°07'41"E	117.20'
C22	8°45'38"	300.00'	45.87'	S58°03'06"E	45.83'	C47	24°38'05"	325.00'	139.74'	S50°06'52"E	138.66'
C23	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'	C48	13°00'49"	525.00'	119.24'	N49°39'24"E	118.99'
C24	48°30'09"	15.00'	12.70'	N03°19'01"E	12.32'	C49	12°33'03"	475.00'	104.05'	N49°25'31"E	103.84'
C25	40°32'43"	50.00'	35.38'	S65°17'54"W	34.65'	C50	28°35'44"	475.00'	237.07'	S41°51'57"W	234.61'
C26	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'	C51	20°29'39"	525.00'	187.79'	S37°48'54"W	186.79'
C27	86°30'08"	15.00'	22.65'	S81°02'54"E	20.56'						
C28	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'						



**SURVEYOR:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 601 NW LOOP 410, SUITE 350  
 SAN ANTONIO, TEXAS 78216  
 PH: (210) 541-9166 FAX: (210) 541-8699  
 CONTACT: JOHN G. MOSIER, R.P.L.S.  
 TBPLS FIRM REGISTRATION NO. 10193973

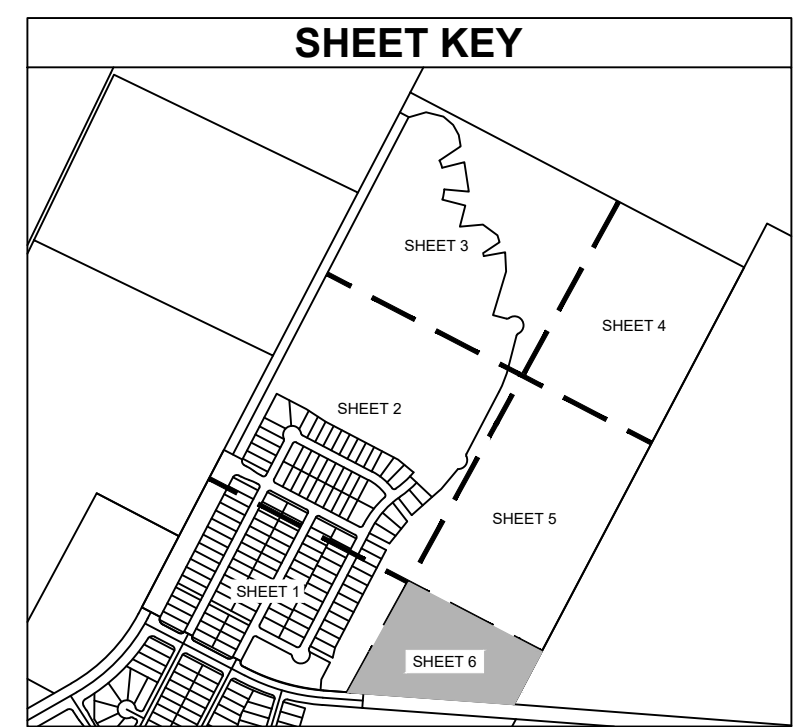
**CIVIL ENGINEER:**  
 KIMLEY-HORN AND ASSOCIATES, INC.  
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
 AUSTIN, TEXAS 78759  
 TBPE FIRM REGISTRATION NO. F-928  
 PH: (512) 418-1771 FAX: (512) 418-1791  
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

**GENERAL INFORMATION:**

TOTAL ACREAGE.....	106.055 ACRES
TOTAL LINEAR FEET OF ROW.....	6,202'
LINEAR FEET OF 50' ROW.....	5,227'
LINEAR FEET OF 114' ROW.....	975'
ACREAGE OF ROW.....	8.361 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	141
ACREAGE OF SINGLE FAMILY LOTS.....	22.815 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	9
ACREAGE OF NON-RESIDENTIAL LOTS.....	74.879 ACRES
TOTAL NUMBER OF LOTS.....	150

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N85°38'46"W	84.38'	L26	N10°01'41"W	62.95'
L2	N62°25'55"W	35.45'	L27	N28°39'06"W	63.56'
L3	N62°25'55"W	50.00'	L28	N49°35'26"W	70.81'
L4	N62°25'55"W	50.00'	L29	N75°55'00"W	97.58'
L5	N62°25'55"W	104.53'	L30	S73°30'03"W	97.58'
L6	N62°26'57"W	114.00'	L31	N62°26'32"W	56.90'
L8	S62°25'55"E	114.00'	L32	N27°33'28"E	124.35'
L9	S56°45'49"E	126.56'	L33	S62°25'55"E	12.99'
L10	S50°24'00"E	110.66'	L34	S62°25'55"E	10.45'
L11	N48°32'15"E	67.42'	L35	N13°54'04"E	56.60'
L12	N75°35'04"W	76.95'	L36	N62°25'55"W	10.45'
L13	N02°46'19"W	105.59'	L37	N62°26'09"W	12.67'
L14	S79°59'57"W	123.83'	L38	S27°34'05"W	50.00'
L15	N56°08'09"E	115.62'	L39	S27°34'05"W	54.74'
L16	N16°08'29"W	38.98'	L40	N04°05'25"E	59.13'
L17	N53°32'59"W	99.32'	L41	S70°46'22"E	116.20'
L18	S84°44'51"W	127.43'	L42	S88°54'18"E	90.02'
L19	N14°24'56"E	120.00'	L43	N07°10'59"E	102.39'
L20	N75°35'04"W	130.00'	L44	N07°10'59"E	98.68'
L21	N14°24'56"E	3.70'	L45	S66°33'01"E	260.67'
L22	S84°57'18"E	136.15'	L46	S62°25'55"E	140.68'
L23	N08°48'51"W	163.90'	L47	S27°34'05"W	79.54'
L24	S75°39'03"W	125.95'	L48	S04°05'25"W	54.08'
L25	N56°03'48"E	140.41'			



**MANOR HEIGHTS PHASE 3, SECTION 1**  
 106.055 ACRES  
 BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS



601 NW Loop 410, Suite 350 San Antonio, Texas 78216	FIRM # 10193973	Tel. No. (210) 541-9166 www.kimley-horn.com
Scale 1" = 100'	Drawn by DJG	Checked by JGM
Date 02/04/2022	Project No. 069255703	Sheet No. 6 OF 8

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 106.055 ACRE TRACT LOCATED IN THE A.C. CALDWELL SURVEY NUMBER 52, ABSTRACT NUMBER 154, AND THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., A PORTION OF THAT CERTAIN 90.0886 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171725, CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF A 3.469 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 3, SECTION 1" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 106.055 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS "MANOR HEIGHTS PHASE 3, SECTION 1" AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFOR GRANTED AND NOT RELEASED.

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

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

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

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

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

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

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

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

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

JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330- STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com

SURVEYOR'S NOTES

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

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL (FEBRUARY 20, 2020).
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAT IS RESPONSIBLE FOR POSTING FISCAL SURETY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE MANOR HEIGHTS PHASE 3 SECTION 1 FINAL PLAT, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD (ORDINANCE NO. 534) AND ARE AS FOLLOWS:
(SEE TYPICAL SETBACK DETAIL)
FRONT YARD - 20'
REAR YARD - 10'
SIDE YARD - 5'
STREET SIDE YARD - 15'
13. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
14. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 Sq.Ft. WITHIN PUD-SF-1 AND 3300 Sq.Ft. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 Sq.Ft.
15. LOT 1, BLOCK A, LANDSCAPE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, LOT 8, BLOCK D, DRAINAGE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT IS DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS ("THE HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, LANDSCAPE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, LOT 8, BLOCK D, DRAINAGE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 AS AMENDED (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, LANDSCAPE LOT, LOT 20, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 20, BLOCK B, LANDSCAPE LOT, LOT 1, BLOCK C, LANDSCAPE LOT, LOT 8, BLOCK D, DRAINAGE LOT, AND LOT 1, BLOCK F, LANDSCAPE LOT UPON TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
16. LOT 15, BLOCK A, DRAINAGE LOT, AND LOT 15, BLOCK B, DRAINAGE LOT ARE TO BE DEDICATED TO THE HOMEOWNER ASSOCIATION. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MOWING AND MAINTAINING LANDSCAPING IN THE DRAINAGE LOTS.
17. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018, AS AMENDED.

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: ATTEST:

JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: ATTEST:

DR. CHRISTOPHER HARVEY, MAYOR LLUVIA T. ALMARAZ, CITY SECRETARY

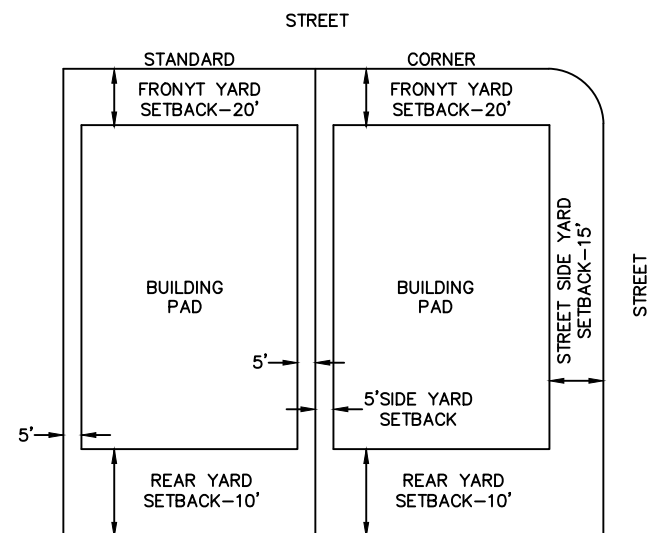
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

I, 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 DATE. \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_ AT \_\_\_\_\_ O'CLOCK\_\_\_\_, DULY RECORDED ON THE DAY OF \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_\_ O'CLOCK\_\_\_\_ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER \_\_\_\_\_, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

REBECCA GUERRERO, COUNTY CLERK, TRAVIS COUNTY, TEXAS

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



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
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AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

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

MANOR HEIGHTS PHASE 3, SECTION 1
106.055 ACRES

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn logo and contact information: 601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com. Table with columns: Scale, Drawn by, Checked by, Date, Project No., Sheet No.

