



Dr. Christopher Harvey, Mayor
Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6

City Council Regular Meeting

Wednesday, November 16, 2022 at 7:00 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PLEDGE OF ALLEGIANCE

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 Council. To address the City Council, please complete the white card and present it to the City Secretary prior to the meeting. No Action May be Taken by the City Council During Public Comments.

REPORTS

Reports about items of community interest on which no action will be taken.

A. Healthcare Committee Calendar Update

Submitted by: Healthcare Committee

B. Public Safety Committee Update on Animal Control and Speeding in Hamilton Point Subdivision

Submitted by: Public Safety Committee

PUBLIC HEARINGS

1. Conduct a public hearing on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

Submitted by: Scott Dunlop, Development Services Director

- 2.** Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering
Submitted by: Scott Dunlop, Development Services Director
- 3.** Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering
Submitted by: Scott Dunlop, Development Services Director
- 4.** Conduct a public hearing on the first reading of an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: SEC Planning, LLC
Owner: Blackburn Group
Submitted by: Scott Dunlop, Development Services Director
- 5.** Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC
Submitted by: Scott Dunlop, Development Services Director
- 6.** Conduct a public hearing on the first reading of an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar
Submitted by: Scott Dunlop, Development Services Director
- 7.** Conduct a public hearing on the first reading of an Ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).
Applicant: Baeza Engineering, PLLC
Owner: John and Sandy Kerr
Submitted by: Scott Dunlop, Development Services Director

- 8. Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.**
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC
Submitted by: Scott Dunlop, Development Services Director

CONSENT AGENDA

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

- 9. Consideration, discussion, and possible action to approve the City Council Minutes of November 2, 2022, City Council Regular Meeting.**
Submitted by: Lluvia T. Almaraz, City Secretary

- 10. Consideration, discussion, and possible action on the acceptance of the October 2022 Departmental Reports.**
Submitted by: Scott Moore, City Manager

- **Economic Development – Scott Jones, Economic Development Director**
- **Development Services – Scott Dunlop, Development Services Director**
- **Community Development – Debbie Charbonneau, Heritage and Tourism Manager**
- **Police – Ryan Phipps, Chief of Police**
- **Municipal Court – Sarah Friberg, Court Clerk**
- **Public Works – Michael Tuley, Director of Public Works**
- **Finance – Lydia Collins, Director of Finance**
- **Human Resources – Tracey Vasquez, HR Manager**
- **IT – Phil Green, IT Director**
- **Administration – Lluvia T. Almaraz, City Secretary**
- **Travis County ESD No. 12 – Ryan Smith, Fire Chief**

REGULAR AGENDA

- 11. First Reading: Consideration, discussion, and possible action on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.**

Submitted by: Scott Dunlop, Development Services Director

- 12. Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.**

Applicant: Drenner Group

Owner: Ashton Grey Engineering

Submitted by: Scott Dunlop, Development Services Director

- 13.** Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: Drenner Group
Owner: Ashton Grey Engineering
Submitted by: Scott Dunlop, Development Services Director
- 14.** **First Reading:** Consideration, discussion and possible action on an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.
Applicant: SEC Planning, LLC
Owner: Blackburn Group
Submitted by: Scott Dunlop, Development Services Director
- 15.** Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.
Applicant: Jamison Civil Engineering LLC
Owner: Monarch Ranch at Manor, LLC
Submitted by: Scott Dunlop, Development Services Director
- 16.** **First Reading:** Consideration, discussion and possible action on an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).
Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar
Submitted by: Scott Dunlop, Development Services Director
- 17.** **First Reading:** Consideration, discussion, and possible action on an Ordinance rezoning two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).
Applicant: Baeza Engineering, PLLC
Owner: John and Sandy Kerr
Submitted by: Scott Dunlop, Development Services Director
- 18.** Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.
Applicant: JAB Engineering, LLC
Owner: Platinum 973, LLC
Submitted by: Scott Dunlop, Development Services Director

- 19.** Consideration, discussion, and possible action on an Ordinance closing, vacating, and abandoning a 20' alley crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 223A of the plat records of Travis County, Texas, authorizing conveyance to abutting property owners in proportion to abutting ownership and authorizing conveyance of such abandoned alley right-of-way by Special Warranty Deed.
Submitted by: Scott Dunlop, Development Services Director
- 20.** Consideration, discussion, and possible action on the Agreement Regarding Water Service Territory.
Submitted by: Scott Moore, City Manager
- 21.** Consideration, discussion, and possible action on a resolution adopting and establishing an additional benefit with LegalShield.
Submitted by: Tracey Vasquez, HR Manager
- 22.** Consideration, discussion, and possible action to close City Offices at 12:00 p.m. on Friday, December 16, 2022.
Submitted by: Tracey Vasquez, HR Manager
- 23.** Consideration, discussion, and possible action on adding an Invocation to the Order of Business on Regular and Special meeting Agendas.
Submitted by: Scott Moore, City Manager
- 24.** Consideration, discussion, and possible action on supporting Operation Turkey event in the City of Manor.
Submitted by: Scott Moore, City Manager

EXECUTIVE SESSION

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

- *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EntradaGlen PID;*
- *Section 551.072, Texas Government Code, to deliberate the acquisition of real property for water utilities; and*
- *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EPCOR Wholesale Water Agreement*

OPEN SESSION

The City Council 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.

25. Consideration, discussion and possible action on the Second Amendment to Development Agreement (EntradaGlen).

Submitted by: Scott Moore, City Manager

26. Consideration, discussion and possible action on the Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.

Submitted by: Scott Moore, City Manager

27. Consideration, discussion and possible action on a purchase contract to acquire an easement for water utilities.

Submitted by: Scott Moore, City Manager

ADJOURNMENT

In addition to any executive session already listed above, the City Council 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 City Council member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the City Council 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, November 10, 2020, by 7:30 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Lluvia T. Almaraz, TRMC
City Secretary for the City of Manor, Texas

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

The City of Manor is committed to compliance with the Americans with Disabilities Act. Manor City Hall and the Council Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary at 512.272.5555 or e-mail lalmaraz@cityofmanor.org.

2023 Health Committee Calendar

JANUARY	National Blood Donor Month National Birth Defects Prevention Month National Glaucoma Awareness Month Thyroid Awareness Month
FEBRUARY	National Cancer Prevention Month American National Heart Month (Wear Red Day Feb 2) Tinnitus Awareness Week (Feb 6-12) World Cancer Day (4th) Eating Disorder Week (Feb 28-March 6)
MARCH	Ovarian Cancer Awareness Month Prostate Cancer Awareness Month World Kidney Day - National Kidney Month National Development Disabilities Awareness Month National Colorectal Cancer Awareness Month International Women's Day (March 8) World Down Syndrome Day (March 21) World TB Day (March 24) MS Awareness Week (March 13-19)
APRIL	International IBS Awareness Month Bowel Cancer Awareness Month National Autism Month Testicular Cancer Awareness Month World Autism Awareness Day (April 2) World Health Day (April 7) World Parkinson's Day (April 11) Allergy Awareness Week (April 24 – 30) World Day for Safety and Health at Work (April 28th) Food Allergy Awareness Week (April 24 - 30) Volunteers Week (April 16-22)

2023 Health Committee Calendar

Item A.

MAY	Action on Stroke Month Mental Health Awareness week and Month Lupus Awareness Month National High Blood Pressure Education Month Skin Cancer Awareness Month National Motorcycle Awareness Month World Asthma Day (May 2) International Fibromyalgia Day (May 12 th) Dementia Awareness Week (May 15-21) World No Tobacco Day (May 31)
JUNE	National Osteoporosis Month Alzheimer's & Brain Awareness Month National PTSD Awareness Month National Men's Health Week (June 12-18) Diabetes Week (June 12-18)
JULY	National Childhood Obesity Week (July 3-9) World Hepatitis Day (July 28)
AUGUST	National Immunization Awareness Month Children's Eye Health and Safety Month National Breastfeeding Month
SEPTEMBER	National Cholesterol Education Month Blood Cancer Awareness Month Childhood Cancer Awareness Month Substance Use Recovery Healthy Aging National Childhood Obesity Awareness Month
OCTOBER	Breast Cancer Awareness Month Domestic Violence Awareness Month Health Literacy Month National Youth Sports Week (Oct 24-29)
NOVEMBER	Mental health and suicide prevention
DECEMBER	International Day of Person with disabilities



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

BACKGROUND/SUMMARY:

This property entered into a non-annexation development agreement in 2017 when the city proposed to involuntarily annex that area. That agreement allowed the property to remain in the city's ETJ until such time as the land use changed. The property was sold and the new/current owner is proposing a Planned Unit Development subdivision on the property. As such, they are required to by the non-annexation development to request annexation into the city limits.

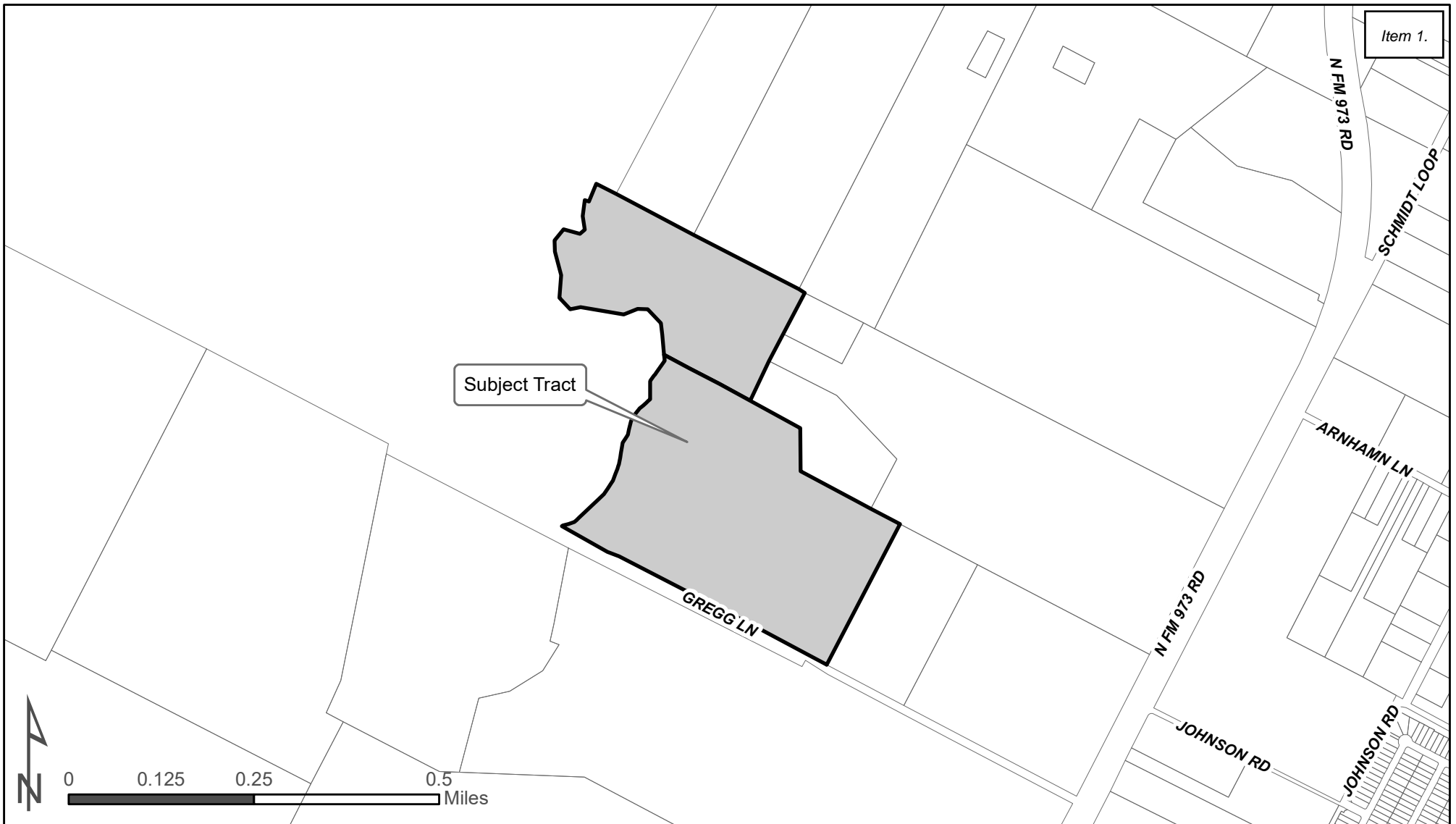
LEGAL REVIEW: Yes
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Annexation Map
- Ordinance
- Post Annexation Provision of Services Agreement

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct a public hearing on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

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



Proposed Annexation Area

90.345 Acres +/-

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 93.775 ACRES OF LAND, MORE OR LESS, LOCATED IN TRAVIS COUNTY, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Manor, Texas, is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owners of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council heard and has decided to grant the owners' request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the *Tex. Loc. Gov't. Code*;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit "B".

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described properties (hereinafter referred to as the "Annexed Property"), not previously annexed into the City, including the abutting streets, roadways and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Tract One:

Being 59.765 acres of land, more or less, being a portion of that certain tract of land stated

ORDINANCE NO.**Page 2**

to contain 60.292 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, as described in Distribution Deed recorded in Document No. 2020120760 Official Public Records, Travis County, Texas, and being the same land conveyed to the Carrillo Family Partnership in Document No. 2013001967, Official Public Records, Travis County, Texas, said 59.765 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Tract Two:

Being 30.580 acres of land, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, being a Western portion of that certain called 39.4 acre tract described in Deed recorded in Document No. 2004009801 Official Public Records, Travis County, Texas, said 30.580 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Tract Three:

Being 3.43 acres of land, more or less, situated in the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (ETJ), said 3.43 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

SECTION 6. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That 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.

ORDINANCE NO.

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SECTION 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED FIRST READING on this 16th day of November 2022.

FINALLY PASSED AND APPROVED on this _____ day of _____, 2022.

ATTEST:

CITY OF MANOR, TEXAS

Lluvia T. Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

ORDINANCE NO.

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Exhibit “A”

ANNEXED PROPERTY DESCRIPTION
+/- 93.775 Acres

ORDINANCE NO.

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Tract One

EXHIBIT A (1 OF 12)



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

59.765 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013001967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2018051094 of the Official Public Records of Travis County, Texas, from which a TxDot Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

THENCE North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.10 feet to a calculated point in the approximate centerline of Wilbarger Creek;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;

1662-001-59.765 ACS

EXHIBIT A (2 OF 12)

6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;
7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°03'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.74 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;

ORDINANCE NO.

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EXHIBIT A (3 OF 12)

- 29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;
- 30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;
- 31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;
- 32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60.292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

THENCE South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar at 20.62 feet, and continuing for a total distance of 1100.33 feet to a 1/2 " rebar with 'Chaparral' cap set;

THENCE South 00°41'52" East, crossing the 60.292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60.292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

THENCE South 62°04'50" East with the north line of the 60.292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

THENCE South 61°50'55" East, continuing with the north line of the 60.292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60.292 acre tract, same being the northwest corner of said 15.74 acre tract;

THENCE South 27°32'42" West, with the east line of the 60.292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

Surveyed on the ground on August 3, 2020.

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).

Attachments: Drawing 1662-001-59.765ac

Paul J. Flugel 1-18-2021
 Paul J. Flugel
 Registered Professional Land Surveyor
 State of Texas No. 5096
 TBPLS Firm No. 10124500



ORDINANCE NO.



ORDINANCE NO.

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Tract Two

ORDINANCE NO.