DWG NAME: K:\S\A\ SURVEY\MANOR HEIGHTS DEVELOPMENT\0629255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS 3-1.DWG PLOTTED BY: CURTIS, SARAH 3/29/2022 8:59 AM LAST SAVED 3/28/2022 8:56 AM



**A METES AND BOUNDS  
DESCRIPTION OF A  
106.055 ACRE TRACT OF LAND**

**BEING** a 106.055 acre (4,619,755 square feet) tract of land situated in the A.C. Caldwell Survey No. 52, Abstract No. 154, and Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and being a portion of a called 157.9603 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017180865 of the Official Public Records of Travis County, also being a portion of a called 90.0886 acre tract of land described in instrument to RHOF, LLC recorded in Document No. 2017194263 of the Official Public Records of Travis County; also being a portion of Old Kimbro Road (80 feet wide); and being more particularly described as follows:

**BEGINNING** at a 1/2-inch iron rod with a plastic cap stamped "KHA" found on the northerly right-of-way line of said Old Kimbro Road marking the southwestern-most corner of a called 75.163 acre tract of land described in instrument to Swenson Don Ray recorded in Document No. 2016191634 of the Official Public Records of Travis County;

**THENCE**, along the northerly right-of-way line of said Old Kimbro Road, the following fifteen (15) courses and distances;

1. North 85°38'46" West, 84.38 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 85°54'35" West, 744.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. North 85°48'57" West, 220.13 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. in a northwesterly direction, along a tangent curve to the right, a central angle of 23°23'02", a radius of 1060.00 feet, a chord bearing and distance of North 74°07'26" West, 429.62 feet, and a total arc length of 432.61 feet to a point for corner of tangency;
5. North 62°25'55" West, 35.45 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. in a northwesterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 17°25'55" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
7. North 62°25'55" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
8. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 72°34'05" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
9. North 62°25'55" West, 210.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. in a northwesterly direction, along a tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of North 17°25'55" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
11. North 62°25'55" West, 50.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
12. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 90°00'00", a radius of 20.00 feet, a chord bearing and distance of South 72°34'05" West, 28.28 feet, and a total arc length of 31.42 feet to a point of tangency;
13. North 62°25'55" West, 104.53 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. in a northwesterly direction, along a tangent curve to the right, a central angle of 89°58'58", a radius of 30.00 feet, a chord bearing and distance of North 17°26'26" West, 42.42 feet, and a total arc length of 47.11 feet to a point of tangency;
15. North 62°26'57" West, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

**THENCE**, North 27°30'26" East, 441.00 feet to a 5/8-inch iron rod found marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

**THENCE**, North 27°34'05" East, 536.04 feet along the easterly boundary line of said Lot 1 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

**THENCE**, departing from said Lot 1 and crossing said 157.9603 acre tract, the following forty-two (42) courses and distances:

1. South 62°25'55" East, 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
2. North 27°34'05" East, 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
3. South 62°25'55" East, 183.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
4. South 56°45'49" East, 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
5. South 62°25'55" East, 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
6. South 50°24'00" East, 110.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
7. in a southwesterly direction, along a non-tangent curve to the right, a central angle of 3°32'59", a radius of 475.00 feet, a chord bearing and distance of South 41°22'30" West, 29.42 feet, and a total arc length of 29.43 feet to a point of tangency;
8. South 46°51'01" East, 165.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
9. North 48°32'15" East, 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
10. North 39°56'34" East, 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
11. in a northeasterly direction, along a non-tangent curve to the left, a central angle of 116°34'23", a radius of 50.00 feet, a chord bearing and distance of North 33°50'04" East, 85.07 feet, and a total arc length of 101.73 feet to a point of tangency;
12. in a northeasterly direction, along a tangent reverse curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 1°33'29" East, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
13. North 27°34'05" East, 385.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
14. in a northeasterly direction, along a tangent curve to the left, a central angle of 13°09'09", a radius of 625.00 feet, a chord bearing and distance of North 20°59'31" East, 143.16 feet, and a total arc length of 143.47 feet to a point of tangency;
15. North 14°24'56" East, 179.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
16. in a northeasterly direction, along a tangent curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of North 40°25'32" East, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
17. in a northwesterly direction, along a tangent reverse curve to the left, a central angle of 194°02'25", a radius of 50.00 feet, a chord bearing and distance of North 30°35'04" West, 99.25 feet, and a total arc length of 169.33 feet to a point of tangency;
18. in a southwesterly direction, along a tangent reverse curve to the right, a central angle of 52°01'12", a radius of 15.00 feet, a chord bearing and distance of South 78°24'20" West, 13.16 feet, and a total arc length of 13.62 feet to a point of tangency;
19. North 75°35'04" West, 76.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
20. North 16°50'50" East, 250.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
21. North 2°46'19" West, 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
22. South 79°59'57" West, 123.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
23. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 16°04'35", a radius of 50.00 feet, a chord bearing and distance of North 23°12'46" West, 13.98 feet, and a total arc length of 14.03 feet to a point of tangency;
24. North 56°08'09" East, 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
25. North 16°08'29" West, 38.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
26. North 53°32'59" West, 99.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
27. South 84°44'51" West, 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
28. North 14°24'56" East, 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
29. North 75°35'04" West, 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
30. North 14°24'56" East, 3.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
31. in a northeasterly direction, along a tangent curve to the left, a central angle of 9°22'14", a radius of 325.00 feet, a chord bearing and distance of North 9°43'49" East, 53.09 feet, and a total arc length of 53.15 feet to a point of tangency;
32. South 84°57'18" East, 136.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
33. North 8°48'51" West, 163.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
34. South 75°39'03" West, 125.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
35. in a northwesterly direction, along a non-tangent curve to the left, a central angle of 12°48'20", a radius of 187.98 feet, a chord bearing and distance of North 19°48'38" West, 41.93 feet, and a total arc length of 42.01 feet to a point of tangency;
36. North 56°03'48" East, 140.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
37. North 10°01'41" West, 62.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
38. North 28°39'06" West, 63.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
39. North 49°35'26" West, 70.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
40. North 75°55'00" West, 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
41. South 73°30'03" West, 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
42. North 62°26'32" West, 56.90 feet to a 1/2-inch iron with a plastic cap stamped "KHA" set marking the southwestern-most corner of aforesaid 157.9603 acre tract on the southeasterly line of Lot 3 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Official Public Records of Travis County;

**THENCE**, North 27°33'28" East, 124.35 feet along the southeasterly boundary line of said Lot 3 and the southwest most corner of a called 114.836 acre tract of land described in instrument to Tiffany Brick Co, LP, recorded in Document No. 2003150661TR of the Official Public Records of Travis County, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;

**THENCE**, South 62°20'52" East, 2069.05 feet, departing the easterly line of said Lot 3 of the J.F Nagle Estates and along the southerly boundary line of a called 114.836 acre tract of land, to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a corner;

**THENCE**, South 27°47'17" West, 2710.56 feet and along the westerly boundary line of a called 79.13 acres tract of land described in instrument to Laurie Pickerrill and Daryl Swenson recorded in Document No. 2018193347 of the Official Public Records of Travis County and to the northerly right-of-way line of said Old Kimbro Road to the **POINT OF BEGINNING**, and containing 106.055 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK A LOT 1 - LANDSCAPE	0.089	3,875
BLOCK A LOT 2	0.196	8,525
BLOCK A LOT 3	0.178	7,750
BLOCK A LOT 4	0.178	7,750
BLOCK A LOT 5	0.178	7,750
BLOCK A LOT 6	0.178	7,750
BLOCK A LOT 7	0.178	7,750
BLOCK A LOT 8	0.178	7,750
BLOCK A LOT 9	0.178	7,750
BLOCK A LOT 10	0.178	7,749
BLOCK A LOT 11	0.178	7,747
BLOCK A LOT 12	0.178	7,744
BLOCK A LOT 13	0.178	7,742
BLOCK A LOT 14	0.178	7,739
BLOCK A LOT 15 - DRAINAGE	0.089	3,869
BLOCK A LOT 16	0.178	7,735
BLOCK A LOT 17	0.178	7,732
BLOCK A LOT 18	0.177	7,730
BLOCK A LOT 19	0.177	7,707
BLOCK A LOT 20 - LANDSCAPE	0.047	2,060
BLOCK B LOT 1 - LANDSCAPE	0.084	3,653
BLOCK B LOT 2	0.172	7,500
BLOCK B LOT 3	0.143	6,250
BLOCK B LOT 4	0.143	6,250
BLOCK B LOT 5	0.143	6,250
BLOCK B LOT 6	0.143	6,250
BLOCK B LOT 7	0.143	6,250
BLOCK B LOT 8	0.143	6,250
BLOCK B LOT 9	0.143	6,250
BLOCK B LOT 10	0.143	6,250
BLOCK B LOT 11	0.143	6,250
BLOCK B LOT 12	0.143	6,250
BLOCK B LOT 13	0.143	6,250
BLOCK B LOT 14	0.172	7,500
BLOCK B LOT 15 - DRAINAGE	0.143	6,250
BLOCK B LOT 16	0.143	6,250
BLOCK B LOT 17	0.143	6,250
BLOCK B LOT 18	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK B LOT 19	0.143	6,250
BLOCK B LOT 20 - LANDSCAPE	0.082	3,578
BLOCK B LOT 21	0.143	6,250
BLOCK B LOT 22	0.143	6,250
BLOCK B LOT 23	0.143	6,250
BLOCK B LOT 24	0.143	6,250
BLOCK B LOT 25	0.172	7,500
BLOCK B LOT 26	0.143	6,250
BLOCK B LOT 27	0.143	6,250
BLOCK B LOT 28	0.143	6,250
BLOCK B LOT 29	0.143	6,250
BLOCK B LOT 30	0.143	6,250
BLOCK B LOT 31	0.143	6,250
BLOCK B LOT 32	0.143	6,250
BLOCK B LOT 33	0.143	6,250
BLOCK B LOT 34	0.143	6,250
BLOCK B LOT 35	0.143	6,250
BLOCK B LOT 36	0.143	6,250
BLOCK B LOT 37	0.172	7,500
BLOCK C LOT 1 - LANDSCAPE	0.084	3,653
BLOCK C LOT 2	0.172	7,500
BLOCK C LOT 3	0.143	6,250
BLOCK C LOT 4	0.143	6,250
BLOCK C LOT 5	0.143	6,250
BLOCK C LOT 6	0.143	6,250
BLOCK C LOT 7	0.143	6,250
BLOCK C LOT 8	0.143	6,250
BLOCK C LOT 9	0.143	6,250
BLOCK C LOT 10	0.143	6,250
BLOCK C LOT 11	0.143	6,250
BLOCK C LOT 12	0.143	6,250
BLOCK C LOT 13	0.158	6,875
BLOCK C LOT 14	0.185	8,077
BLOCK C LOT 15	0.185	8,077
BLOCK C LOT 16	0.158	6,875
BLOCK C LOT 17	0.158	6,875
BLOCK C LOT 18	0.158	6,875
BLOCK C LOT 19	0.158	6,875