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EXHIBIT A (5 OF 12)



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

30.580 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

THENCE North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

EXHIBIT A (6 OF 12)

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°38'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 61.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

EXHIBIT A (7 OF 12)

- 30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
- 31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
- 32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
- 33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
- 34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
- 35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
- 36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
- 37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
- 38. North 06°24'18" East, a distance of 49.34 feet to a to a calculated point;
- 39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
- 40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

THENCE South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

THENCE North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

THENCE South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.36 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

THENCE South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 57.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

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EXHIBIT A (8 OF 12)

THENCE South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

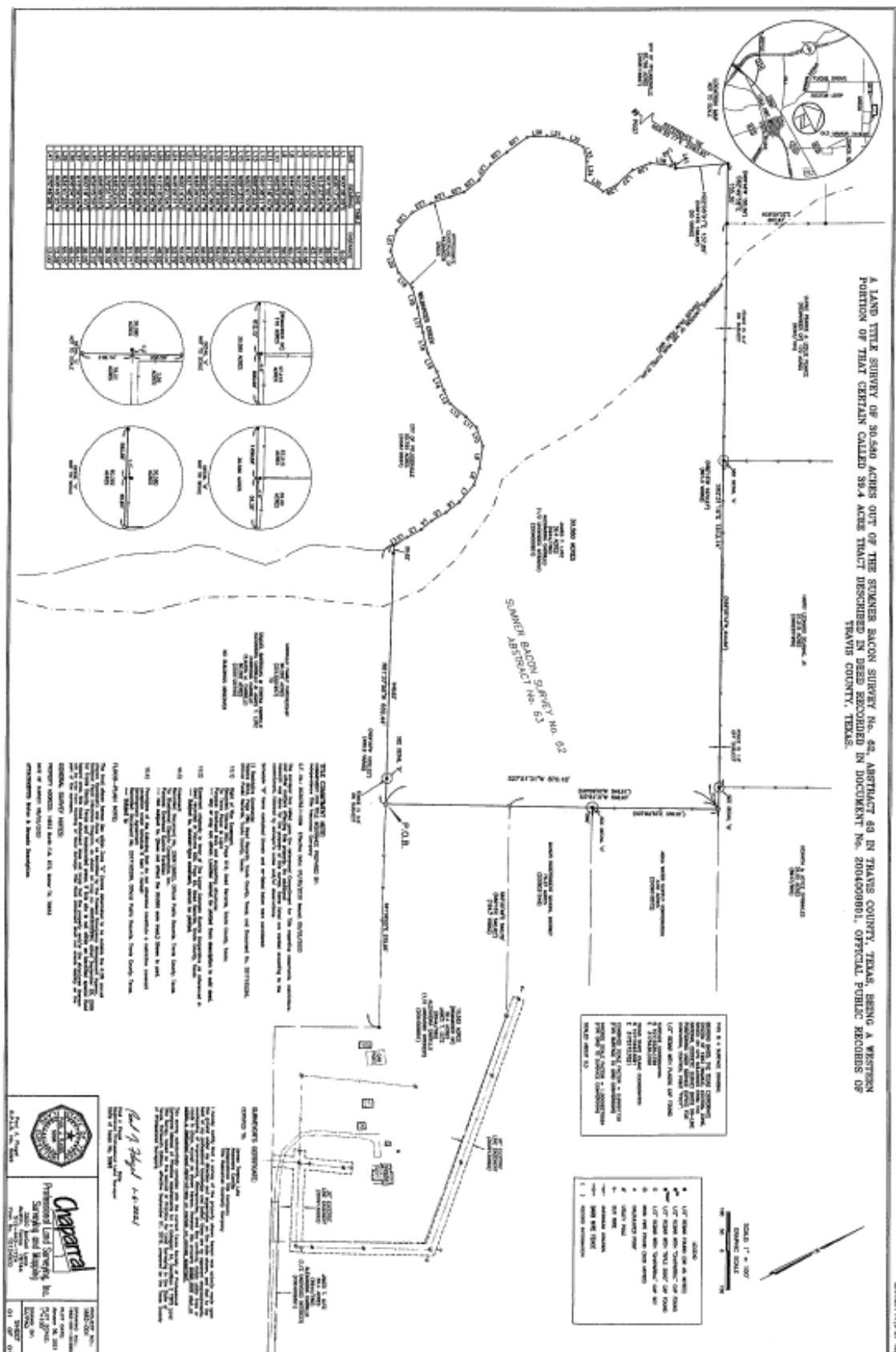
Surveyed on the ground on August 3, 2020.

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).

Attachments: Drawing 1662-001-30.580ac

Paul J. Flugel 1-6-2021
Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500





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Tract Three

EXHIBIT A (10 OF 12)



3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9483
Fax: 512.445.2286
www.jonescarter.com

GREGG LANE ANNEXATION

LEGAL DESCRIPTION

BEING 3.43-acres of land, more or less, situated in the Sumner Bacon Survey No. 62 Abstract No. 63 in Travis County, Texas; being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (E.T.J.); said 3.43-acre tract of land being more particularly described by metes and bounds as follows with bearings and coordinates referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 5/8-inch iron rod (N = 10,113,364.790, E = 3,179,217.978) found on the northeastern right of way of said Gregg Lane, for the southeastern corner of a called 59.765-acre tract of land to Gregg Lane Dev., LLC as described in a Special Warranty Deed W/Vendor's Lien in Document No. 2021051168 of the Official Public Records of Travis County, the southwestern corner of a called 15.74 acre tract of land to The Board of Trustees of the Manor Independent School District in a General Warranty Deed in Document No. 2016051094, the same being an approximate corner of the City of Manor Full Purpose City Limits;

THENCE: South 61°59'11" East a distance of 1049.87 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 15.74-acre tract, the southwestern line of a called 36.14-acre tract to the United States of America Department of Transportation Federal Aviation Administration as described in a General Warranty Deed in Document No. 2014113251 of the Official Public Records of Travis County, to a calculated point for a corner of the City of Manor Full Purpose City Limits;

THENCE: South 26°55'54" West a distance of 39.90 feet along a line of the City of Manor Full Purpose City Limits, across said Gregg Lane to a calculated point on the southwestern line of said Gregg Lane, the Northeastern line of the called remainder of a 146.75-acre tract to Enfield Partners, LLC et al as described in Document No. 2019013312 of the Official Public Records of Travis County, Texas, for a corner of the City of Manor Full Purpose City Limits;

THENCE: North 62°31'06" West a distance of 1218.23 feet along the southwestern line of said Gregg Lane, the northeastern line of the remainder of the said 146.75-acre tract of land to a calculated point for the northeastern corner of a called 2.630-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020123032 of the Official Public Records of Travis County, Texas;

THENCE: North 62°05'29" West a distance of 1895.89 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.630-acre tract to a calculated point for the northwestern corner of the said 2.630-acre tract, the northeastern corner of a called 2.341-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020165985 of the Official Public Records of Travis County, Texas;

THENCE: North 62°38'23" West a distance of 143.76 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.341-acre tract to a calculated point;

THENCE: North 86°45'39" East a distance of 86.71 feet across said Gregg Lane to a calculated point on the northeastern line of said Gregg Lane for the southwestern corner of the said 59.765-acre tract;

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EXHIBIT A (11 OF 12)

THENCE: South 62°17'26" East a distance of 2133.10 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 59.765-acre tract to the **POINT OF BEGINNING** and CONTAINING an area of 3.43-acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.


Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

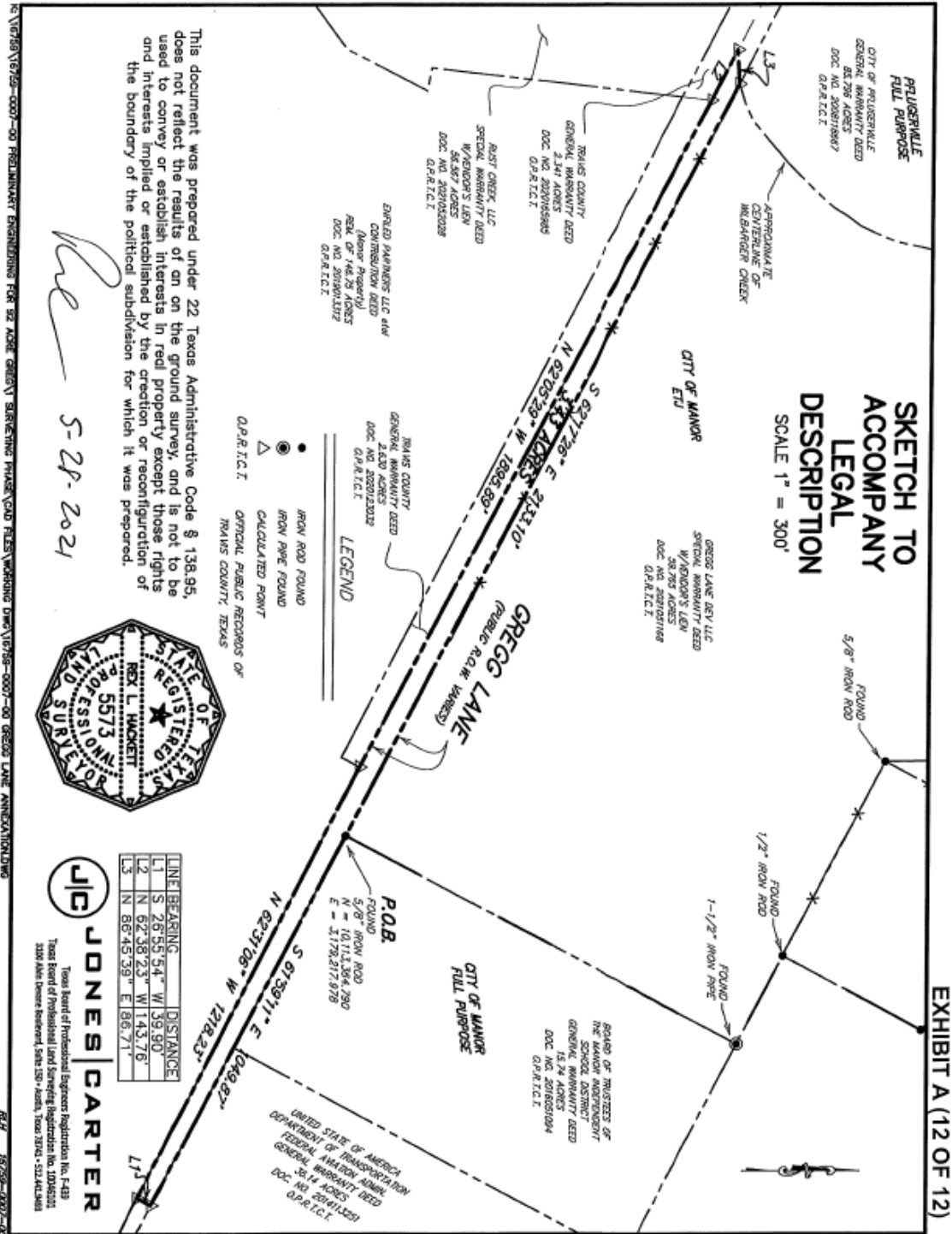
05-28-2021
Date:



Page 2 of 2

K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\Documents Created\16759-0007-00
Gregg Lane Annexation

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ORDINANCE NO.

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Exhibit “B”

**AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR**

AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

This Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed into the City of Manor (the “Agreement”) is entered into by and between the City of Manor, Texas, a municipal corporation (“City”), and Gregg Lane Development, LLC and (“Landowner”), both of which may be referred to herein singularly as “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, upon the request of the Landowner, the City intends to institute annexation proceedings for an area of land described more fully hereinafter and attached hereto (the “subject property”);

WHEREAS, Section 43.0672, Loc. Gov't. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the subject property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation;

WHEREAS, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City’s consideration of an ordinance annexing the subject property, it being understood, acknowledged and agreed by the Parties that annexation of the subject property is a condition precedent to this Agreement becoming effective;

WHEREAS, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the subject property (the “Effective Date”).

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapter 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between the Landowner of the subject property and the City establishing a program under which the City will provide municipal services to the subject property, as required by section 43.0672 of the Texas Local

Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other similarly situated areas within the City.

The following services will be provided for the subject property on the Effective Date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the landowner and this Agreement, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the subject property at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD's present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection, recycling, bulky item collection and yard waste collection. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the subject property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the subject property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of City-owned parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities. Municipal Court and General Administration services will also be available to property owners and residents in the subject property on the same basis those facilities are available to current City property owners and residents.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "Agricultural District "A"" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff. The City will impose and enforce its adopted ordinances, including but not limited to, zoning, subdivision development, site development and building code regulations within the subject property upon the Effective Date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the subject property will be reviewed for compliance with City standards.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided herein:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City

utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

- (i) Inspection of sewer lines as provided by statutes of the State of Texas.
- (ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

- (i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The Landowner agrees that no improvements are required on such roadways to service the subject property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties. When deemed necessary, capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as applicable and amended, which are incorporated herein by reference.

(4) **Term.** If not previously expired, this agreement expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.

(6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and

their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.

(7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Travis County, Texas.

(8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

(9) **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

(10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

[signature pages follow]

EXECUTED and AGREED to by the Parties this the ____ day of _____, 20 ____.

ATTEST:


THE CITY OF MANOR, TEXAS

Lluvia T. Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

LANDOWNER:

Gregg Lane Dev LLC.

By: 

Name (print): SHAWN VEMBURY

Title: MANAGER

Date: 10/27/22

Subject Property Description

Tract One

EXHIBIT A (1 OF 12)



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

59.765 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013001967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2018051094 of the Official Public Records of Travis County, Texas, from which a TxDot Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

THENCE North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.10 feet to a calculated point in the approximate centerline of Wilbarger Creek;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;

1662-001-59.765 ACS

EXHIBIT A (2 OF 12)

6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;
7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°03'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.74 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;

1662-001-59.765 ACS

EXHIBIT A (3 OF 12)

- 29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;
- 30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;
- 31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;
- 32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60.292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

THENCE South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar at 20.62 feet, and continuing for a total distance of 1100.33 feet to a 1/2 " rebar with 'Chaparral' cap set;

THENCE South 00°41'52" East, crossing the 60.292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60.292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

THENCE South 62°04'50" East with the north line of the 60.292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

THENCE South 61°50'55" East, continuing with the north line of the 60.292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60.292 acre tract, same being the northwest corner of said 15.74 acre tract;

THENCE South 27°32'42" West, with the east line of the 60.292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

Surveyed on the ground on August 3, 2020.

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).

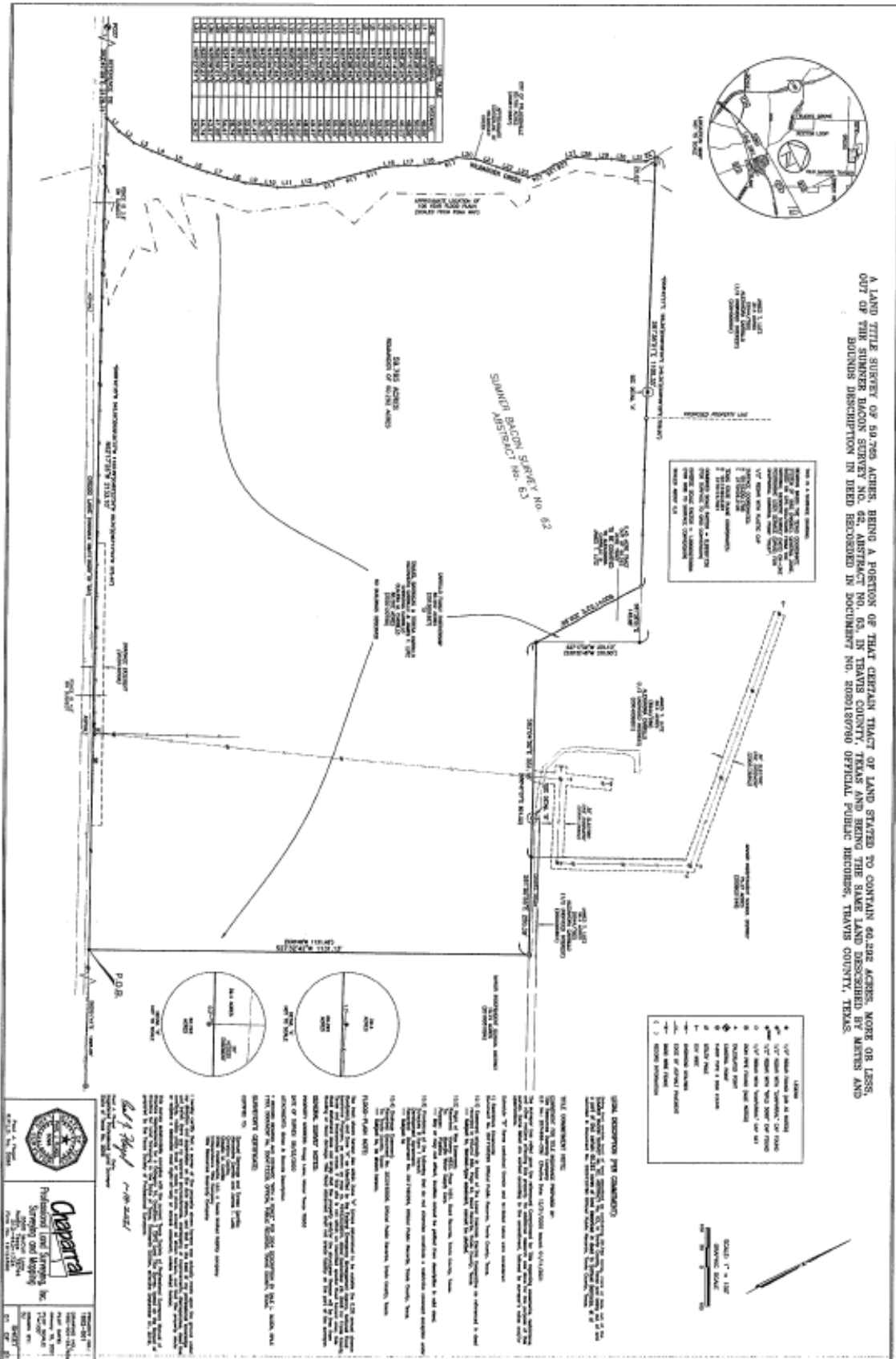
Attachments: Drawing 1662-001-59.765ac

Paul J. Flugel 1-18-2021

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



1662-001-59.765 ACS



Tract Two

EXHIBIT A (5 OF 12)



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

30.580 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

THENCE North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

1662-001-30.580 AC

EXHIBIT A (6 OF 12)

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°38'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 61.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

1662-001-30.580 AC

EXHIBIT A (7 OF 12)

- 30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
- 31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
- 32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
- 33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
- 34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
- 35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
- 36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
- 37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
- 38. North 06°24'18" East, a distance of 49.34 feet to a to a calculated point;
- 39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
- 40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

THENCE South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

THENCE North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

THENCE South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.36 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

THENCE South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 57.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

1662-001-30.580 AC

EXHIBIT A (8 OF 12)

THENCE South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

Surveyed on the ground on August 3, 2020.

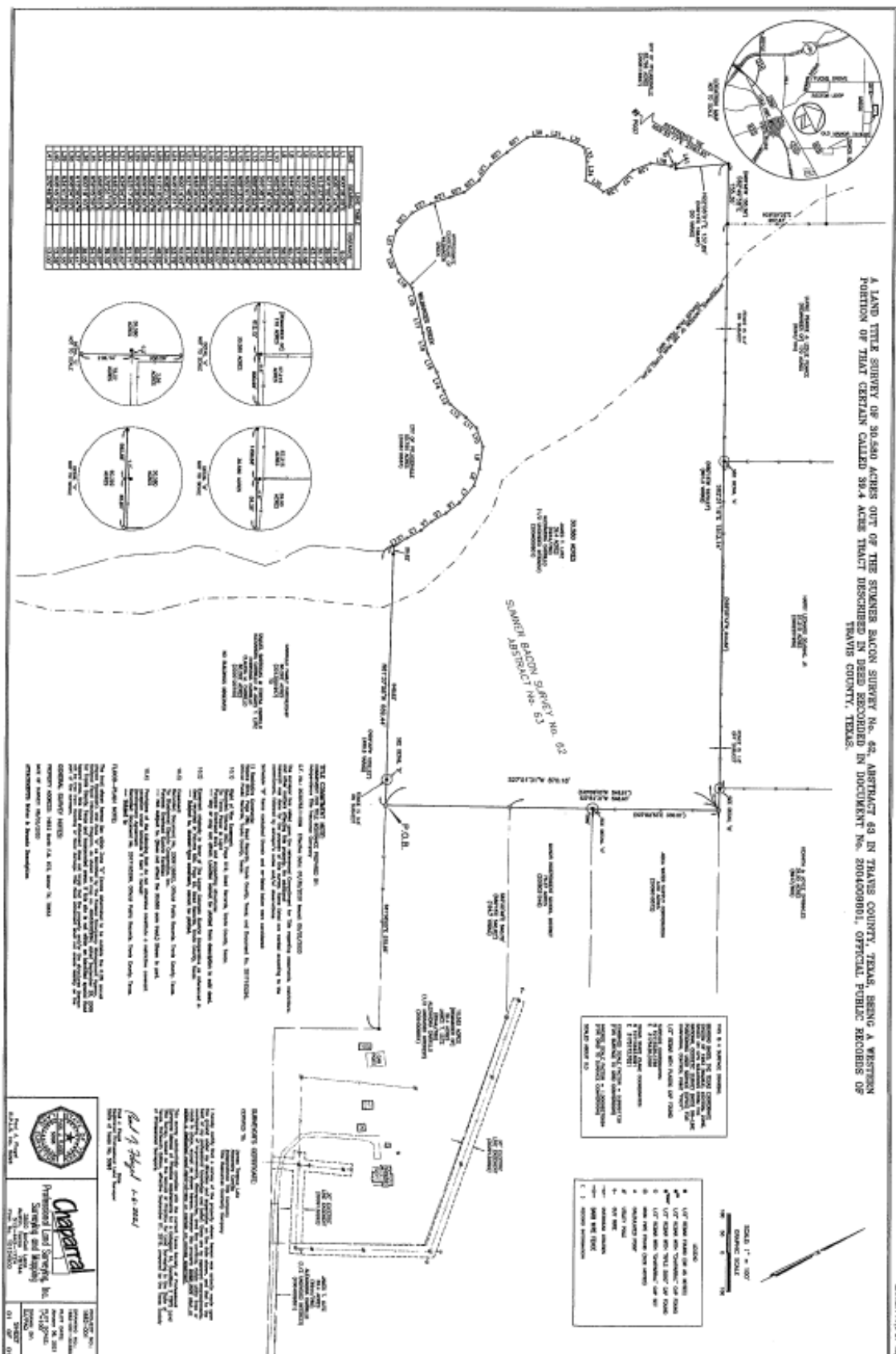
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-30.580ac

Paul J. Flugel 1-6-2021
Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



1662-001-30.580 AC



Tract Three

EXHIBIT A (10 OF 12)



3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

GREGG LANE ANNEXATION

LEGAL DESCRIPTION

BEING 3.43-acres of land, more or less, situated in the Sumner Bacon Survey No. 62 Abstract No. 63 in Travis County, Texas; being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (E.T.J.); said 3.43-acre tract of land being more particularly described by metes and bounds as follows with bearings and coordinates referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 5/8-inch iron rod (N = 10,113,364.790, E = 3,179,217.978) found on the northeastern right of way of said Gregg Lane, for the southeastern corner of a called 59.765-acre tract of land to Gregg Lane Dev., LLC as described in a Special Warranty Deed W/Vendor's Lien in Document No. 2021051168 of the Official Public Records of Travis County, the southwestern corner of a called 15.74 acre tract of land to The Board of Trustees of the Manor Independent School District in a General Warranty Deed in Document No. 2016051094, the same being an approximate corner of the City of Manor Full Purpose City Limits;

THENCE: South 61°59'11" East a distance of 1049.87 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 15.74-acre tract, the southwestern line of a called 36.14-acre tract to the United States of America Department of Transportation Federal Aviation Administration as described in a General Warranty Deed in Document No. 2014113251 of the Official Public Records of Travis County, to a calculated point for a corner of the City of Manor Full Purpose City Limits;

THENCE: South 26°55'54" West a distance of 39.90 feet along a line of the City of Manor Full Purpose City Limits, across said Gregg Lane to a calculated point on the southwestern line of said Gregg Lane, the Northeastern line of the called remainder of a 146.75-acre tract to Enfield Partners, LLC et al as described in Document No. 2019013312 of the Official Public Records of Travis County, Texas, for a corner of the City of Manor Full Purpose City Limits;

THENCE: North 62°31'06" West a distance of 1218.23 feet along the southwestern line of said Gregg Lane, the northeastern line of the remainder of the said 146.75-acre tract of land to a calculated point for the northeastern corner of a called 2.630-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020123032 of the Official Public Records of Travis County, Texas;

THENCE: North 62°05'29" West a distance of 1895.89 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.630-acre tract to a calculated point for the northwestern corner of the said 2.630-acre tract, the northeastern corner of a called 2.341-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020165985 of the Official Public Records of Travis County, Texas;

THENCE: North 62°38'23" West a distance of 143.76 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.341-acre tract to a calculated point;

THENCE: North 86°45'39" East a distance of 86.71 feet across said Gregg Lane to a calculated point on the northeastern line of said Gregg Lane for the southwestern corner of the said 59.765-acre tract;

EXHIBIT A (11 OF 12)

THENCE: South 62°17'26" East a distance of 2133.10 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 59.765-acre tract to the **POINT OF BEGINNING** and CONTAINING an area of 3.43-acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

05-28-2021
Date:



Newhaven PUD

Gregg Lane

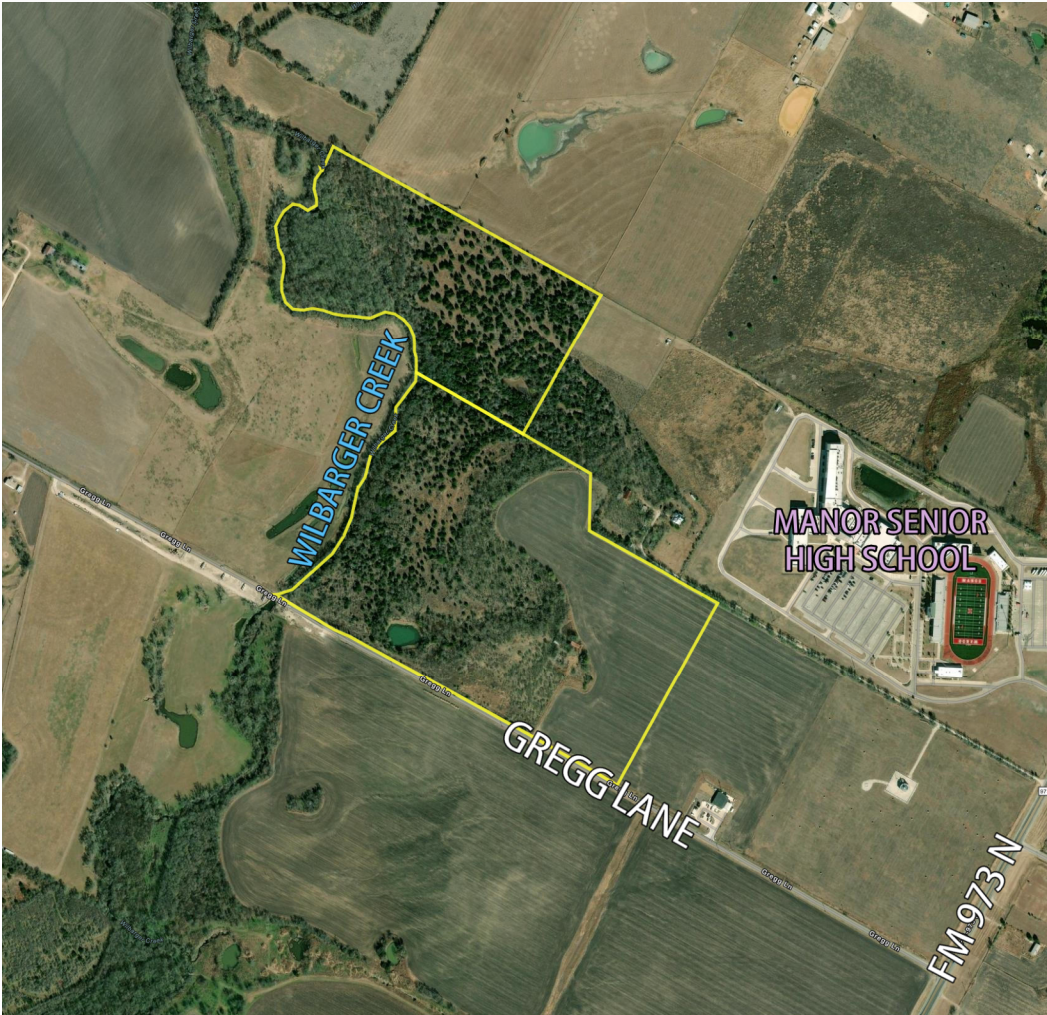
November 9, 2022

2021-P-1338-ZO (Preliminary) – *Item 1*

&

2022-P-1480-ZO (Final) – *Item 2*





Rezoning:

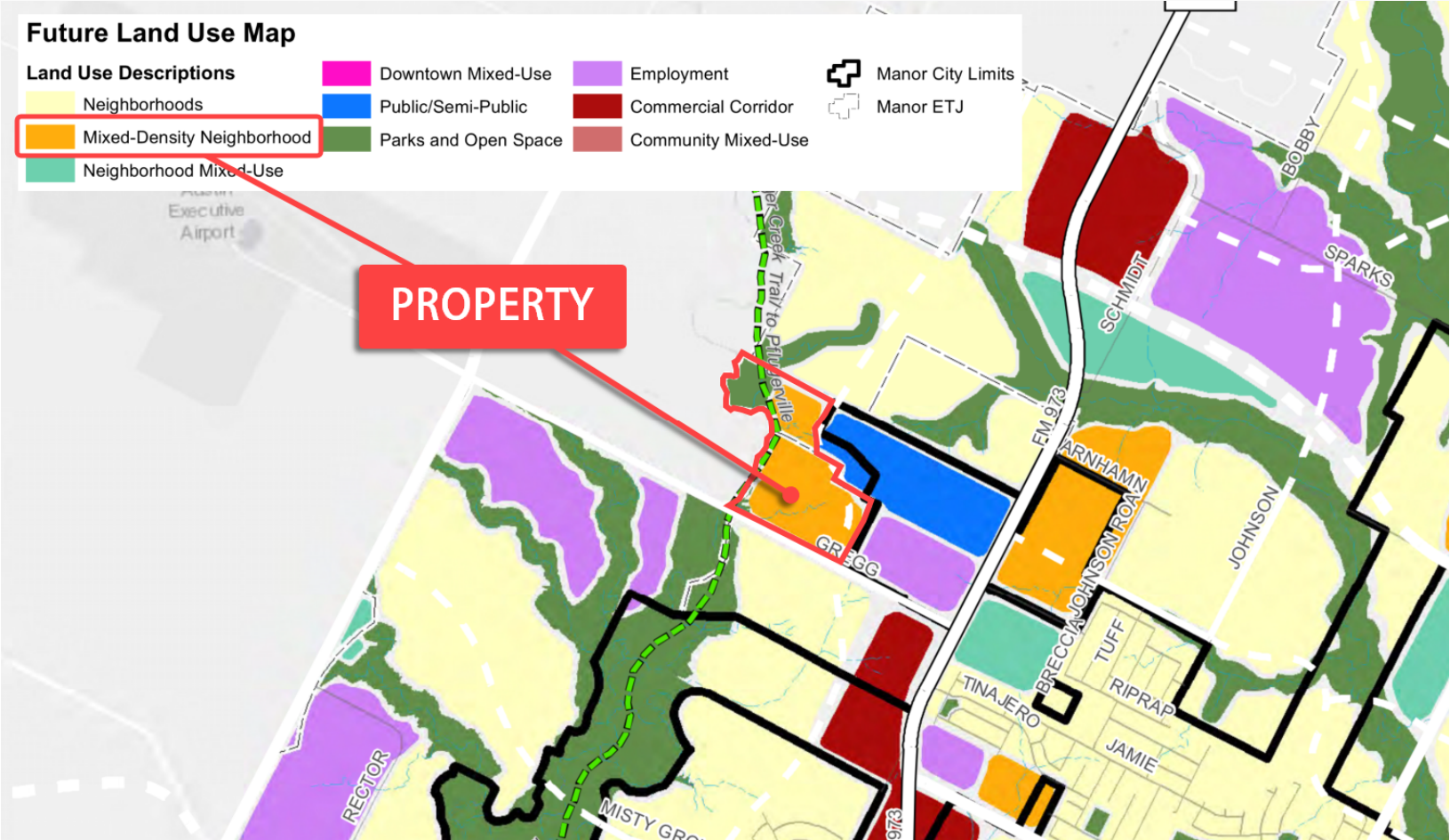
- Planned Unit Development (PUD)