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK C LOT 20	0.158	6,875
BLOCK C LOT 21	0.158	6,875
BLOCK C LOT 22	0.158	6,875
BLOCK C LOT 23	0.158	6,875
BLOCK C LOT 24	0.158	6,875
BLOCK C LOT 25	0.158	6,875
BLOCK C LOT 26	0.187	8,125
BLOCK D LOT 1	0.216	9,422
BLOCK D LOT 2	0.177	7,694
BLOCK D LOT 3	0.172	7,514
BLOCK D LOT 4	0.168	7,334
BLOCK D LOT 5	0.155	6,741
BLOCK D LOT 6	0.211	9,204
BLOCK D LOT 7	0.308	13,417
BLOCK D LOT 8 - DRAINAGE	74.022	3,224,379
BLOCK D LOT 9	0.149	6,506
BLOCK D LOT 10	0.166	7,243
BLOCK D LOT 11	0.158	6,875
BLOCK D LOT 12	0.158	6,875
BLOCK D LOT 13	0.158	6,875
BLOCK D LOT 14	0.158	6,875
BLOCK D LOT 15	0.158	6,875
BLOCK D LOT 16	0.158	6,875
BLOCK D LOT 17	0.158	6,875
BLOCK D LOT 18	0.158	6,875
BLOCK D LOT 19	0.158	6,875
BLOCK D LOT 20	0.158	6,875
BLOCK D LOT 21	0.158	6,875
BLOCK D LOT 22	0.173	7,538
BLOCK D LOT 23	0.189	8,212
BLOCK D LOT 24	0.201	8,744
BLOCK D LOT 25	0.206	8,968
BLOCK D LOT 26	0.163	7,087
BLOCK E LOT 1	0.171	7,452
BLOCK E LOT 2	0.143	6,250
BLOCK E LOT 3	0.143	6,250
BLOCK E LOT 4	0.143	6,250
BLOCK E LOT 5	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK E LOT 6	0.143	6,250
BLOCK E LOT 7	0.143	6,250
BLOCK E LOT 8	0.143	6,250
BLOCK E LOT 9	0.143	6,250
BLOCK E LOT 10	0.265	11,547
BLOCK E LOT 11	0.304	13,224
BLOCK E LOT 12	0.143	6,250
BLOCK E LOT 13	0.143	6,250
BLOCK E LOT 14	0.143	6,250
BLOCK E LOT 15	0.143	6,250
BLOCK E LOT 16	0.143	6,250
BLOCK E LOT 17	0.143	6,250
BLOCK E LOT 18	0.143	6,250
BLOCK E LOT 19	0.143	6,250
BLOCK E LOT 20	0.171	7,452
BLOCK F LOT 1 - LANDSCAPE	0.107	4,656
BLOCK F LOT 2	0.178	7,750
BLOCK F LOT 3	0.178	7,750
BLOCK F LOT 4	0.178	7,750
BLOCK F LOT 5	0.178	7,733
BLOCK F LOT 6	0.170	7,402
BLOCK F LOT 7	0.408	17,774
BLOCK F LOT 8	0.225	9,790
BLOCK F LOT 9	0.176	7,668
BLOCK F LOT 10	0.146	6,374
BLOCK F LOT 11	0.143	6,250
BLOCK F LOT 12	0.143	6,250
BLOCK F LOT 13	0.143	6,250
BLOCK F LOT 14	0.143	6,250
BLOCK F LOT 15	0.143	6,250
BLOCK F LOT 16	0.143	6,250
BLOCK F LOT 17	0.143	6,250
BLOCK F LOT 18	0.185	8,076
BLOCK F LOT 19	0.182	7,943
BLOCK F LOT 20	0.208	9,072
OVERALL BOUNDARY	106.055	4,619,755
ROW	8.361	364,225

**MANOR HEIGHTS PHASE 3, SECTION 1  
106.055 ACRES**

BEING A PORTION OF THOSE CERTAIN 157.9603 ACRE DESCRIBED IN DOCUMENT NO. 2019171725, AND IN CORRECTION DEED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, AND A PORTION OF THAT CERTAIN 3.700 ACRE PORTION OF OLD KIMBRO ROAD IN DOCUMENT NO. 202152193, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

**SURVEYOR:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
601 NW LOOP 410, SUITE 350  
SAN ANTONIO, TEXAS 78216  
PH: (210) 541-9166 FAX: (210) 541-8699  
CONTACT: JOHN G. MOSIER, R.P.L.S.  
TBPLS FIRM REGISTRATION NO. 10193973

**CIVIL ENGINEER:**  
KIMLEY-HORN AND ASSOCIATES, INC.  
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200  
AUSTIN, TEXAS 78759  
TBPE FIRM REGISTRATION NO. F-928  
PH: (512) 418-1771 FAX: (512) 418-1791  
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.



Texas Engineering Firm #4242

Date: Tuesday, November 9, 2021

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

Permit Number 2021-P-1363-FP  
Job Address: Manor Heights Phase 3-1 Final Plat, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 3-1 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 07, 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 a sheet that shows the entirety of Lot 8.
2. Provide a description as to what proposed uses are planned for Lot 8.
3. Clearly label all proposed lots. It is unclear what the large lot shown on Sheets 2 and 3 is.
4. Remove Philip Tryon's name from the P&Z Chairperson signature block.
5. The new Mayor is Dr. Christopher Harvey.
6. The location of City Limit lines and/or outer boundary of the City's ETJ should be shown on the plat.
7. A copy of the approved application for floodplain map amendment or revision as required by FEMA should be provided.

11/9/2021 5:54:35 PM  
Manor Heights Phase 3-1 Final Plat  
2021-P-1363-FP  
Page 2

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to [www.mygovernmentonline.org](http://www.mygovernmentonline.org) and use the online portal to upload your drawings in PDF format.

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

Thank you,



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





November 16, 2021

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

**RE: Permit Number: 2021-P-1363-FP  
Manor Heights Phase 3 Section 1 Final Plat, Manor, TX. 78653**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to your review, dated November 9, 2021, of the first submittal of the *Manor Heights Phase 3 Section 1 Final Plat* submitted on October 14, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Ordinance Requirements**

1. Provide a sheet that shows the entirety of Lot 8.

**Response: Sheet 1 has been added to show the entirety of Lot 8**

2. Provide a description as to what proposed uses are planned for Lot 8.

**Response: Lot 8 will be used and labeled as an Open Space/Drainage area.**

3. Clearly label all proposed lots. It is unclear what the large lot shown on Sheets 2 and 3 is.

**Response: All proposed lots are labeled. The large lot shown is the remainder of the property and it will be plated with Manor Heights Phase 3, Section 2 Final Plat.**

4. Remove Philip Tryon's name from the P&Z Chairperson signature block. a description as to what proposed uses are planned for Lot 8.

**Response: Philip Tryon's name has been removed.**

5. The new Mayor is Dr. Christopher Harvey.

**Response: The Mayor has been updated to Dr. Christopher Harvey.**

6. The location of City Limit lines and/or outer boundary of the City's ETJ should be shown on the plat.

**Response: The City Limit lines are further North of the project.**

7. A copy of the approved application for floodplain map amendment or revision as required by FEMA should be provided.

***Response: A copy of the approved floodplain map revision is provided.***

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.  
(512) 782-0602  
alex.granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Friday, December 3, 2021

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

Permit Number 2021-P-1363-FP  
Job Address: Manor Heights Phase 3-1 Final Plat, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 3-1 Final Plat submitted by Kimley-Horn and received on March 07, 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. Provide a sheet that shows the entirety of Lot 8.~~
- ~~2. Provide a description as to what proposed uses are planned for Lot 8.~~
- ~~3. Clearly label all proposed lots. It is unclear what the large lot shown on Sheets 2 and 3 is.~~
- ~~4. Remove Philip Tryon's name from the P&Z Chairperson signature block.~~
- ~~5. The new Mayor is Dr. Christopher Harvey.~~
- ~~6. The location of City Limit lines and/or outer boundary of the City's ETJ should be shown on the plat.~~
- ~~7. A copy of the approved application for floodplain map amendment or revision as required by FEMA should be provided.~~



- 8. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).**
- 9. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).**
- 10. In the street name document provided, Howser Trace and Thomas Wheeler Way are not reserved names, but they are street names in the plat. Other street names are listed that do not appear on this plat. Please provide approval of all the street names within this plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(xi).**
- 11. Please include the bearing and distance of all property lines on all sheets within the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).**
- 12. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).**
- 13. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).**
- 14. Some of the lot areas are shown as 6,249 square feet while the PUD has a minimum single family lot size of 6, 250 square feet. Please revise these lots to be in accordance with the PUD and the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).**
- 15. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).**
- 16. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).**
- 17. Note 11 on the Plat references Phase 2 Section 2 of Manor Heights for sidewalk improvements. Please update this to the current plat for Phase 3 Section 1.**

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

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](mailto: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



January 6, 2022

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

**RE: Permit Number: 2021-P-1363-FP  
Manor Heights Phase 3 Section 1 Final Plat, Manor, TX. 78653**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to your review, dated December 3, 2021, of the first submittal of the *Manor Heights Phase 3 Section 1 Final Plat* submitted on November 16, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Ordinance Requirements**

1. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).

***Response: The seal will be added to the plat after approval for recordation.***

2. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).

***Response: The names and plat or deed references of surrounding lot owners will be provided on the plat.***

3. In the street name document provided, Howser Trace and Thomas Wheeler Way are not reserved names, but they are street names in the plat. Other street names are listed that do not appear on this plat. Please provide approval of all the street names within this plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(xi).

***Response: Acknowledged, all street name approvals will be provided.***

4. Please include the bearing and distance of all property lines on all sheets within the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).

***Response: The bearing and distance will be provided on the plat.***

5. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).



**Response: Monument descriptions have been provided on the plat.**

6. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

**Response: The existing easement document numbers are shown on the plat.**

7. Some of the lot areas are shown as 6,249 square feet while the PUD has a minimum single family lot size of 6,250 square feet. Please revise these lots to be in accordance with the PUD and the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).

**Response: Lot areas have been revised to be in accordance with the 6,250 sq ft minimum.**

8. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).

**Response: Acknowledged.**

9. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).

**Response: Acknowledged.**

10. Note 11 on the Plat references Phase 2 Section 2 of Manor Heights for sidewalk improvements. Please update this to the current plat for Phase 3 Section 1.

**Response: Note 11 has been updated to reference Phase 3 Section 1.**

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.  
(512) 782-0602  
alex.granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Wednesday, February 2, 2022

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

Permit Number 2021-P-1363-FP  
Job Address: Manor Heights Phase 3-1 Final Plat, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 3-1 Final Plat submitted by Kimley-Horn and received on March 07, 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. Provide a sheet that shows the entirety of Lot 8.~~
- ~~2. Provide a description as to what proposed uses are planned for Lot 8.~~
- ~~3. Clearly label all proposed lots. It is unclear what the large lot shown on Sheets 2 and 3 is.~~
- ~~4. Remove Philip Tryon's name from the P&Z Chairperson signature block.~~
- ~~5. The new Mayor is Dr. Christopher Harvey.~~
- ~~6. The location of City Limit lines and/or outer boundary of the City's ETJ should be shown on the plat.~~
- ~~7. A copy of the approved application for floodplain map amendment or revision as required by FEMA should be provided.~~

~~8. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(e)(1)(ii).~~

9. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24 (c)(1)(v).