Annexation Development Agreement:

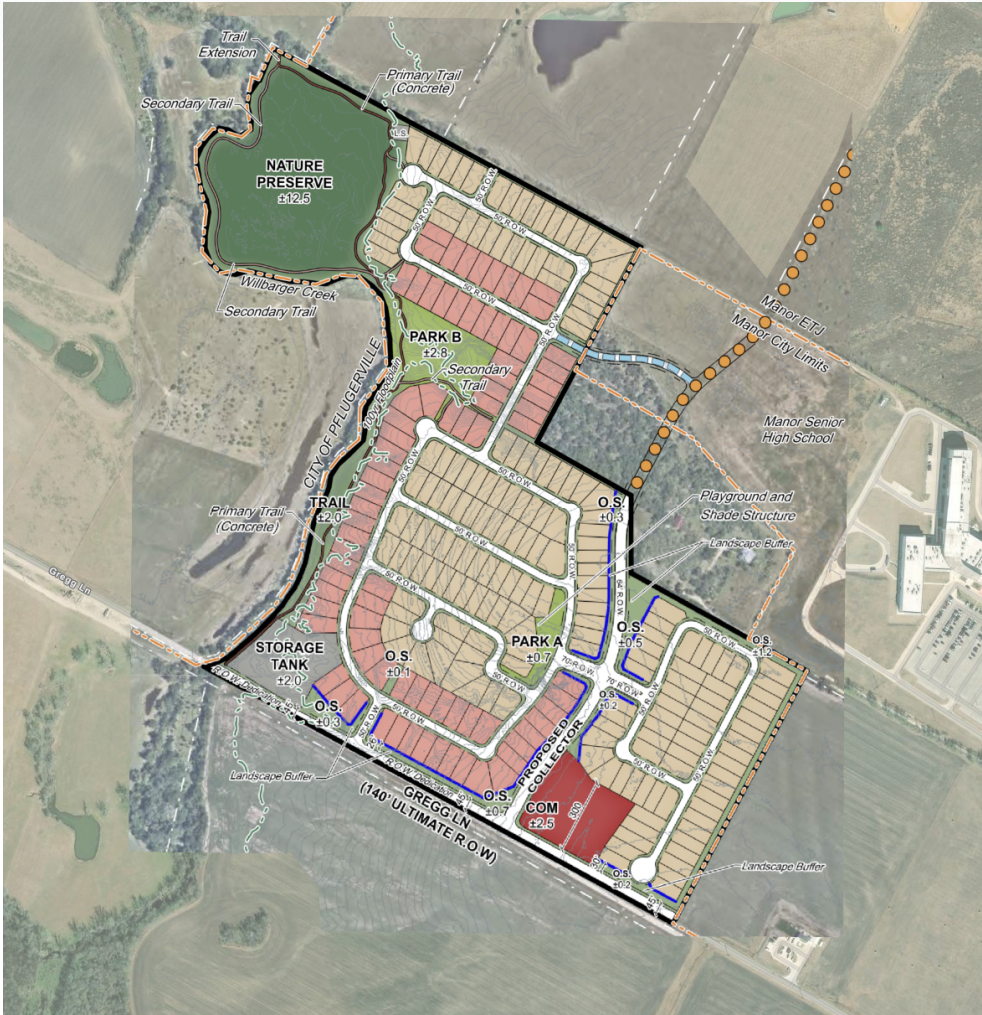
- Currently two agreements (covering 60.37 acres and 41.18 acres)
- August 7, 2017

Council Resolution accepting Annexation Petition:

- Proposing one agreement (covering 90.35 acres)
- Petition to annex approved by City Council November 2, 2022

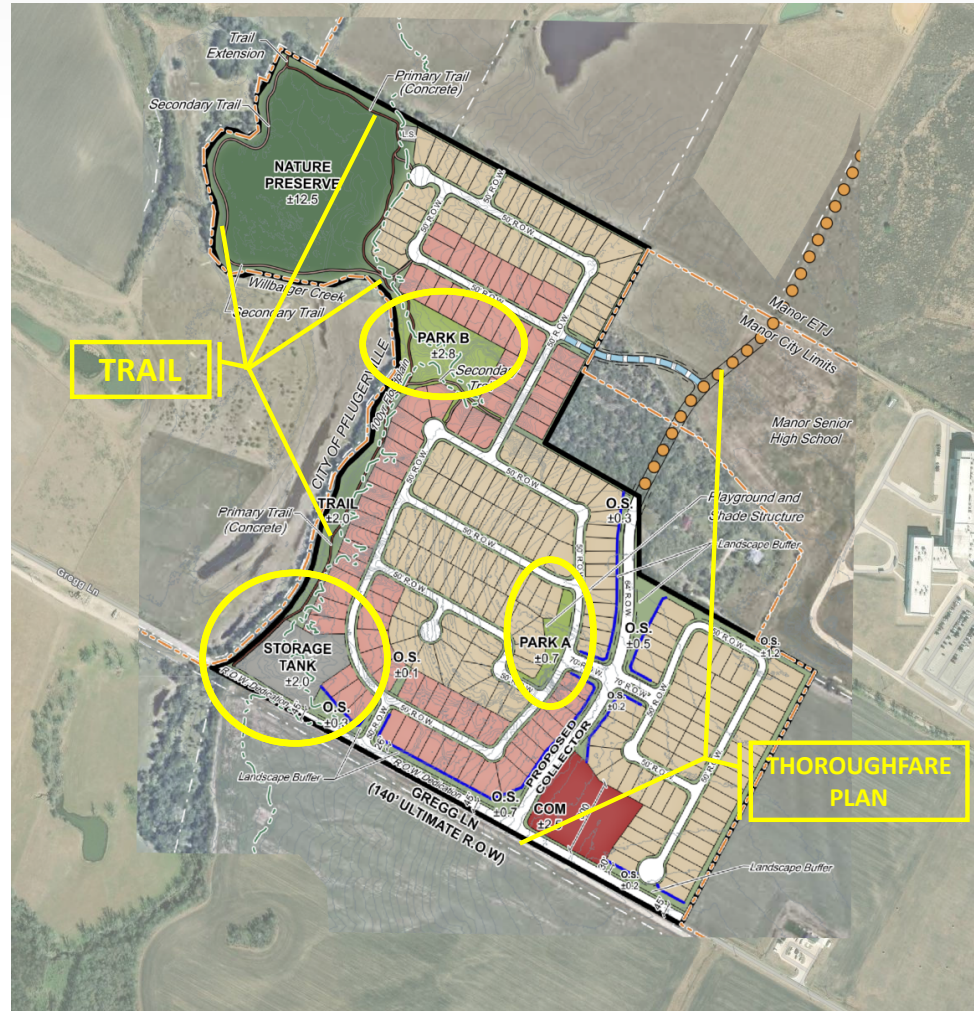


- Mix of Uses:
 - Single Family Residential – mix of 50' & 60' lots
 - Commercial
 - Utility (future water tower)
- Landscaping:
 - Gregg Lane: 15' wide buffer; four 3" caliper trees & fifteen 3 gal shrubs for every 200 linear feet
 - Single Family Lots: Two 2" trees & six 2 gal shrubs per lot
 - Collector Road : 10' wide buffer; one 3" caliper tree & five 3 gal shrubs for every 50 linear feet
- Parkland:
 - Fee-in-lieu
 - Creek-side trail
 - 2 amenitized parks
- Utility Lot:
 - Dedication of 2.0 acres to City of Manor for Water Storage



Proposal Highlights

Item 2.



Nature Preserve and Trail

- 5,300 linear feet of trail,
- Connected to and consistent with trail to south, stubbed out to connect to north
- Concrete trail and park bench amenities along trail



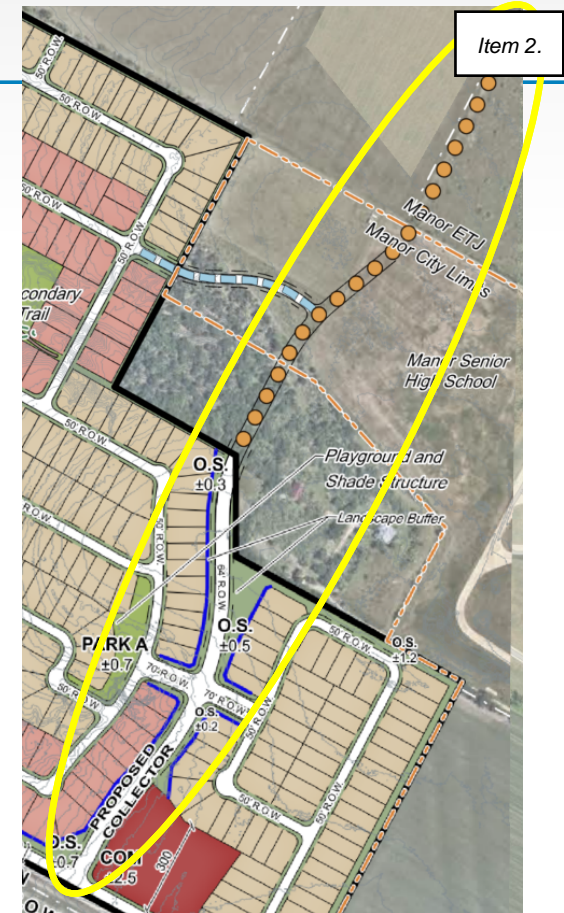
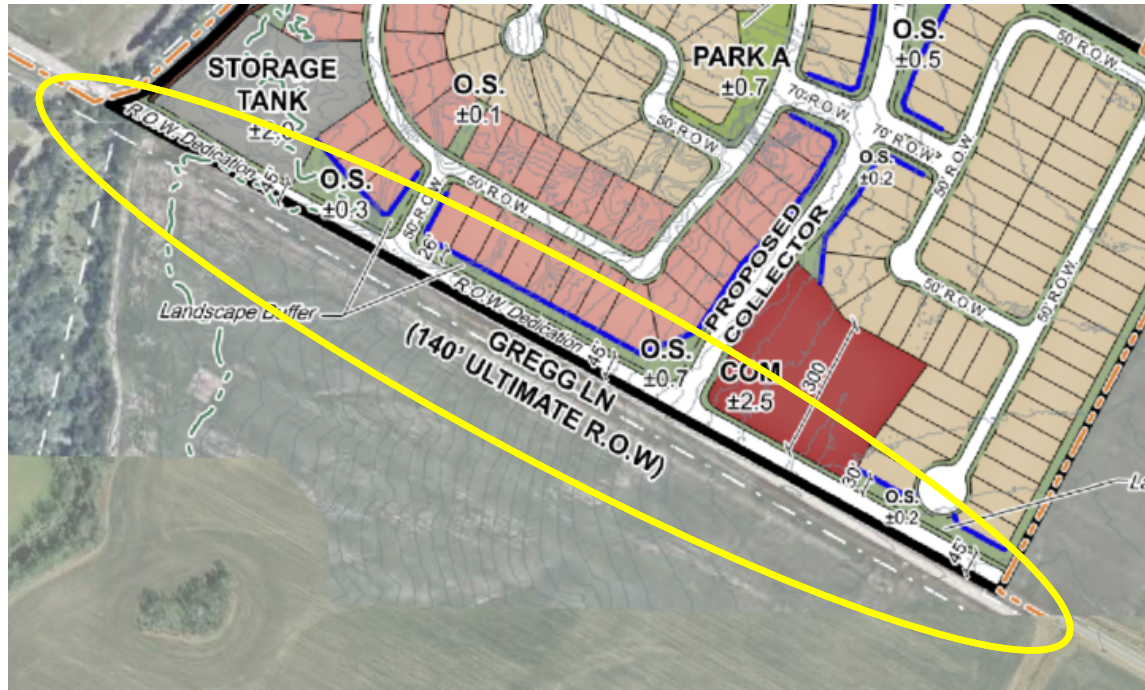
Interior Parks

- Amenitized with shade structures, playgrounds, swing set, gazebo, benches, & picnic tables
- Complementary to parkland dedication fee



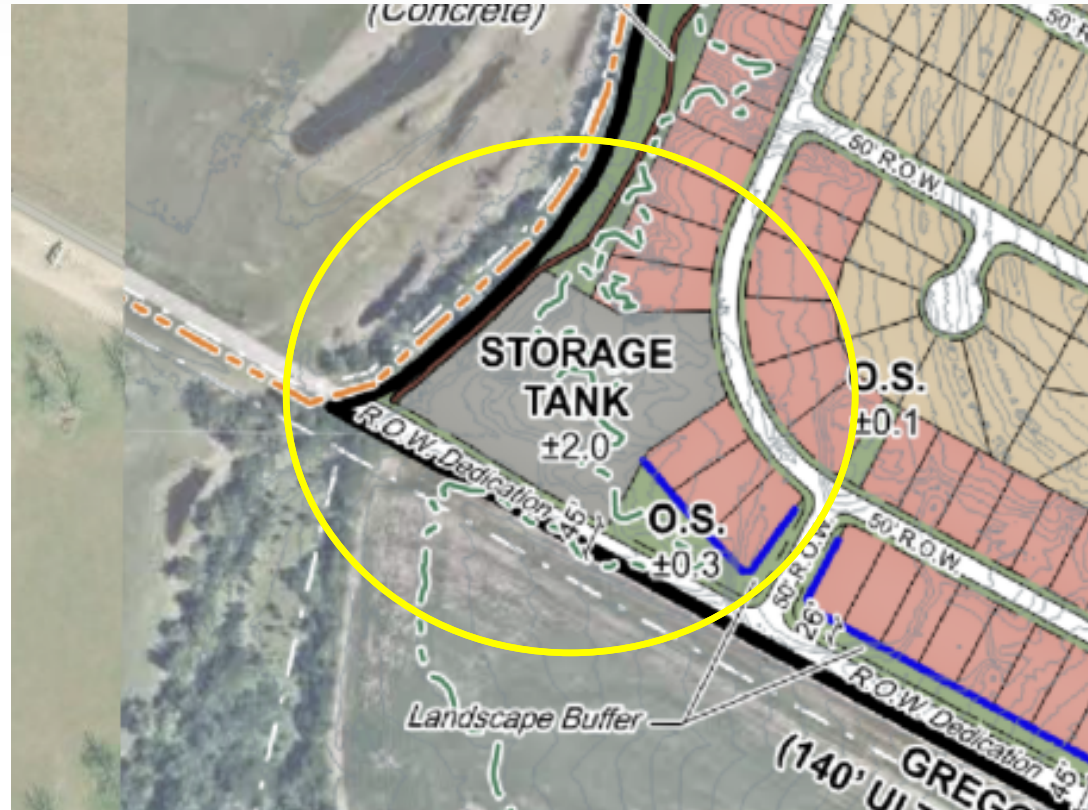
Streets and Right of Way

- In compliance with City's Thoroughfare Plan



Water Storage Site

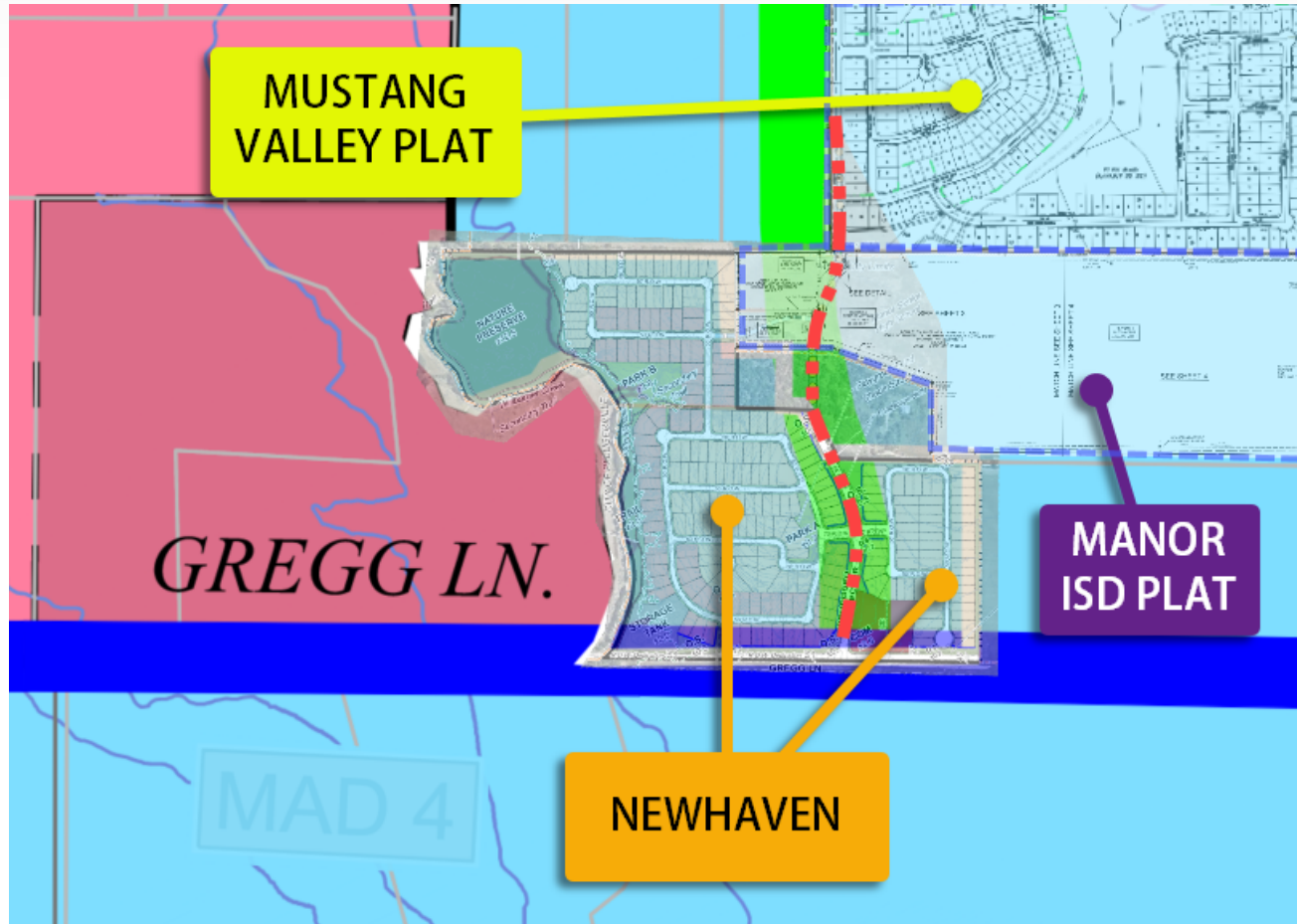
Item 2.



Recommendation in favor of this Planned Unit Development.

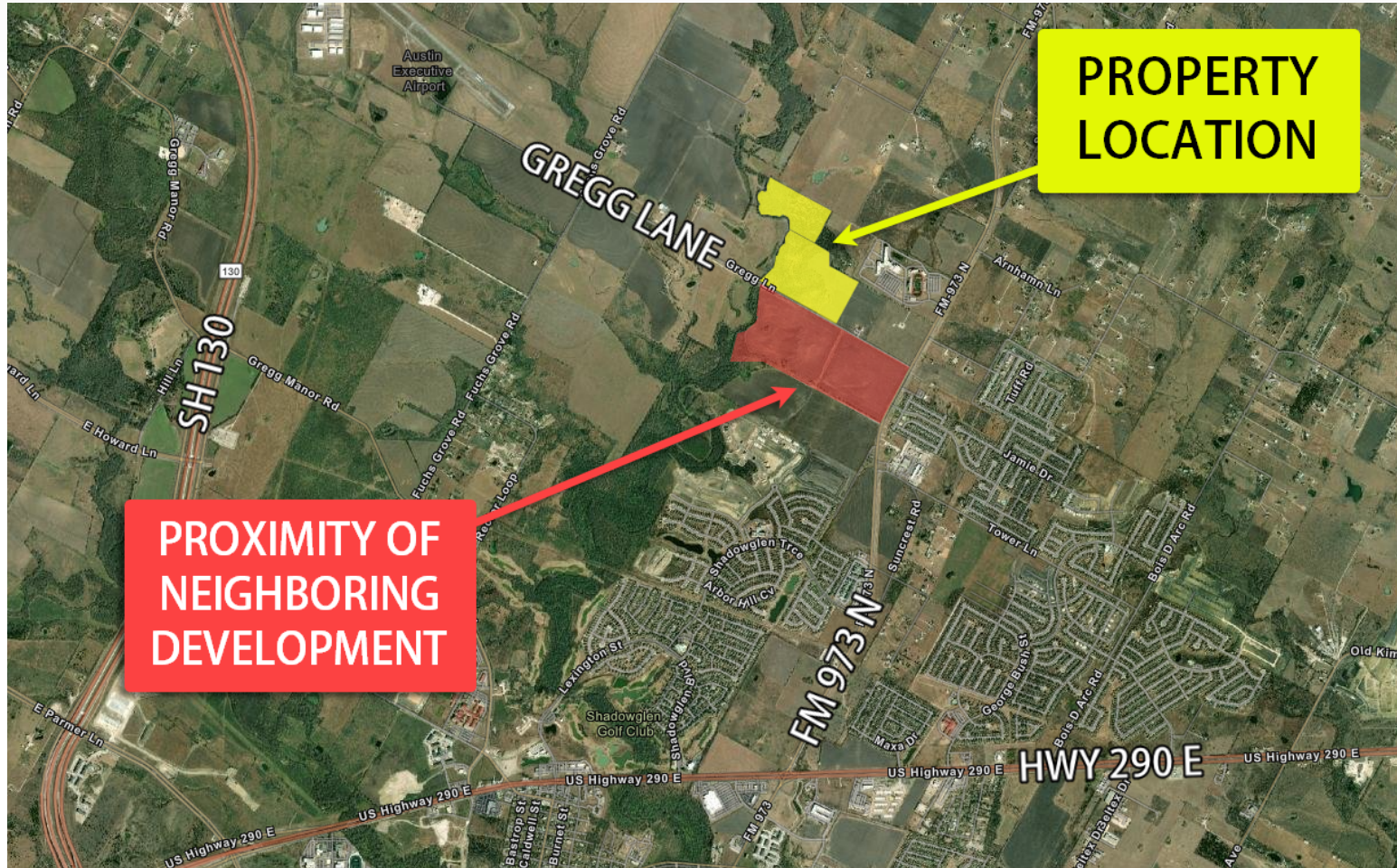
Adjacent Developments Relative to Thoroughfare Plan

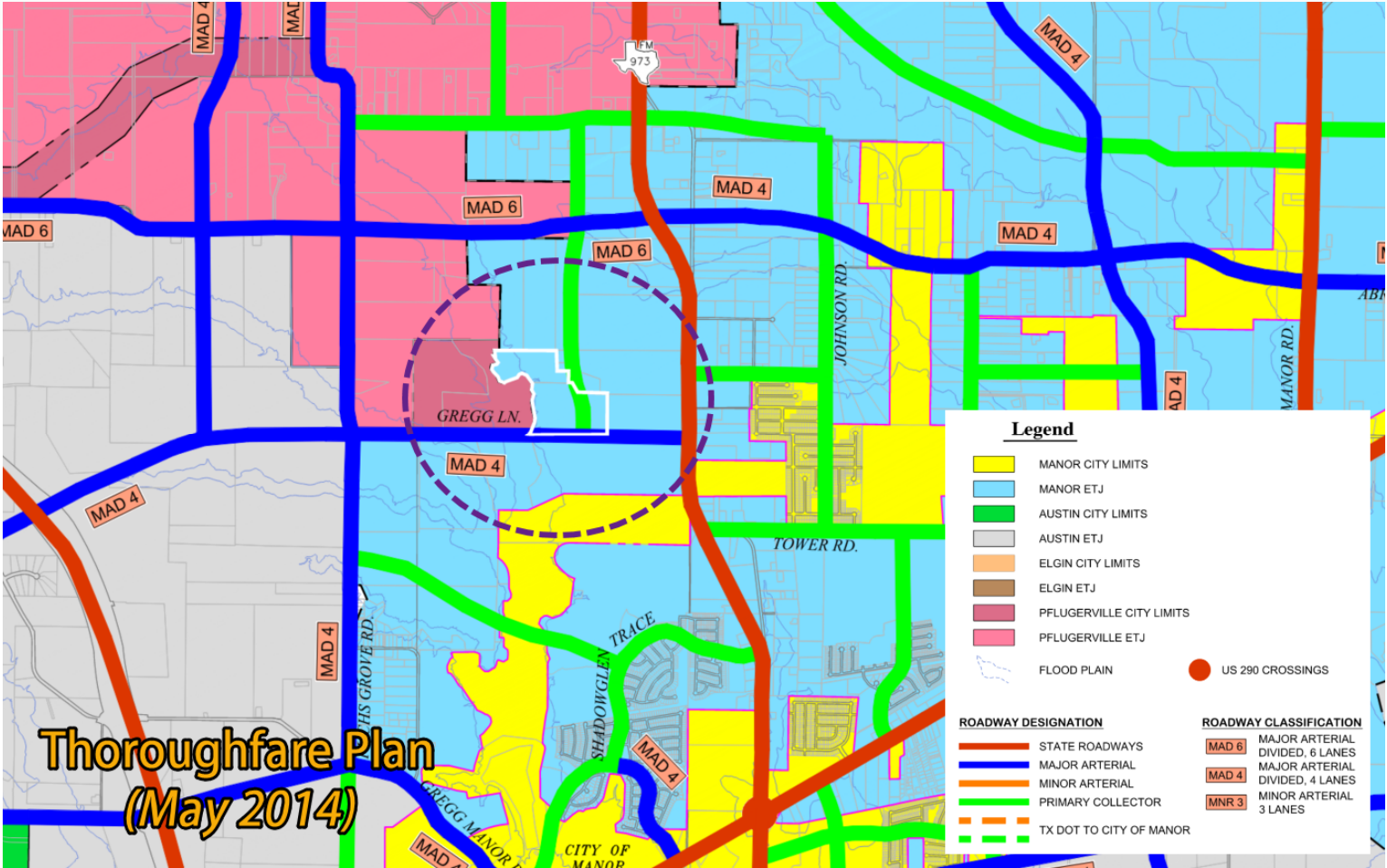
Item 2.