~~10. In the street name document provided, Howser Trace and Thomas Wheeler Way are not reserved names, but they are street names in the plat. Other street names are listed that do not appear on this plat. Please provide approval of all the street names within this plat per City of Manor Subdivision Ordinance Article II Section 24(e)(1)(xi).~~

~~11. Please include the bearing and distance of all property lines on all sheets within the plat per City of Manor Subdivision Ordinance Article II Section 24(e)(2)(i).~~

12. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

~~13. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(e)(2)(iii).~~

~~14. Some of the lot areas are shown as 6,249 square feet while the PUD has a minimum single family lot size of 6,250 square feet. Please revise these lots to be in accordance with the PUD and the City of Manor Subdivision Ordinance Article II Section 24(e)(4)(iv).~~

~~15. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of these improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).~~

~~16. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(e)(5)(ix).~~

~~17. Note 11 on the Plat references Phase 2 Section 2 of Manor Heights for sidewalk improvements. Please update this to the current plat for Phase 3 Section 1.~~

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

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](mailto:pgray@gbateam.com).

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Thank you,



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





February 4, 2022

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

**RE: Permit Number: 2021-P-1363-FP  
Manor Heights Phase 3 Section 1 Final Plat, Manor, TX. 78653**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to your review, dated February 2, 2022, of the first submittal of the *Manor Heights Phase 3 Section 1 Final Plat* submitted on January 7, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Ordinance Requirements**

1. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).

**Response: The names and plat or deed references of surrounding lot owners will be provided on the plat.**

2. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

**Response: All temporary and permanent monument descriptions have been provided on the plat for all property corners.**

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico".

Alex Granados, P.E.  
(512) 782-0602  
alex.granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Tuesday, March 1, 2022

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

Permit Number 2021-P-1363-FP  
Job Address: Manor Heights Phase 3-1 Final Plat, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 3-1 Final Plat submitted by Kimley-Horn and received on March 07, 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. Provide a sheet that shows the entirety of Lot 8.~~
- ~~2. Provide a description as to what proposed uses are planned for Lot 8.~~
- ~~3. Clearly label all proposed lots. It is unclear what the large lot shown on Sheets 2 and 3 is.~~
- ~~4. Remove Philip Tryon's name from the P&Z Chairperson signature block.~~
- ~~5. The new Mayor is Dr. Christopher Harvey.~~
- ~~6. The location of City Limit lines and/or outer boundary of the City's ETJ should be shown on the plat.~~
- ~~7. A copy of the approved application for floodplain map amendment or revision as required by FEMA should be provided.~~

~~8. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).~~

9. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).

~~10. In the street name document provided, Howser Trace and Thomas Wheeler Way are not reserved names, but they are street names in the plat. Other street names are listed that do not appear on this plat. Please provide approval of all the street names within this plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(xi).~~

~~11. Please include the bearing and distance of all property lines on all sheets within the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).~~

12. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

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~~15. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of these improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).~~

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~~17. Note 11 on the Plat references Phase 2 Section 2 of Manor Heights for sidewalk improvements. Please update this to the current plat for Phase 3 Section 1.~~

18. The name of the Travis County Clerk should be updated to Rebecca Guerrero.

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

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](mailto: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





March 7, 2022

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

**RE: Permit Number: 2021-P-1363-FP  
Manor Heights Phase 3 Section 1 Final Plat, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this **Comment Response Letter** in reply to your review, dated March 1, 2022, of the first submittal of the *Manor Heights Phase 3 Section 1 Final Plat* submitted on March 7, 2022. Original comments have been included below for reference. Kimley-Horn's responses are in red.

#### **Ordinance Requirements**

1. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).

**Response: The names and plat or deed references of surrounding lot owners will be provided on the plat. Manor Heights Phase 3-2 callouts have been added to the plat sheets, with document numbers to be added once that plat has been recorded.**

2. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

**Response: Comment has been determined to be cleared per email correspondence with Pauline on 3/1/2022.**

3. The name of the Travis County Clerk should be updated to Rebecca Guerrero.

**Response: County clerk has been updated.**

**Note: A few updates to the plat have been made, listed as follows:**

- **Wastewater easement shown on Block D, Lot 8 has been updated per correspondence with GBA.**
- **Fully developed floodplain has been updated to show no proposed floodplain within Block D, Lot 7.**
- **Back of lot lines for Block D, Lots 1-5 are now of one contiguous line.**



Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink that reads "Alejandro E. Granados Rico". The signature is written in a cursive, flowing style.

Alex Granados, P.E.  
(512) 782-0602  
alex.granados@kimley-horn.com



Texas Engineering Firm #4242

Date: Friday, April 1, 2022

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

Permit Number 2021-P-1363-FP  
Job Address: Manor Heights Phase 3-1 Final Plat, Manor 78653

Dear Alex Granados,

The subsequent submittal of the Manor Heights Phase 3-1 Final Plat submitted by Kimley-Horn and received on March 07, 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.

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- ~~5. The new Mayor is Dr. Christopher Harvey.~~
- ~~6. The location of City Limit lines and/or outer boundary of the City's ETJ should be shown on the plat.~~
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- ~~8. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(e)(1)(ii).~~
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- ~~16. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(e)(5)(ix).~~
- ~~17. Note 11 on the Plat references Phase 2 Section 2 of Manor Heights for sidewalk improvements. Please update this to the current plat for Phase 3 Section 1.~~
- ~~18. The name of the Travis County Clerk should be updated to Rebecca Guerrero.~~
19. Per General Note #16, there are lots being dedicated to the City that are to be maintained by the HOA. Per the Development Agreement(DA), a license agreement is required along with a warranty deed for lots that are dedicated to the City and are to be maintained by the HOA.
20. General Note #16 states that the City will be maintaining landscape lots. The City does not want to maintain or own landscape lots.
21. The DA should be reviewed to verify which lots are to be dedicated to the City.

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

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](mailto:pgray@gbateam.com).

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Thank you,



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: Monday, April 4, 2022

Alex Granados  
Kimley-Horn  
10814 Jollyville Road, Building 4, Suite 200  
Austin TX 78759  
alex.granados@kimley-horn.com

Permit Number 2021-P-1363-FP  
Job Address: Manor Heights Phase 3-1 Final Plat, Manor 78653

Dear Alex Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Alex Granados and received by our office on March 07, 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





**AGENDA ITEM SUMMARY FORM**

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

See attached explanations page

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

- Zoning Ordinance Amendment
- Explanations page

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission approve a Zoning Ordinance Amendment to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures.

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

**ORDINANCE \_\_\_\_\_**

**AN ORDINANCE OF THE CITY OF MANOR, AMENDING CHAPTER 14, ZONING, OF THE CODE OF ORDINANCES OF THE CITY OF MANOR, TEXAS, BY PROVIDING FOR THE AMENDMENT OF DEFINITIONS AND RESIDENTIAL LAND USE CONDITIONS; MODIFYING GENERAL DEVELOPMENT REGULATIONS FOR MULTI-FAMILY DISTRICTS; AMENDING NON-RESIDENTIAL USES IN NON-RESIDENTIAL AND MIXED-USE ZONING DISTRICTS; AMENDING NON-RESIDENTIAL AND MIXED-USE LAND USE CONDITIONS; AMENDING NON-RESIDENTIAL AND MIXED-USE DEVELOPMENT STANDARDS; AMENDING SINGLE FAMILY ATTACHED AND MULTI-FAMILY AND MIXED-USE ARCHITECTURAL STANDARDS; AND AMENDING NONCONFORMING STRUCTURES; PROVIDING FOR A SEVERABILITY CLAUSE, PROVIDING SAVINGS, OPEN MEETINGS AND EFFECTIVE DATE CLAUSES; AND PROVIDING FOR RELATED MATTERS.**

**WHEREAS**, the City of Manor, Texas (the “City”) is a home-rule City authorized to regulate zoning within its city limits; and

**WHEREAS**, the City Council of the City of Manor, Texas (the “City Council”) reviews the City’s zoning regulations from time to time to consider amendments to Chapter 14, Zoning of the City’s Code of Ordinances (the “Zoning Ordinance”); and

**WHEREAS**, the City finds it necessary to amend the Zoning Ordinance and adopt the amendments set forth in this ordinance; and

**WHEREAS**, the City finds that the Zoning Ordinance should be amended to better provide an attractive living environment and to protect health, safety, morals and welfare of the present and future residents of the City; and

**WHEREAS**, the City Council has determined that the proposed amendments are reasonable and necessary to more effectively guide and manage the development and use of land.

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

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

**SECTION 2. Amendment of Code of Ordinances.** The City Council hereby amends Chapter 14, Zoning of the Manor Code of Ordinances (the “Zoning Ordinance”) to amend the definitions, residential land use conditions, general development regulations for Multi-Family districts, non-residential uses in non-residential and mixed-use zoning districts; non-residential and mixed-use land use conditions, non-residential and mixed-use development standards, Single

Family Attached and Multi-Family and mixed-use architectural standards, and nonconforming structures; as provided for in Sections 3 through 12 of this Ordinance.

**SECTION 3. Amendment of Section 14.01.008 Definitions.** Section 14.01.008 of the Zoning Ordinance is hereby amended as follows:

- (a) The definition for “Church or rectory” is hereby amended in its entirety to read as follows:

*“Church or rectory See: Religious assembly.”*

- (b) The definition for “Construction and equipment sales, minor” is hereby amended in its entirety to read as follows:

*“Construction and equipment sales, minor means a building of structure used for the inside display, sale, rental, or storage of light machinery, including, but not limited to lawn mowers, tools, and other small machinery. This use also includes the sale of electrical, plumbing, and mechanical (HVAC) supplies and equipment.”*

- (c) The definition for “Drive Aisle” is hereby added in alphabetical order to read as follows:

*“Drive aisle means a circulation route for vehicular traffic through a parking lot, site or property, and may connect to a driveway.”*

- (d) The definition for “Drive Aisle, Major” is hereby added in alphabetical order to read as follow:

*“Drive aisle, major means a primary circulation route for vehicular traffic through a development which provides access to two (2) or more lots. Major drive aisles typically intersect with a public right-of-way or other major drive aisles.”*

- (e) The definition for “Dwelling (single-family attached)” is hereby amended in its entirety to read as follows:

*“Dwelling (single-family attached) See: Townhouse.”*

- (f) The definition for “Religious Assembly” is hereby amended in its entirety to read as follows:

*“Religious assembly means regular organized religious worship or religious education in a permanent or temporary building, as permitted in this Chapter. The use excludes private primary and secondary educational facilities, community recreational facilities, day care facilities, and park facilities as principle uses. A property tax exemption is prima facie evidence of religious assembly use.”*

**SECTION 4. Amendment of Section 14.02.006 Residential Land Use Conditions Table.** Section 14.02.006 of the Zoning Ordinance is hereby amended as follows:



(a) The Residential Land Use and Conditions for “Single Family Attached (3 or more units) is hereby amended in its entirety to read as follows:

Single Family Attached (3 or more units)	<ul style="list-style-type: none"> <li>• When located in a MF-1 or MF-2 district, the following development standards of the Townhome district apply to each Single Family Attached structure:             <ul style="list-style-type: none"> <li>○ Maximum height, Minimum dwelling unit size, and Maximum units per structure.</li> </ul> </li> <li>• When constructed in a common development (same property) with Multi-Family structures, all setback types for the entire property follow the more restrictive standard.</li> <li>• Architectural, parking and landscaping standards for the Single Family Attached (Townhome) district apply to Single Family Attached structures and areas.</li> </ul>
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**SECTION 5. Amendment of Section 14.02.007(b) General Development Regulations for MF-2** Section 14.02.007(b) of the Zoning Ordinance is hereby amended to revise the following:

(a) Multi-Family 25 (MF-2) District “Exterior Side Setback to Residential” is revised to read as follows:

Exterior Side Setback to Residential (4)	1-story: 25’
	2-story: 50’
	3-story: 80’
	4-story: 80’

(b) Multi-Family 25 (MF-2) District “Rear Setback to Residential” is revised to read as follows:

Rear Setback to Residential (4)	1-story: 25’
	2-story: 50’
	3-story: 80’
	4-story: 80’

(c) Multi-Family 25 (MF-2) District “Maximum Height” is revised to read as follows:

Maximum Height	55'
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**SECTION 6. Amendment of Section 14.02.017(c) Non-Residential Uses in Non-Residential and Mixed-Use Zoning Districts.** Section 14.02.017(c) of the Zoning Ordinance is hereby amended to revise the Non-Residential and Mixed-Use District use “Offices, Showroom” to read as follows:

	OS	I-1	I-2	GO	NB	DB	C-1	C-2	C-3	IN-1	IN-2
Offices, Showroom								P	P	P	

**SECTION 7. Amendment of Section 14.02.019 Non-Residential and Mixed-Use Land Use Conditions.** Section 14.02.019 of the Zoning Ordinance is hereby amended to revise in its entirety the Non-Residential and Mixed-Use Land Use Condition for “Offices, Warehouse” to read as follows:

Offices, Warehouse	<ul style="list-style-type: none"> <li>It is not located within 600 feet from the lot line of a SF-E, SF-1, SF-2, TF, or TH residential district measured along a straight line between the closest district boundary lines.</li> </ul>
	<ul style="list-style-type: none"> <li>Truck bays and loading docks are located perpendicular to the public right-of-way and on an interior side or rear elevation of the building, provided they do not abut a street or highway or a SF-E, SF-1, SF-2, TF, or TH residential district.</li> </ul>
	<ul style="list-style-type: none"> <li>Access is taken from a collector or higher classification roadway.</li> </ul>

**SECTION 8. Amendment of Section 14.02.020(a) General Development Regulations for C-1.** Section 14.02.020(a) of the Zoning Ordinance is hereby amended to revise the Light Commercial (C-1) District “Maximum Height” is to read as follows:

Maximum Height	60'
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**SECTION 9. Amendment of Section 14.02.020(c) Non-Residential and Mixed-Use District Development Standards Table Notes.** Section 14.02.020(c) of the Zoning Ordinance is hereby amended to revise and add the following subsections:

- (a) Subsection (2) is hereby amended and revised in its entirety to read as follows:  
“(2) Institutional small (I-1), institutional large (I-2), general office (GO), light commercial (C-1), medium commercial (C-2), and heavy commercial (C-3) non-residential properties located within the historic district as defined in [section 14.02.031](#) shall have a minimum of sixty (60) percent front facade masonry and fifty (50) percent overall facade masonry. Percent calculations are based on total exterior facades excluding window and door

openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.”

(b) Subsections (3) and (4) are hereby added to read as follows:

“(3) Light Industrial (IN-1) and Heavy Industrial (IN-2) non-residential properties located within the historic district as defined in [section 14.02.031](#) shall have a minimum of forty (40) percent front facade masonry. Percent calculations are based on total exterior facades excluding window and door openings. Masonry is considered stone, brick, or cement stucco and excludes cementitious planking.

(4) On approval by the commission, NB and DB lots having approximately 5,750 square feet of lot area or less may request approval of reduced setbacks from one or more of the setback requirements for the zoning district. The commission shall consider the lot uses to determine whether reduction of the setback requirements is appropriate. Upon approval of building plans, the setbacks may be not less than five-foot side yard, ten-foot rear yard, fifteen-foot street side yard setback and fifteen-foot front yard setback. Lots owned by the same person may be combined into one building site.”

**SECTION 10. Amendment of Section 14.02.062(b)(13)(B) Single Family Attached Garage Standards.** Section 14.02.062(b)(13)(B) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(B) Dwelling units may have a garage face a public right-of-way (front-loaded) provided the garage does not face a collector or arterial road, the garage does not extend past the front facade of the dwelling unit, and the garage door(s) maintains an architectural theme of the unit. A dwelling unit within the same development, located across a local street, and facing an aforementioned front loaded dwelling unit, may also be front loaded.

(i) A front-loading garage, or the area including the garage door and four (4) feet around the garage door, whichever is wider, may occupy no more than sixty-five (65) percent of the unit’s linear frontage. Garage door areas that occupy fifty (50) percent or less shall include one element from the following list. Garage door areas that occupy between fifty-one (51) percent and sixty-five (65) percent shall contain at least three (3) elements from the following list:

- a. Integrated trim or banding around the garage door.
- b. Garage door relief detailing, including windows.
- c. Decorative hardware including hinges and handles.
- d. Single garage doors with a minimum ten-inch separation.
- e. Architectural roof above the garage.
- f. Other elements as approved by the building official.”



**SECTION 11. Amendment of Section 14.02.064(b)(16) Multi-Family Garage Standards.** Section 14.02.064(b)(16) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(16) Garage standards.

(A) When visible from street rights-of-way, garages shall be located on the side or behind the rear facades of the multi-family buildings.

(i) Alternatively, if visible from street rights-of-way, landscaping and walls shall be provided between the garages and the street right-of-way that at minimum meets the Bufferyard Standards of Section 15.03.023.

(B) When provided, the minimum garage dimensions are 12-foot by 20-foot (inside dimensions) per parking space.

(C) Garage structures shall have the same materials and mix as facades of the primary residential structure.

(D) Surface parking lots located within a setback adjacent to a residential use, excluding Multi-Family 15 (MF-1) and Multi-Family 25 (MF-2), shall not be permitted.

(i) Alternatively, single story structures containing garage spaces may be permitted between a multi-family structure and a residential use to buffer the multi-family parking area from the residential use.”

**SECTION 12. Amendment of Section 14.04.002(a) Nonconforming Structures.** Section 14.04.002(a) of the Zoning Ordinance is hereby amended in its entirety to read as follows:

“(a) Normal repairs and maintenance may be made to a nonconforming building or structure; provided that no structure alterations shall be made except those required by law or ordinance or those necessary for installing or enclosing required sanitary facilities, such as toilets and bathrooms. Structure alterations include, but are not limited to, façade modifications beyond normal repairs and maintenance. Façade modifications beyond normal repairs and maintenance shall conform to all regulations of the district in which the structure is located.”

**SECTION 13. Construction**

The terms and provisions of this Ordinance shall not be construed in a manner to conflict with Chapter 211 of the Texas Local Government Code and if any term or provision of this Ordinance shall appear to conflict with any term, provision or condition of Chapter 211, such Ordinance term or provision shall be read, interpreted and construed in a manner consistent with and not in conflict with such Chapter, and, if possible, in a manner to give effect to both. The standard and accepted rules of statutory construction shall govern in construing the terms and provisions of this Ordinance.

**SECTION 14. Repealing all Conflicting Ordinances**

All ordinances or parts of ordinances governing zoning in force when the provisions of this Ordinance become effective which are inconsistent with or in conflict with the terms and provisions contained herein are amended only to the extent of such conflict. In the event of a conflict or inconsistency between this ordinance and any other code or ordinance of the city, the terms and provisions of this ordinance shall govern.

**SECTION 15. Savings Clause**

This City Council of the City of Manor, Texas hereby declares if any section, subsection, paragraph, sentence, clause, phrase, work or portion of this Ordinance is declared invalid, or unconstitutional, by a court of competent jurisdiction, that, in such event that it would have passed and ordained any and all remaining portions of this ordinance without the inclusion of that portion or portions which may be so found to be unconstitutional or invalid, and declares that its intent is to make no portion of this Ordinance dependent upon the validity of any portion thereof, and that all said remaining portions shall continue in full force and effect.

**SECTION 16. Severability**

If any provision of this Ordinance or the application of any provision to any person or circumstance is held invalid, the invalidity shall not affect other provisions or applications of the ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable.

**SECTION 17. Open Meetings**

It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION 18. Effective Date**

This Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of Chapter 52 of the Texas Local Government Code.

**PASSED AND APPROVED** on First Reading this the \_\_\_\_ day of \_\_\_\_\_ 2022.

**FINALLY PASSED AND APPROVED** on this the \_\_\_\_ day of \_\_\_\_\_ 2022.

**THE CITY OF MANOR, TEXAS**

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Dr. Christopher Harvey,  
Mayor

**ATTEST:**

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Lluvia T. Almaraz, TRMC  
City Secretary



## Zoning Code Amendments

### Section 3

- Clarified that the definition for “Church or rectory” is the same as “Religious Assembly”
- Added in “Construction and Equipment Sales, minor” that electrical, plumbing, and HVAC sales are included
- Added definitions for Drive Aisle and Drive Aisle, Major
- Clarified that the definition for “Dwelling (single-family attached) is the same as Townhouse
- Added in “Religious Assembly” definition that education facilities, community recreation, daycare facilities, and park facilities are excluded as principle uses.