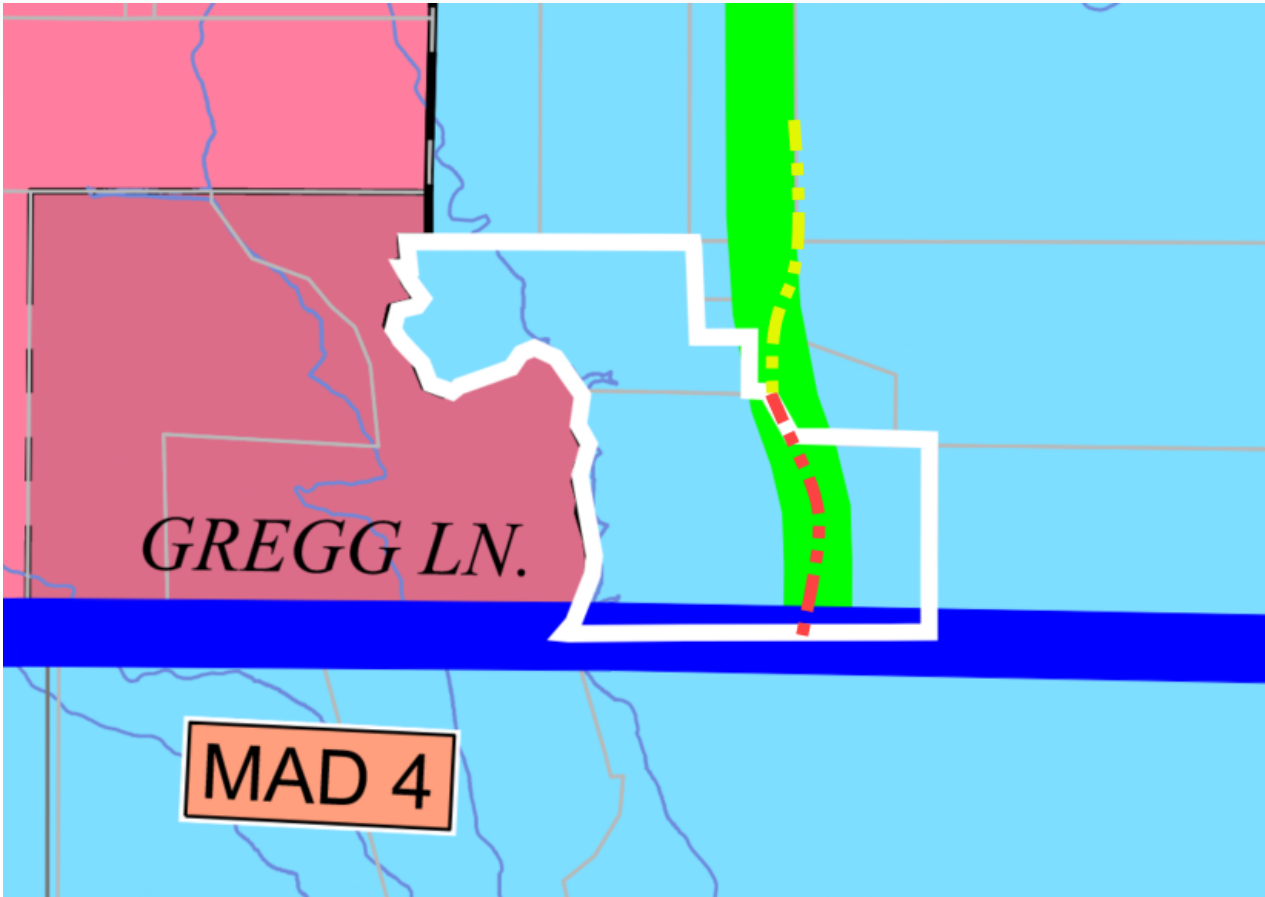


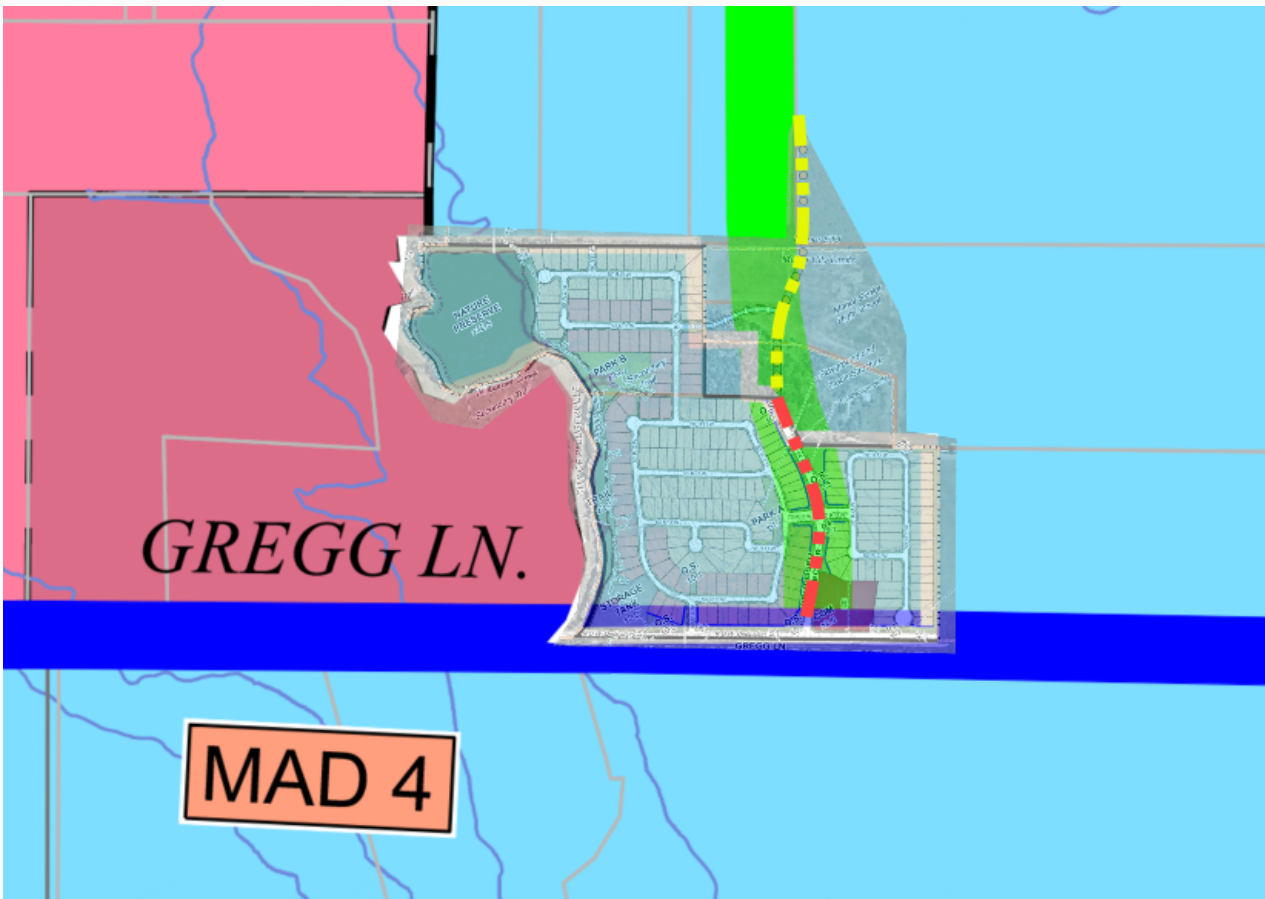
Site Aerial – Adjacent Development

Item 2.











AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
 - Parkland fee-in-lieu of \$550 per residential lot is also be paid (\$149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
 - 5' side setback, 10 rear setback
 - 60% lot coverage residential, 85% lot coverage commercial

This item was recommended for approval with modifications. P&Z wanted to see better access to Park B.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: Yes

ATTACHMENTS: Yes

- | | |
|--------------------|--|
| • Letter of Intent | • Thoroughfare Plan |
| • PUD | • GST Facility Preliminary Plan |
| • Aerial Image | • Engineer Comments and Conformance Letter |
| • FLUM | • Notice Letter and Mailing Labels |

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Gregg Lane PUD – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the “Property”)

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City’s long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely



Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor (*via electronic delivery*)



1) APPROVED LAND USES -

*calculation is approximate and includes adjacent right of way

[illegible]

* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MAJOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(S) DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER.

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU (\$550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES.

NATURE PRESERVE		
1.	6' Concrete Primary Trail (Site Connectivity)	Trail
2.	6' Concrete Secondary Trail (Site Connectivity)	1.
3.	Benches (300' Approximate Spacing)	2. 8' Concrete Primary Trail (Site Connectivity)
		Benches (300' Approximate Spacing)
PARK A		
1.	(1) Shade Structure	Park B
2.	(1) 2-5 yrs. Playground Structure	1. 6' Concrete Primary Trail (Site Connectivity)
3.	(1) 5-12 yrs. Playground Structure	2. 6' Concrete Secondary Trail (Site Connectivity)
4.	(1) Swirl	(1) Gazebos
5.	(2) Independent Play Equipment	4. Benches (300' Approximate Spacing)
6.	(3) Concrete Sidewalk (Site Connectivity)	5. Trash Receptacles (300' Approximate Spacing)
7.	(1) Trash Receptacle	
8.	(2) Picnic Tables	
9.	(2) Benches	

The Traffic Volume will be 4,000 Trips generated to and from this site

SE - 507	36.3 Ac	190 Lots	190 LIVES
SE - 607	73.3 Ac	87 Lots	87 LIVES

Note: These values are intended for preliminary analysis only and may vary from

Water and Wastewater will be provided by City of Manora

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE

B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPPORT SERVICES, GENERAL RETAIL SALES/CONVENIENCE, GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF) AND OFF-SITE ACCESSORY PARKING

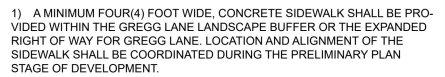
C. CHILD CARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERNMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR

Figure 1 is a cross-sectional diagram of a typical 24-foot right-of-way collector section. The diagram shows a 24-foot wide travel lane with a 2% cross-slope. On either side of the travel lane is a 12.5-foot sidewalk. The total width of the right-of-way is 73.5 feet. The diagram also shows a 4-foot curb and gutter on the left side. The diagram is labeled "TYPICAL 24' RIGHT-OF-WAY COLLECTOR SECTION".

Item	Standard Code	Variance Requested
Setback-Front	25 Feet	25 feet (20' on cut-side)
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/80 feet
Lot Coverage-Res Main	40%	60%
Lot Coverage-Res Main + Accessory	50%	60%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Pavement	Non-Pooling	Within floodplain



2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAN, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAN. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAN SHALL BE PREPARED AND A BOND FOR 110% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND AND OBLIGATION TO COMPLETION OF THE SIDEWALKS. IF THE SIDEWALKS IN RESIDENTIAL AREAS SHALL NOT OBLIGATE THE CITY TO BUILD SIDEWALKS, THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERCIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300' DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

a planned unit development
final site plan for

±90.3 ACRES OF LAND

prepared for

LAND PLANNER.

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER:



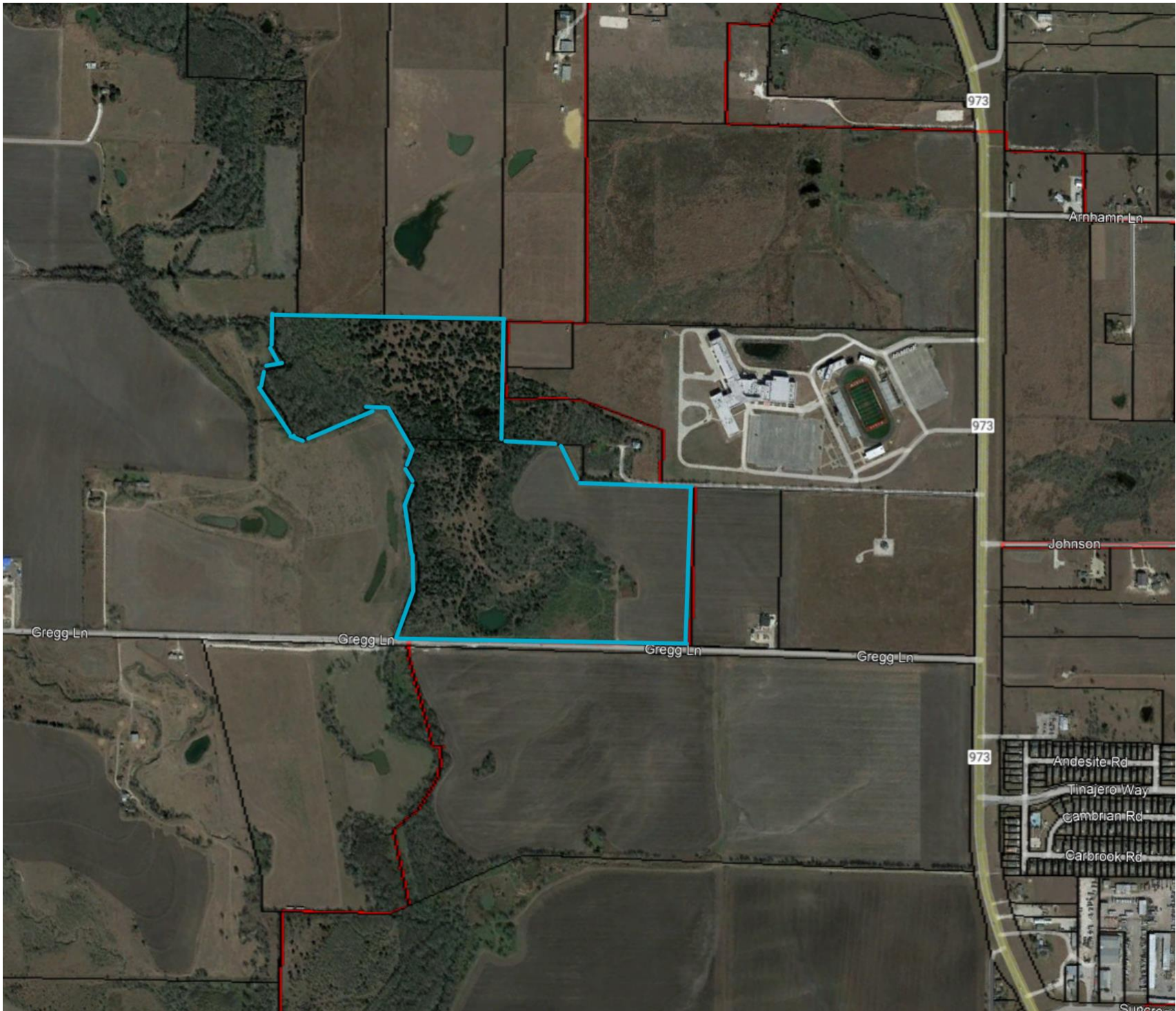
JONES | CARTER

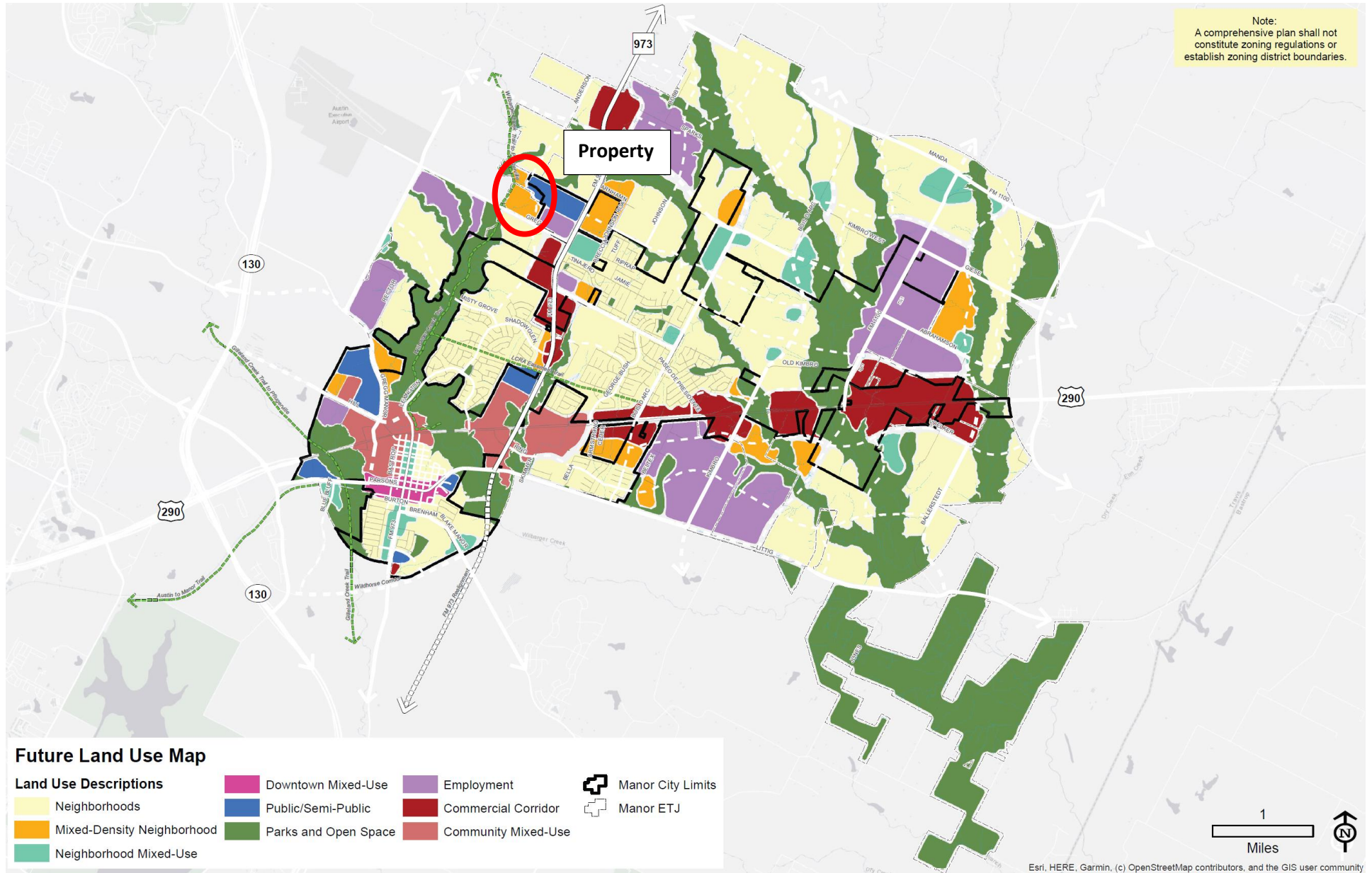
APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive
Austin, Texas 78704

SCALE

MTA-78007
OCTOBER 12, 2022

THIS DRAWING IS A GRAPHIC REPRESENTATION FOR PRESENTATION PURPOSES ONLY AND IS NOT FOR COMPUTATION OR CONSTRUCTION PURPOSES. SAID DRAWING IS A SCANNED IMAGE ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE. MALE PLANNING + DESIGN MAY OR MAY NOT INTEGRATE ADDITIONAL INFORMATION PROVIDED BY OTHER CONSULTANTS, INCLUDING BUT NOT LIMITED TO THE TOPICS OF ENGINEERING AND DRAINAGE, FLOODPLAINS, AND/OR ENVIRONMENTAL ISSUES AS THEY RELATE TO THIS DRAWING. NO WARRANTIES, EXPRESSED OR IMPLIED, CONCERNING THE PHYSICAL DESIGN, LOCATION, AND CHARACTER OF THE FACILITIES SHOWN ON THIS MAP ARE INTENDED. ADDITIONALLY, NO WARRANTY IS MADE TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.