### Section 4

- Removed from the Single Family Attached conditions the standard that Townhome areas within MF-1 or MF-2 zoned area be at the TH density of 12 units acre.
  - If a property is provided MF-1 (15 units/acre) or MF-2 (25 units/acre) then Townhomes built in those zoning districts could also be at that density rather than 12 units/acre

### Section 5

- Increased MF-2 to 4-stories
- Increased maximum height to 55’
  - Was 3-stories and 45’

### Section 6

- Added “Offices, Showroom” as a permitted use in C-2
  - It’s primarily a retail, sales tax generating use so would appropriate in C-2. It had just been in C-3 and IN-1

### Section 7

- Specified the residential districts that “Office, Warehouses” must be located 600’ or further away from.
  - Had been all residential districts. Now MF-1 and MF-2 are excluded and can be within 600’ of an Office, Warehouse

### Section 8

- Increased C-1 Light Commercial to 60’ to match C-2 and C-3
  - Had been 45’

### Section 9

- Pulled IN-1 and IN-2 out of the section with other non-residential uses that provided for masonry and created a separate section to provide masonry standards that are specific for IN-1 and IN-2 uses. This was set at 40% of the front façade, when we can enforce it.
  - It had been 60% and 50% overall, which on large 100,000 sf or larger industrial buildings is not necessary

- Added a new section that allows for NB and C-1 lots that are 5,750 sf (standard lot size in the older part of the city) to reduce their setbacks via Planning Commission approval.
  - This is already allowed for in residential districts but allowing it for NB and C-1 will help make development in the older part of the city easier for commercial projects

#### Section 10

- Updated the garage standards for Single Family attached (Townhomes)
  - The front façade garage percentage had been capped at 40%, but it was changed to mirror what is permitted for Single Family detached homes that allows them to go up to 65% with additional architectural detailing

#### Section 11

- Updated garage standards for Multi-Family (MF-1 and MF-2) to not make a certain percentage of the parking mandatory garage spaces.
  - The update provides mitigations IF garages are required, like bufferyards if they face a public right of way, minimum dimensions, and that single story detached garage structures can be an additional buffer to other residential uses
  - Prior code had 50% of the number of units had to be garage spaces and 50% of those had to be incorporated into the principle structure(s). For example, a 300 unit project would need 150 garage spaces and of that 75 had to be within the multi-family buildings themselves.

#### Section 12

- Updated the Nonconforming Structures sections to better clarify that modifying facades beyond normal maintenance requires the façade to meet our masonry standards, when we can enforce them.



### AGENDA ITEM SUMMARY FORM

**PROPOSED MEETING DATE:** May 11, 2022  
**PREPARED BY:** Scott Dunlop, Director  
**DEPARTMENT:** Development Services

**AGENDA ITEM DESCRIPTION:**

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

**BACKGROUND/SUMMARY:**

This 26 acres is directly south of the 40 acres that MISD is constructing their K-8 School. South of this property remains C-2 Medium Commercial. There is a planned roadway through the commercial tract that would provide this MF-2 tract with access to US 290 as well as FM 973. 26 acres of MF-2 could be up to 650 units, but they have proposed 600 units.

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

- Letter of Intent
- Maps
- Survey
- Notices
- Labels

**STAFF RECOMMENDATION:**

It is City Staff’s recommendation that the Planning and Zoning Commission a Rezoning Application for 26.30 acres, more or less, out of the Greenbury Gates Survey No. 63 and James Manor Survey No. 40, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX from Medium Commercial (C-2) to Multi-Family 25 (MF-2).

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





METCALFE WOLFF  
STUART & WILLIAMS, LLP

TALLEY WILLIAMS  
Partner

twilliams@mwswtexas.com  
512-404-2234

March 11, 2022

Mr. Scott Dunlop  
Interim City Manager  
105 E Eggleston St.,  
Manor, Texas 78653

**Via Online Submittal**

Re: Application for Rezoning; Approximately 26.30 acres (designated as Lot 1, Block A) within the Butler-Manor Project located at E. US 290 and 13100 N. FM 973 (the "Property").

Dear Mr. Dunlop:

As representatives of the owner of the above stated Property we respectfully submit the attached Zoning Application to request a change from Medium Commercial (C-2) to Multi-family 25 (MF-2). The Property is located within the Butler-Manor Project located at E. US 290 and 13100 N. FM 973 and is currently undeveloped (see attached Location Map).

The Property is part of the Butler-Manor Project which is a mixed-use development that also includes commercial and residential uses as well as publicly accessible open space. The Property will provide a unique and highly amenitized multifamily development in this high quality, pedestrian oriented development of horizontal mixed use, which is desired by the City of Manor.

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

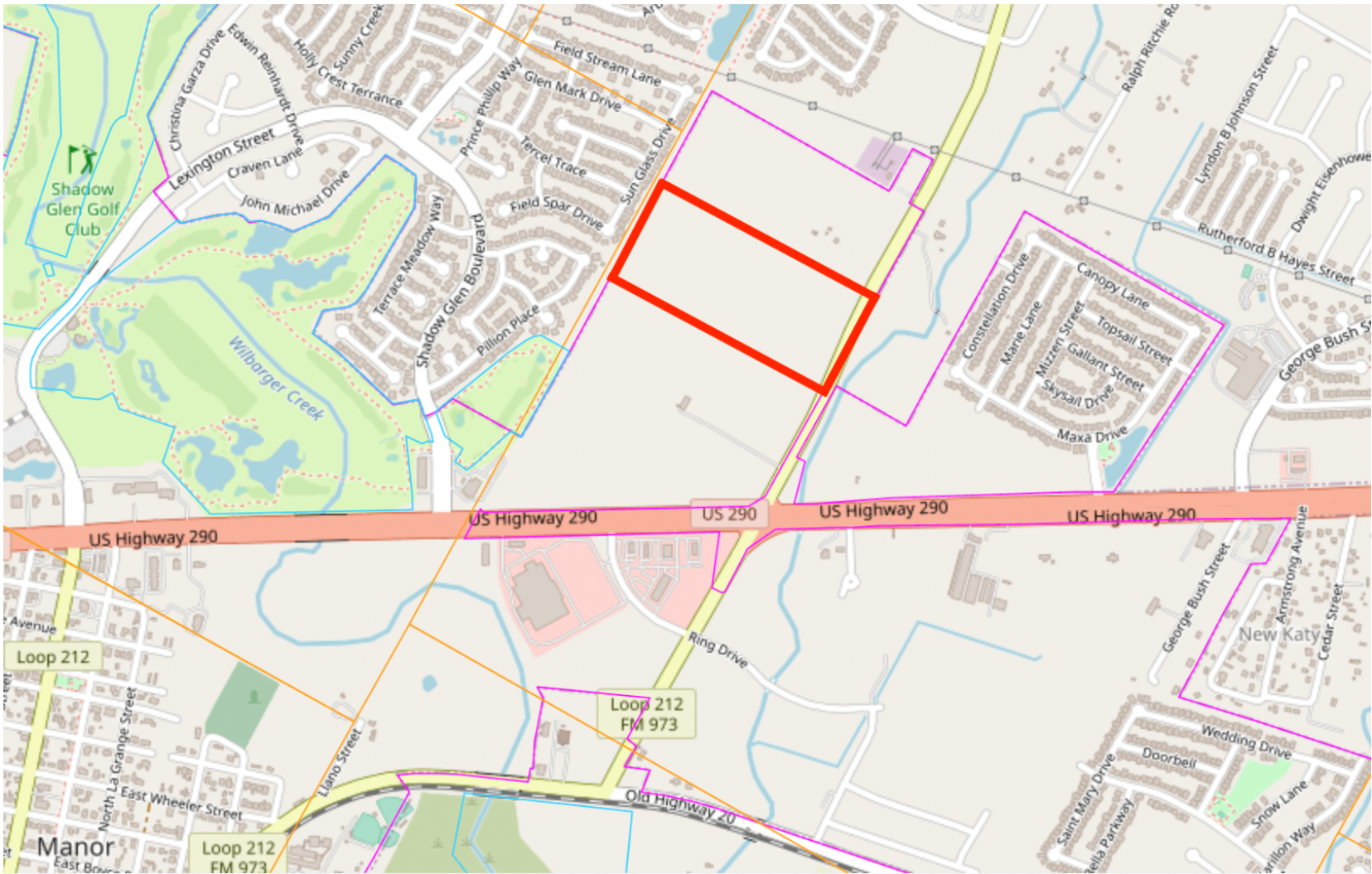
If you have any questions about the proposed Zoning Application or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

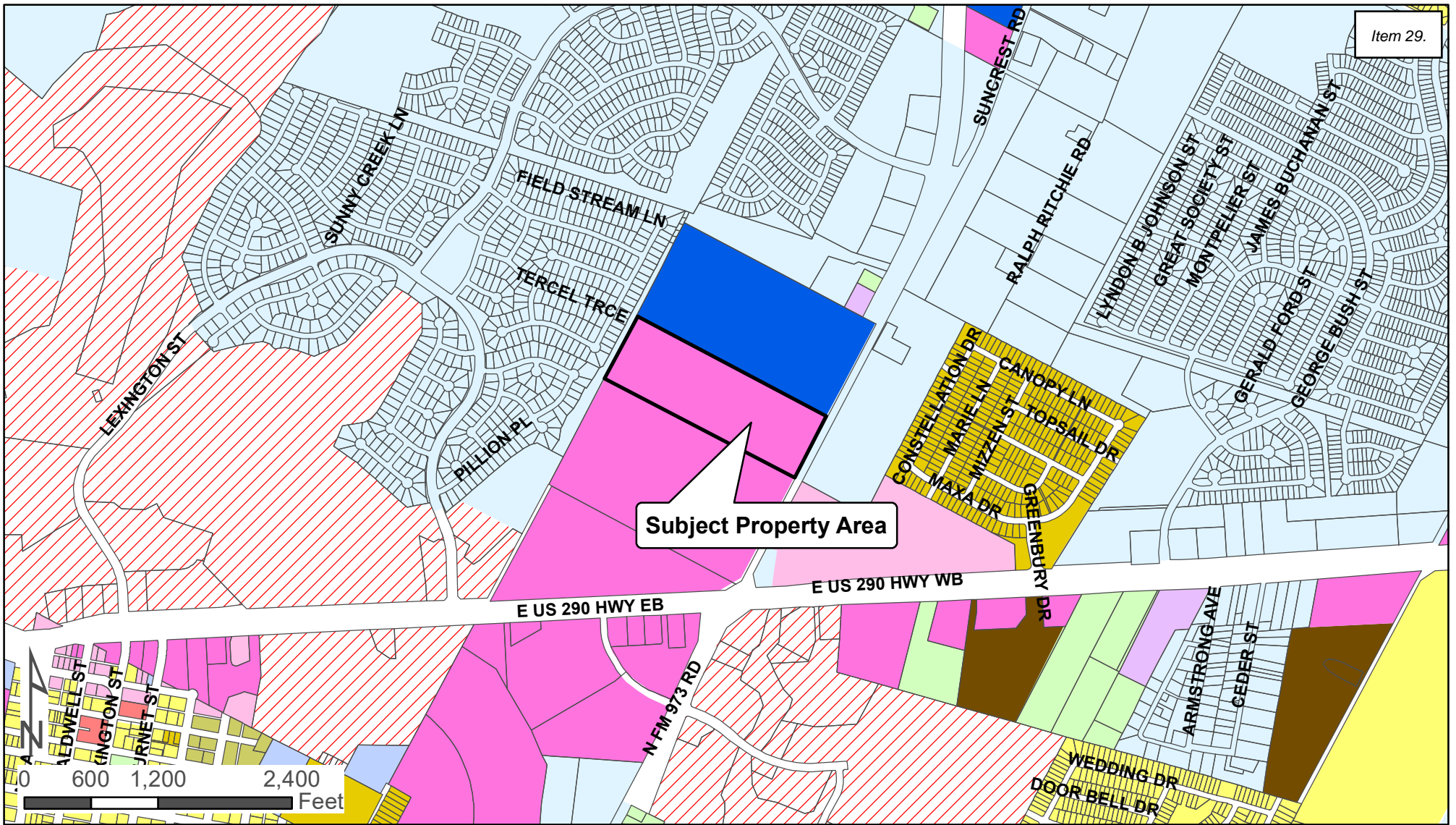
Very truly yours,

A handwritten signature in blue ink that reads 'Talley Williams'.