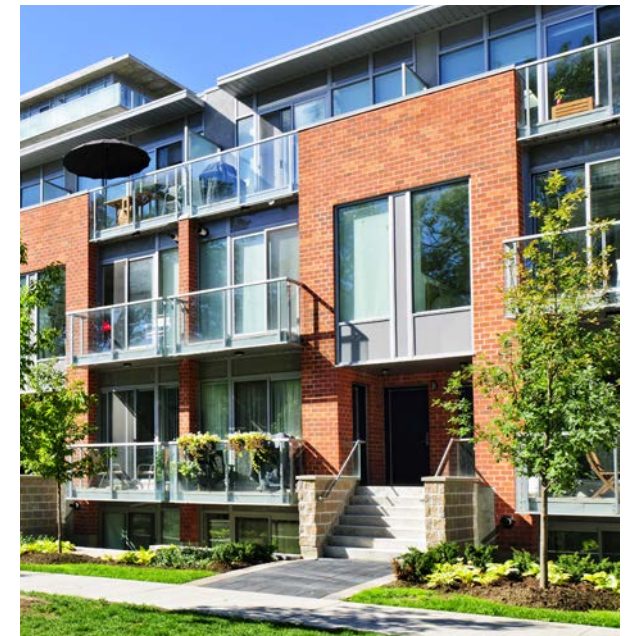
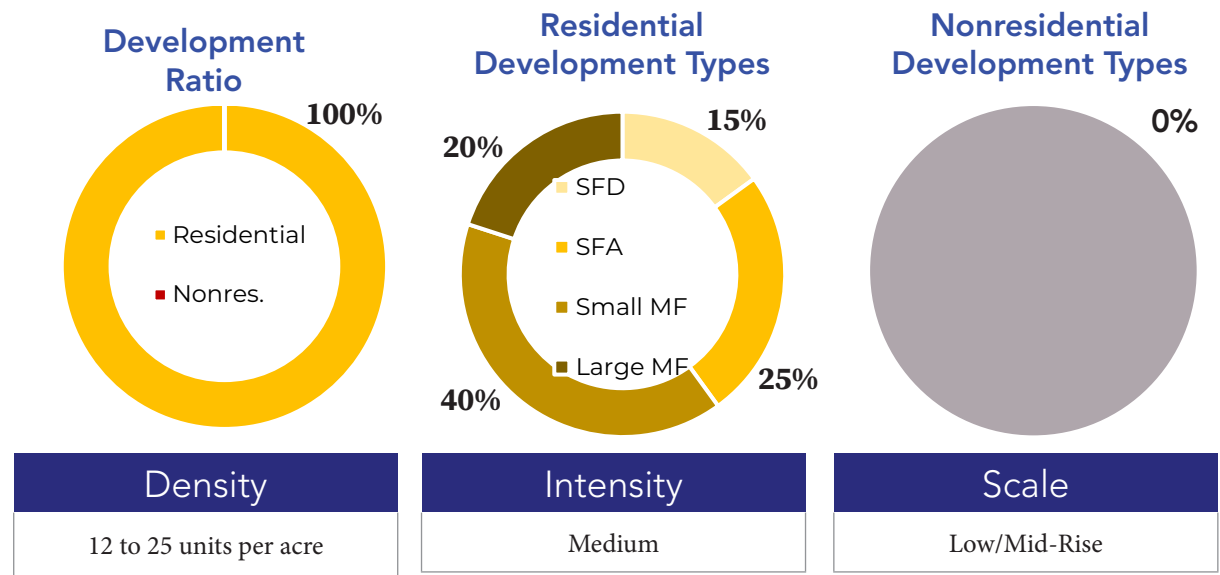
MIXED DENSITY NEIGHBORHOODS

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

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

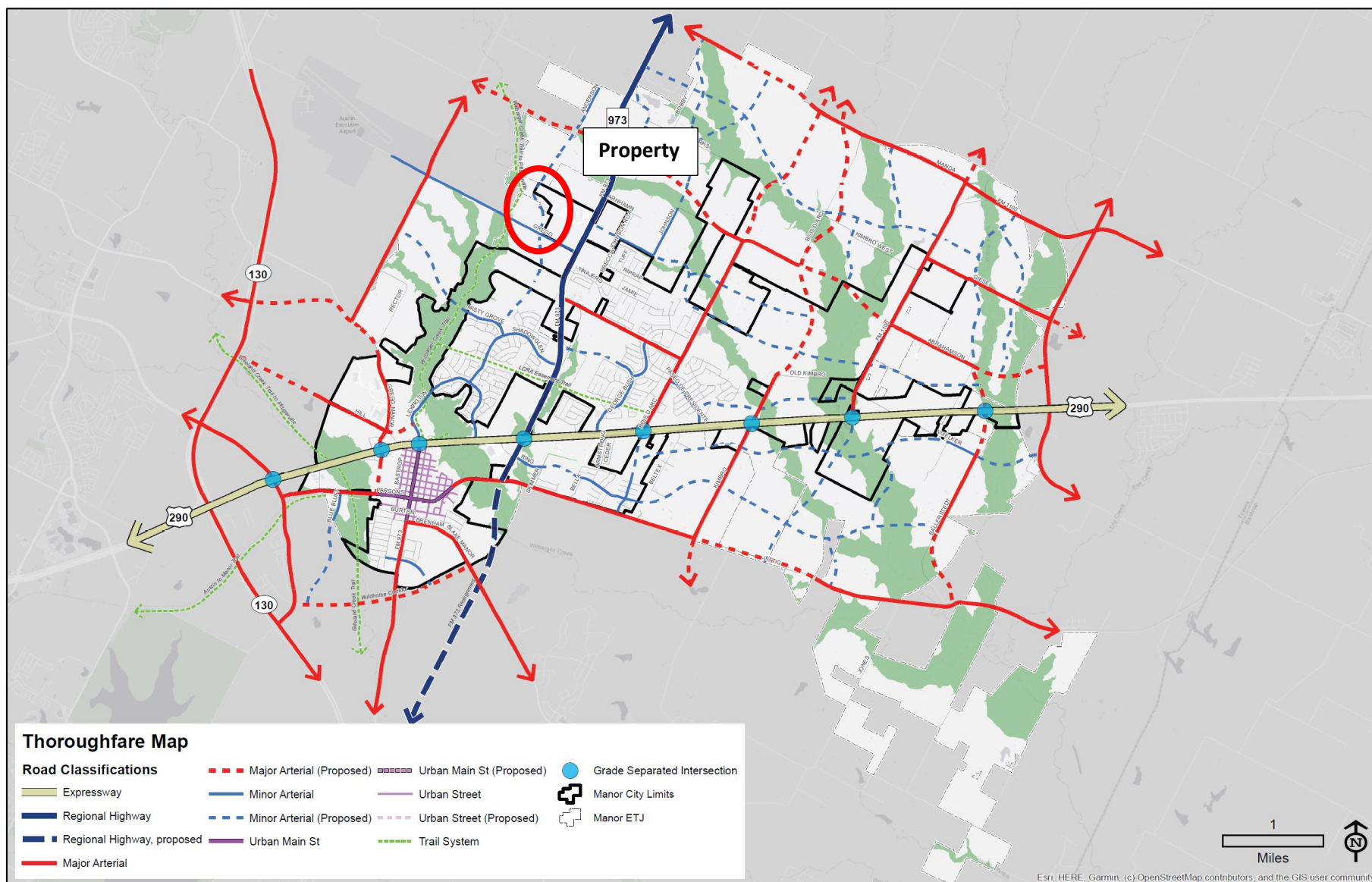
This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard

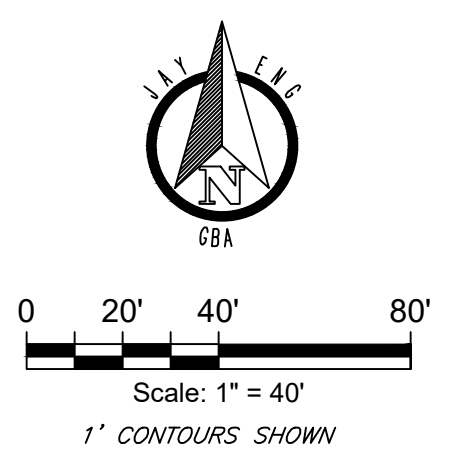
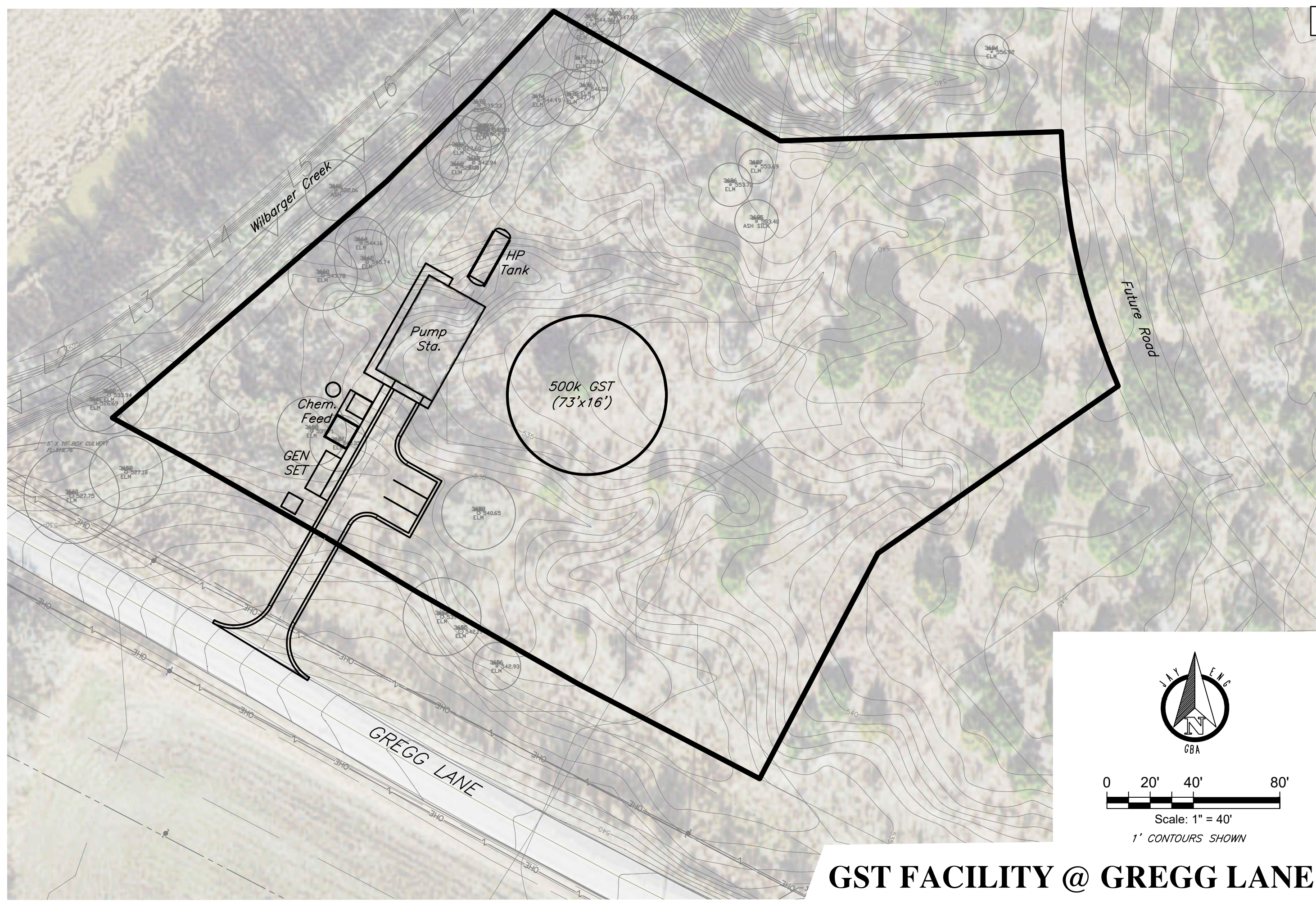


DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)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

THOROUGHFARE MAP



G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg



GST FACILITY @ GREGG LANE



1500 County Road 269
Leander, TX 78641

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

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD (*Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.
2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.
3. The required City signature blocks were not provided.
4. No secondary access for the site was provided.
5. The typical PUD notes were not included with the submittal.
6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
7. The proposed minimum lot size does not mean City zoning requirements.
8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.
9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.
13. The PUD should be labeled as Preliminary Site Plan for PUD.
14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.
20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City's template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: "PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA."

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186'. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. The PUD should be labeled as Preliminary Site Plan for PUD.

This label is now provided along with the PUD title.

14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.

This information is provided under item #22 under PUD Notes.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

This information has been provided under item #10 under PUD Data Tables.

19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

This information has been provided in the land plan and under PUD Data Tables, item #6.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- 3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.**
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- 6. The PUD should list any proposed variances from City of Manor Code of Ordinances.**
- 7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.**
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.
- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
- ~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~
- ~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.
- ~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.
- ~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~
- ~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.
22. Please provide a copy of the land plan that is referenced in the comment responses.
23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.
- 24. The proposed collector roadway needs to be realigned to the west.**

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK A

1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 5' concrete sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10. (1) Pet Waste Station

TRAIL

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK B

1. 5' concrete sidewalk (Site Connectivity)
2. (1) Gazebo
3. (1) Retention Pond Fountain

- 4. Benches (300' Approximate Spacing)
- 5. Trash Receptacles (300' Approximate Spacing)

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- ~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- ~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~
- ~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~
- ~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

-

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

*29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.*

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Item 2.

Date: Wednesday, October 12, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Preliminary PUD, submitted by Aneil Naik and received by our office on September 30, 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 Preliminary PUD to Scott Dunlop at the City of Manor for signatures.

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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
Case Number: 2021-P-1338-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 Preliminary PUD Site 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.

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

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
 - Parkland fee-in-lieu of \$550 per residential lot is also be paid (\$149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
 - 5' side setback, 10 rear setback
 - 60% lot coverage residential, 85% lot coverage commercial

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

- | | |
|---|--|
| <ul style="list-style-type: none"> • Letter of Intent • PUD • Aerial Image • FLUM | <ul style="list-style-type: none"> • Thoroughfare Plan • GST Facility Preliminary Plan • Engineer Comments and Conformance Letter • Notice Letter and Mailing Labels |
|---|--|

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council postpone the Public Hearing to the December 21, 2022, Regular Council Meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
			X

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Gregg Lane PUD – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the “Property”)

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City’s long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely



Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor (*via electronic delivery*)



1) APPROVED LAND USES -

*calculation is approximate and includes adjacent right of way

	Catholics	101
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* Corner lots will be required to have an additional 5' of width when adjacent to right of way along the side yard.

Land Use	Main Building	Main and Accessory Building
SF-50'	50%	60%
SF-60'	50%	60%
Commercial	70%	70%

IN COMMERCIAL AREAS, OFF-STREET PARKING FOR MORE THAN FIVE VEHICLES AND LOADING AREAS SHALL BE EFFECTIVELY SCREENED BY A PRIVATE FENCE, HEDGE, PLANTING OR NATURAL VEGETATION OR TOPOGRAPHY ON EACH SIDE WHICH ADJOINS LAND DESIGNATED FOR A RESIDENTIAL USE OR A RESIDENTIAL USE.

THE FOLLOWING PERCENTAGE OF THE NET AREA OF EACH LOT SHALL BE LANDSCAPED. THE NET LOT AREA SHALL EQUAL THE TOTAL LOT AREA LESS THE AREA TO BE LEFT UNIMPROVED BECAUSE OF THE EXISTENCE OF NATURAL FEATURES THAT ARE WORTHY OF PRESERVATION OR THAT WOULD MAKE IMPROVEMENTS IMPRACTICAL.

NOTE: MINIMUM LANDSCAPE REQUIREMENTS FOR EACH LOT WITHIN A SINGLE-FAMILY DWELLING SHALL BE A MINIMUM OF TWO (2) TWO-INCH TREES, SIX (6) TWO-GALLON SHRUBS AND LAWN GRASS FROM THE PROPERTY LINE TO THE FRONT TWO (2) CORNERS OF THE STRUCTURE ON LOTS 50' IN WIDTH OR GREATER.

NOTE: MINIMUM FIFTEEN (15) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE GREGG LANE RIGHT OF WAY, SHALL BE PROVIDED. FOUR(4), MINIMUM THREE(3) INCH CALIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREES (AS DEFINED BY THE MANOR CODE OF ORDINANCES) AND FIFTEEN(15), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 200 LINEAR FEET OF LANDSCAPE BUFFER.