Talley Williams

**ZONING EXHIBIT**



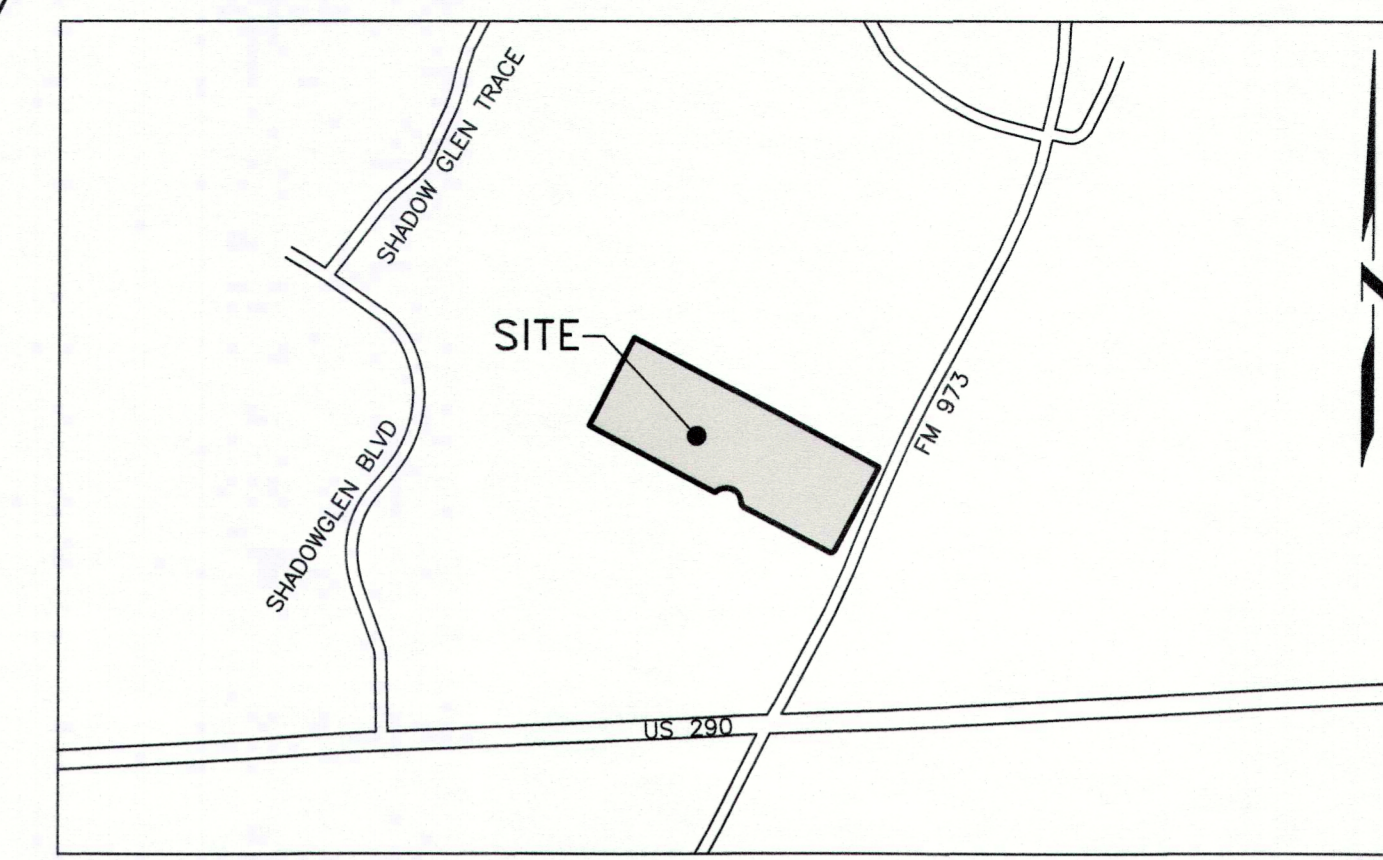


Current:  
Medium Commercial (C-2)

Proposed:  
Multi-Family 25 (MF-2)

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





COMMITMENT FOR TITLE INSURANCE PROVIDED BY: TITLE RESOURCES GUARANTY COMPANY OF NO. 2153735-00M EFFECTIVE DATE: OCTOBER 14, 2021 ISSUE DATE: OCTOBER 26, 2021 ONLY THOSE ITEMS LISTED IN SCHEDULE B OF THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE WERE REVIEWED FOR THE PURPOSE OF THIS SURVEY. NO ADDITIONAL RESEARCH WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS, OR OTHER ENCUMBRANCES WHICH AFFECT THIS SURVEY THAT ARE NOT KNOWN TO THIS SURVEYOR. THE FOLLOWING RESTRICTIVE COVENANTS OF RECORD ITEMIZED BELOW: DOCUMENT NO. 2013089575, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

- SCHEDULE B EXCEPTIONS: 10a EASEMENT: RECORDED: VOLUME 623, PAGE 322, DEED RECORDS, TRAVIS COUNTY, TEXAS. LOWER COLORADO RIVER AUTHORITY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (DOES NOT AFFECT) 10b EASEMENT: RECORDED: VOLUME 650, PAGE 212, DEED RECORDS, TRAVIS COUNTY, TEXAS. LOWER COLORADO RIVER AUTHORITY PURPOSE: ELECTRIC TRANSMISSION AND/OR DISTRIBUTION LINE (MAY AFFECT, VAGUE DESCRIPTION) 10c EASEMENT: RECORDED: VOLUME 4822, PAGE 1615, DEED RECORDS, TRAVIS COUNTY, TEXAS. MANVILLE WATER SUPPLY CORP. PURPOSE: PIPELINE (MAY AFFECT, VAGUE DESCRIPTION) 10d ALL LEASES, GRANTS, EXCEPTIONS OR RESERVATION OF COAL, LIGNITE, OIL, GAS AND OTHER MINERAL, TOGETHER WITH ALL RIGHTS, PRIVILEGES, AND IMMUNITIES RELATING THERETO APPEARING IN THE PUBLIC RECORDS WHETHER LISTED IN SCHEDULE B OR NOT. THERE MAY BE LEASES, GRANTS, EXCEPTIONS OR RESERVATIONS OF MINERAL INTEREST THAT ARE NOT LISTED. (NOT A SURVEY MATTER) 10e RIGHTS OF PARTIES IN POSSESSION. (OWNER POLICY) (NOT A SURVEY MATTER) 10f RIGHTS OF TENANTS, AS TENANTS ONLY, UNDER ANY AND ALL UNRECORDED LEASES OR RENTAL AGREEMENTS. (NOTE: THIS ITEM CAN BE DELETED UPON RECEIPT OF AN AFFIDAVIT EXECUTED BY THE SELLER EVIDENCING THERE ARE NO ANY OUTSTANDING LEASES OR RENTAL AGREEMENTS. IF THE AFFIDAVIT REVEALS UNRECORDED OUTSTANDING LEASES OR RENTAL AGREEMENTS THE EXCEPTION MAY BE MODIFIED TO MAKE SPECIFIC EXCEPTION TO THOSE MATTERS.) (NOT A SURVEY MATTER) 10g ANY VISIBLE AND APPARENT EASEMENT, EITHER PUBLIC OR PRIVATE, LOCATED ON OR ACROSS THE LAND, THE EXISTENCE OF WHICH IS NOT DISCLOSED BY THE PUBLIC RECORDS AS HEREIN DEFINED. (NOTED HEREON) 10h ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, OR ADVERSE CIRCUMSTANCE AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE LAND SURVEY OF THE LAND. (NOTED HEREON) 10i ANY PORTION OF SUBJECT PROPERTY LYING WITHIN THE BOUNDARIES OF A DEDICATED OR UNDEDICATED PUBLIC OR PRIVATE ROADWAY. (NOTED HEREON)

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 1.0000755219 SOME FEATURES SHOWN HEREON MAY BE OUT OF SCALE FOR CLARITY. UTILITIES SHOWN HEREON ARE BASED ON ABOVE GROUND AND VISIBLE EVIDENCE. LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. SURVEYOR DOES NOT CERTIFY TO THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN HEREON. CONTRACTORS SHALL CONTACT APPROPRIATE UTILITY COMPANIES AND TEXAS 811 PRIOR TO EXCAVATION.

FLOOD NOTE: 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, IN A LETTER OF MAP CHANGE (LOMC) ACTION DATED JANUARY 15, 2020, WITH AN EFFECTIVE DATE OF JANUARY 23, 2020. CASE NUMBER 13-06-0041V FOR TRAVIS COUNTY, TEXAS, COMMUNITY NO. 481026. 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.

ALTA/NSPS TABLE A NOTES: TABLE A ITEM 2, ADDRESS(ES) OF THE SURVEYED PROPERTY IF DISCLOSED IN DOCUMENTS TO OR OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELDWORK. ADDRESS UNKNOWN TABLE A ITEM 6(a), IF SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, LIST THE CURRENT ZONING CLASSIFICATION, SETBACK REQUIREMENTS, THE HEIGHT AND FLOOR SPACE AREA RESTRICTIONS, AND PARKING REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. TABLE A ITEM 6(b), IF THE ZONING SETBACK REQUIREMENTS ARE SET FORTH IN A ZONING REPORT OR LETTER PROVIDED TO THE SURVEYOR BY THE CLIENT, AND IF THOSE REQUIREMENTS DO NOT REQUIRE AN INTERPRETATION BY THE SURVEYOR, GRAPHICALLY DEPICT THE BUILDING SETBACK REQUIREMENTS. IDENTIFY THE DATE AND SOURCE OF THE REPORT OR LETTER. A ZONING REPORT WAS NOT PROVIDED TO THE SURVEYOR. TABLE A ITEM 7(a), EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY, AT THE TIME OF FIELDWORK. TABLE A ITEM 9, NUMBER AND TYPE (E.G. HANDICAPPED, MOTORCYCLE, REGULAR, ETC.) OF CLEARLY IDENTIFIABLE PARKING SPACES ON SURFACE PARKING AREAS, LOTS AND IN PARKING STRUCTURES. NO CLEARLY IDENTIFIABLE PARKING SPACES EXISTING ON THE SITE AT THE TIME OF THE SURVEY.

ALTA/NSPS LAND TITLE SURVEY CERTIFICATION: TO GO MULTI-FAMILY DEVELOPMENT, LLC AND TITLE RESOURCES GUARANTY COMPANY: THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9, 11, & 13 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON SEPTEMBER 23, 2021. DATE OF PLAT OR MAP: NOVEMBER 29, 2021.

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR TRAVIS S. TABOR 6426 11/29/2021 TRAVIS S. TABOR REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS NO. 6426

BLUEBONNET FINAL PLAT DOC. NO. 200800197 O.P.R.T.C.T. LOT 1, BLOCK 1 MICHAEL J. PAOLIK AND MICHAEL JAMES PAOLIK, JR. (1.062 ACRES) DOC. NO. 200596042 O.P.R.T.C.T.

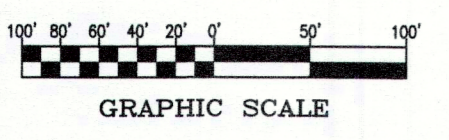
GREENBURY GATES SURVEY ABSTRACT NO. 315

BUTLER FAMILY PARTNERSHIP, LTD. TRACT 1 (116.45 ACRES) VOL. 12271, PG. 872 R.P.R.T.C.T.

26.30 ACRES NO IMPROVEMENTS OBSERVED AT THE TIME OF THE SURVEY

BUTLER FAMILY PARTNERSHIP, LTD. TRACT 1 (116.45 ACRES) VOL. 12271, PG. 872 R.P.R.T.C.T.

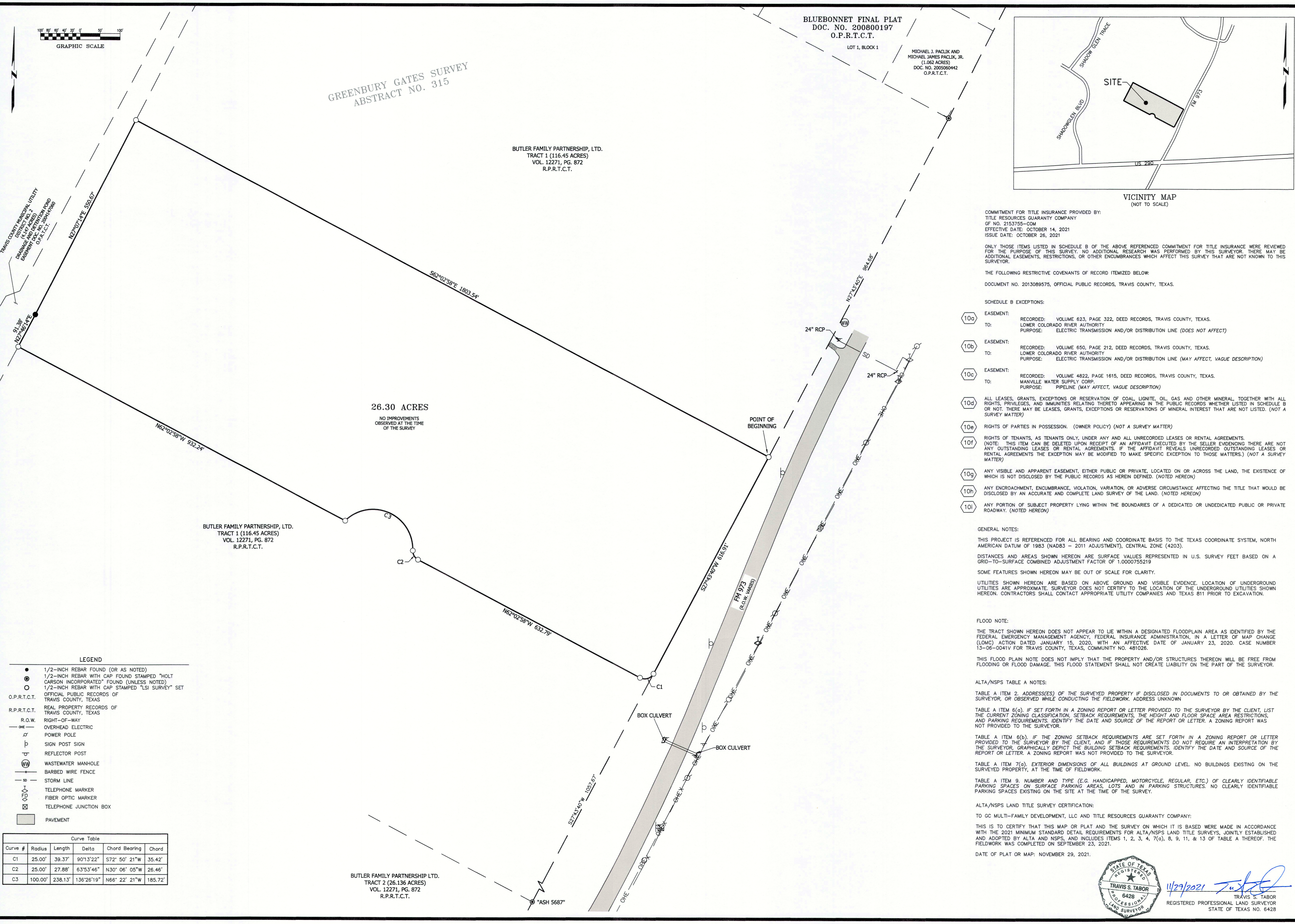
BUTLER FAMILY PARTNERSHIP LTD. TRACT 2 (26.136 ACRES) VOL. 12271, PG. 872 R.P.R.T.C.T.



TRAVIS COUNTY MUNICIPAL UTILITY DISTRICT (MUD) DRAINAGE AND WASTEWATER TREATMENT PLANT EXHAUST DRAINAGE D.C.C. NO. 2004457880 O.P.R.T.C.T.

- LEGEND 1/2-INCH REBAR FOUND (OR AS NOTED) 1/2-INCH REBAR WITH CAP FOUND STAMPED "HOLT CARSON INCORPORATED" FOUND (UNLESS NOTED) 1/2-INCH REBAR WITH CAP STAMPED "LSI SURVEY" SET OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS R.O.W. RIGHT-OF-WAY OVERHEAD ELECTRIC POWER POLE SIGN POST SIGN REFLECTOR POST WASTEWATER MANHOLE BARBED WIRE FENCE STORM LINE TELEPHONE MARKER FIBER OPTIC MARKER TELEPHONE JUNCTION BOX PAVEMENT

Curve Table with columns: Curve #, Radius, Length, Delta, Chord Bearing, Chord. Rows: C1, C2, C3.







March 31, 2022

## City of Manor Development Services

# Notification for a Rezoning Application

Case Number: 2022-P-1426-ZO

Case Manager: Scott Dunlop

Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 26.30 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. The request will be posted on the agenda as follows:

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

***Applicant:* Metcalfe, Wolff, Stuart & Williams, LLP**

***Owner:* Edward Butler**

The Planning and Zoning Commission will meet at 6:30PM on April 13, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on April 20, 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 Rezoning Application has been filed. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

Wilken Walter William  
11625 Sun Glass Dr.  
Manor, TX 78653-3885

Ajai Akinyemi P  
11505 Sun Glass Dr.  
Manor, TX 78653

Gruza Agata & Eric Michael Daley  
13824 Long Shadow Dr.  
Manor, TX 78653

Waldon Charles L & Aursha R  
11621 Sun Glass Dr.  
Manor, TX 78653-3885

Phillips Todd Curtis  
11501 Sun Glass Dr.  
Manor, TX 78653

Gigl Michael William  
20417 Crooked Stick Dr.  
Pflugerville, TX 78660-8196

Itnyre Stephen C & Sandra L  
11617 Sun Glass Dr.  
Manor, TX 78653-3885

Bitra Aspazia  
13832 Field Spar Dr.  
Manor, TX 78653

Haney David L & Josie U  
13825 Tercel Trce.  
Manor, TX 78653

Spead Brent William & Shyla Anahita  
11613 Sun Glass Dr.  
Manor, TX 78653-3885

Prieto Daisy & Salvador U Flores  
13828 Field Spar Dr.  
Manor, TX 78653

Kendrick Willie & Carmen Maria  
13824 Tercel Trce.  
Manor, TX 78653

Holmes Charlie  
P.O. Box 27626  
Macon, GA 31221-7626

Benedetti Brett R  
13824 Field Spar Dr.  
Manor, TX 78653

Forsythe Stacia Kaye  
13816 Tercel Trce.  
Manor, TX 78653

Vandenberg Kristin L & Scott P  
11605 Sun Glass Dr.  
Manor, TX 78653-3883

Acosta Carmen & Rodolfo  
13820 Field Spar Dr.  
Manor, TX 78653

Jones Michael & Lindsay  
13821 Field Spar Dr.  
Manor, TX 78653

Bell-Sexton Coretta  
11601 Sun Glass Dr.  
Manor, TX 78653-3883

Curtis Sean & Summer  
913 N. Inyo St.  
Ridgecrest, CA 93555-3000

Kim Chae Kyung  
13817 Field Spar Dr.  
Manor, TX 78653

Lewis Gladys & Jeffrey  
11517 Sun Glass Dr.  
Manor, TX 78653-3883

Emamian Seyed-Amir & Priscilla  
13812 Field Spar Dr.  
Manor, TX 78653

Taylor Williams Wesley Jr.  
11733 Pillion Pl.  
Manor, TX 78653

Hernandez Mayra  
11513 Sun Glass Dr.  
Manor, TX 78653

Wood Terrence  
25551 SE 41st Ct  
Sammamish, WA 98029-7769

White Jennifer & Michael  
11509 Sun Glass Dr.  
Manor, TX 78653

Hernandez Alejandra & Carlos  
13825 Long Shadow Dr.  
Manor, TX 78653



Hayes Maura & Terrence III  
11737 Pillion Pl.  
Manor, TX 78653

Del La Garza Benjamin & Marisa  
11708 Pillion Pl.  
Manor, TX 78653

Suarez Humberto  
11717 Pillion Pl.  
Manor, TX 78653

Henry Daffney A  
13745 Shady Ridge Ln.  
Manor, TX 78653

Timmerman Commercial Investments LP  
501 Vale St.  
Austin, TX 78746-5732

Mullen Thomas & Amanda  
11713 Pillion Pl.  
Manor, TX 78653

Stiggers Gary L  
11729 Pillion Pl.  
Manor, TX 78653

Monroe Ozie SR Family Trust  
P.O. BOX 254  
Manor, TX 78653-0254

Hunt Anthony & Victoria  
11720 Pillion Pl.  
Manor, TX 78653

Mcarthur Marilyn D  
11725 Pillion Pl.  
Manor, TX 78653

Board of Trustees of the Manor  
Independent  
P.O. BOX 9190  
% Butler Family Partnership  
Austin, TX 78766-9190

Brown George Jr  
P.O. Box 1158  
Manor, TX 78653

Manker Michael & Lauren  
11721 Pillion Pl.  
Manor, TX 78653

Ambuhl Allen C & Debra K Young  
11712 Pillion Pl.  
Manor, TX 78653