NOTE: FOR INTERNAL, UNLOADED COLLECTOR ROADWAYS, A MINIMUM TEN(10) FOOT LANDSCAPE BUFFER, MEASURED FROM THE EDGE OF THE COLLECTOR RIGHT OF WAY, SHALL BE PROVIDED. ONE(1), MINIMUM THREE(3) INCH CALLIPER, TYPE A LARGE OR TYPE B MEDIUM NATIVE TREE(S) DEFINED BY MANOR CODE OF ORDINANCES) AND FIVE(5), MINIMUM THREE(3) GALLON, SHRUBS SHALL BE PLANTED PER 50 LINEAR FEET OF LANDSCAPE BUFFER

PARKLAND WILL BE PROVIDED BY FEE-IN-LIEU (\$550.00 PER LOT) OF DEDICATION PER APPLICABLE CITY ORDINANCES

NATURE PRESERVE		
1.	6' Concrete Primary Trail (Site Connectivity)	Trail
2.	6' Concrete Secondary Trail (Site Connectivity)	1.
3.	Benches (300' Approximate Spacing)	2. 8' Concrete Primary Trail (Site Connectivity)
		Benches (300' Approximate Spacing)
PARK A		
1.	(1) Shade Structure	Park B
2.	(1) 2-5 yrs. Playground Structure	1. 6' Concrete Primary Trail (Site Connectivity)
3.	(1) 5-12 yrs. Playground Structure	2. 6' Concrete Secondary Trail (Site Connectivity)
4.	(1) Swirl	(1) Gazebos
5.	(2) Independent Play Equipment	4. Benches (300' Approximate Spacing)
6.	(3) Concrete Sidewalk (Site Connectivity)	5. Trash Receptacles (300' Approximate Spacing)
7.	(1) Trash Receptacle	
8.	(2) Picnic Tables	
9.	(2) Benches	

The Traffic Volume will be 4,000 Trips generated to and from this site

SE - 507	36.3 Ac	190 Lots	190 LIVES
SE - 607	73.3 Ac	87 Lots	87 LIVES

Note: These values are intended for preliminary analysis only and may vary from

Water and Wastewater will be provided by City of Manora

A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE

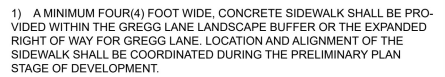
B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPPORT SERVICES, GENERAL RETAIL SALES (SERVICE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES (SELF) AND OFF-SITE ACCESSORY PARKING

C. CHILD CARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERNMENT SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC

D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT AND THEATER

E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR

Item	Standard Code	Variance Required
Setback-Front	25 Feet	25 feet 120' on cut-of-side
Setback-Side	7.5 Feet	5 feet
Setback-Rear	20 Feet	10 feet
Lot Width	70 Feet	50 feet/60 feet
Lot Coverage-Res Main	40%	60%
Lot Coverage-Res Main + Accessory	50%	60%
Lot Coverage-Comm. Main	60%	85%
Lot Coverage-Comm. Main + Accessory	70%	85%
Perkling	Non-Floodplain	Within floodplain



2) THE CONSTRUCTION OF SIDEWALKS IN RESIDENTIAL AND COMMERCIAL AREAS NEED NOT BE COMPLETED PRIOR TO FINAL APPROVAL AND ACCEPTANCE OF A FINAL PLAT, BUT MUST BE COMPLETED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY OR WITHIN 2 YEARS FROM THE APPROVAL OF THE FINAL PLAT. A COST ESTIMATE FOR THE CONSTRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCTED PRIOR TO THE FINAL APPROVAL AND ACCEPTANCE OF THE FINAL PLAT SHALL BE PREPARED AND SUBMITTED FOR 10% OF SUCH COSTS SHALL BE POSTED WITH THE CITY. EACH YEAR THE DEVELOPER AND CITY MAY AGREE TO THE ADDITIONAL SIDEWALKS IN RESIDENTIAL AREAS THAT WERE COMPLETED DURING THE PREVIOUS YEAR AND REDUCE THE AMOUNT OF THE BOND TO REFLECT THE CONSTRUCTION COSTS OF THE SIDEWALKS THAT HAVE BEEN COMPLETED. SIDEWALKS IN RESIDENTIAL AREAS NOT COMPLETED PRIOR TO THE END OF THE 2-YEAR PERIOD SHALL BE COMPLETED BY THE DEVELOPER OR BY THE CITY WITH THE BOND FUNDS, FAILURE TO PROVIDE SUFFICIENT BONDS OR COMPLETE THE SIDEWALKS IN RESIDENTIAL AREAS SHALL REQUIRE THE CITY TO BUILD SIDEWALKS. THE CONSTRUCTION OF SIDEWALKS IN NON-RESIDENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUCTION.

3) MIN SETBACK ON COMMERCIAL IS 25'. PROPOSED LANDPLAN PROVIDES 300' DEPTH WITH 275' USABLE OUTSIDE BUILDING LINE.

a planned unit development
final site plan for

±90.3 ACRES OF LAND

prepared for

LAND PLANNER.

META
PLANNING + DESIGN

24275 Katy Freeway, Ste. 200
Katy, Texas 77494
Tel: 281-810-1422

ENGINEER.



JONES | CARTER

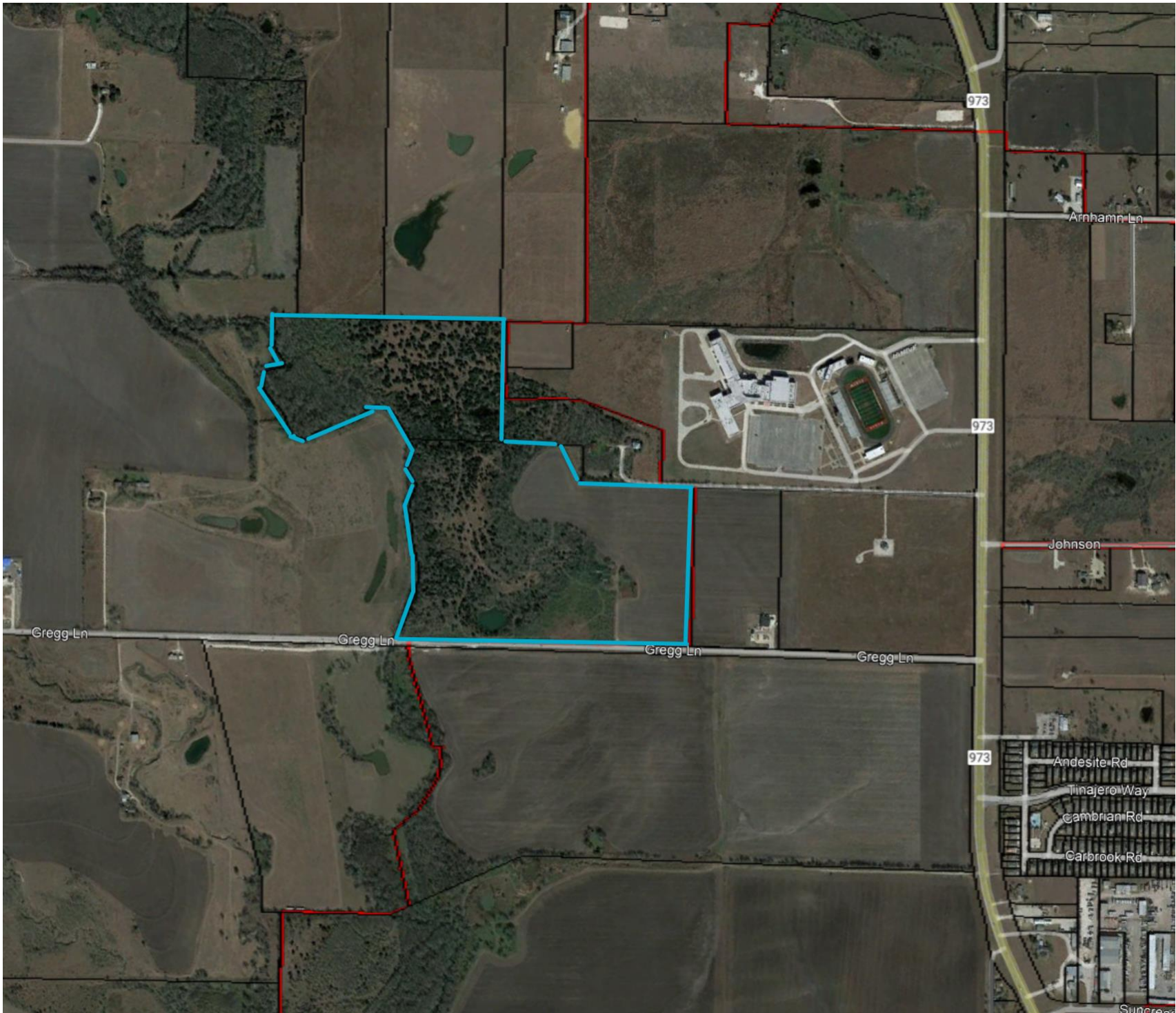
APPLICANT:
DRENNER GROUP, PC
200 Lee Barton Drive
Austin, Texas 78704

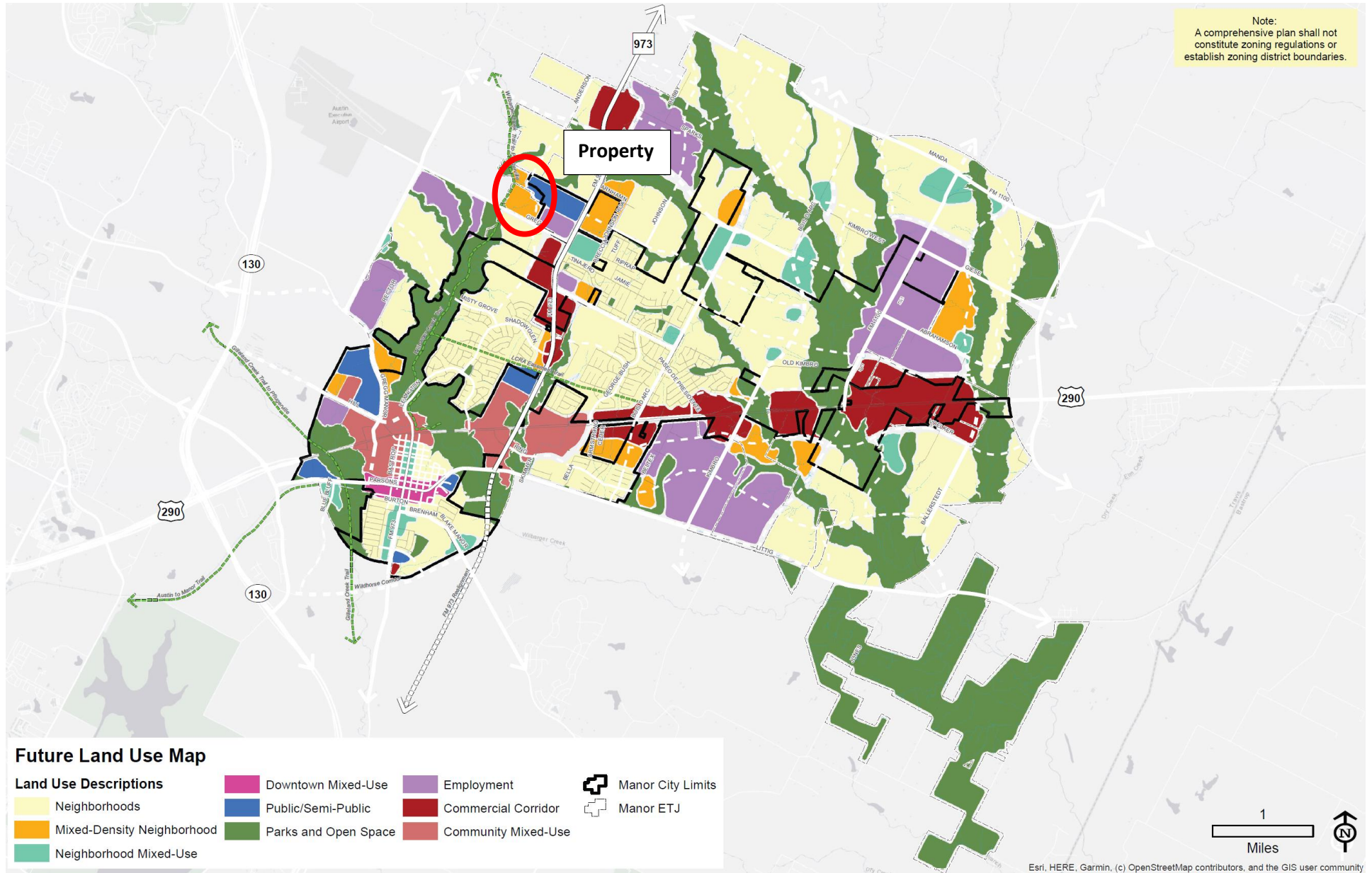
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MTA-78007
OCTOBER 12, 2022

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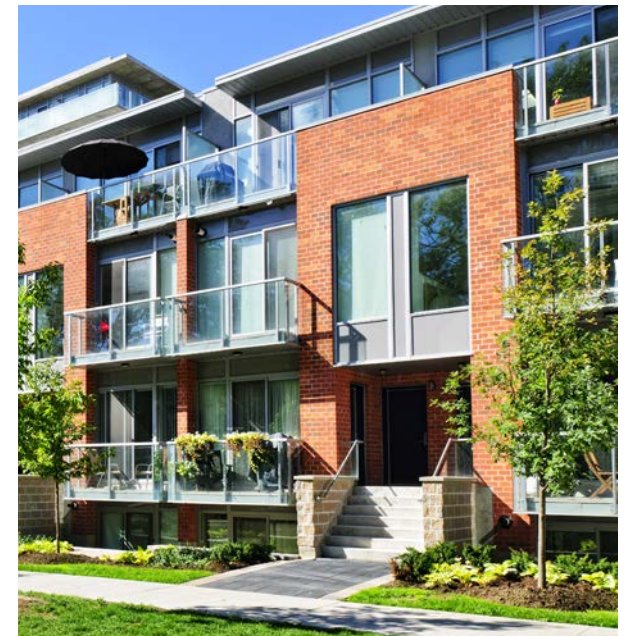
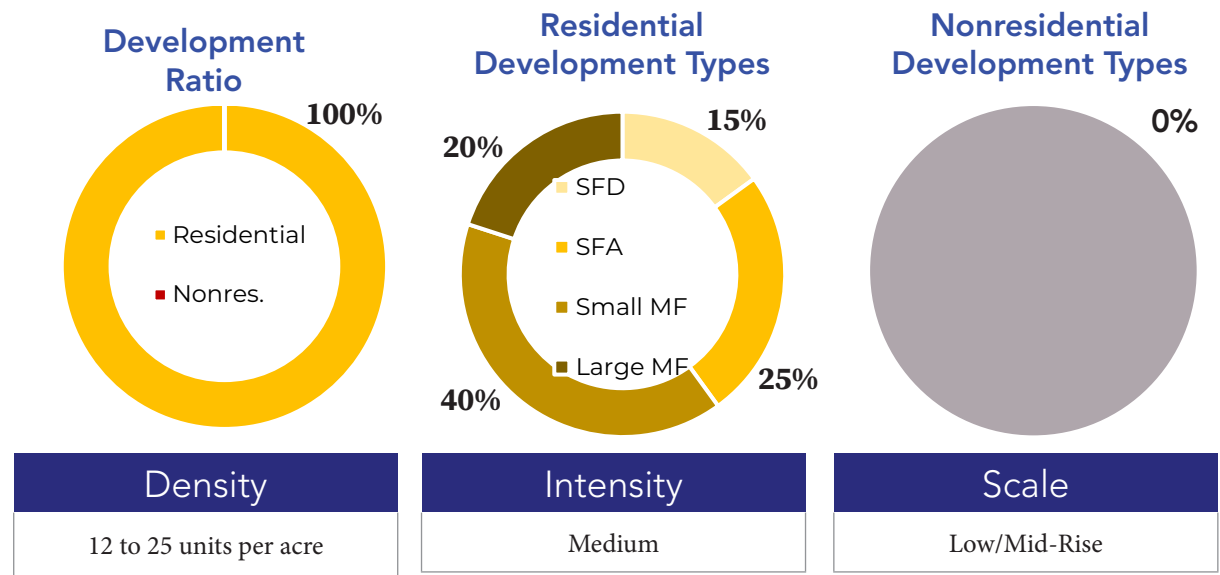
MIXED DENSITY NEIGHBORHOODS

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

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

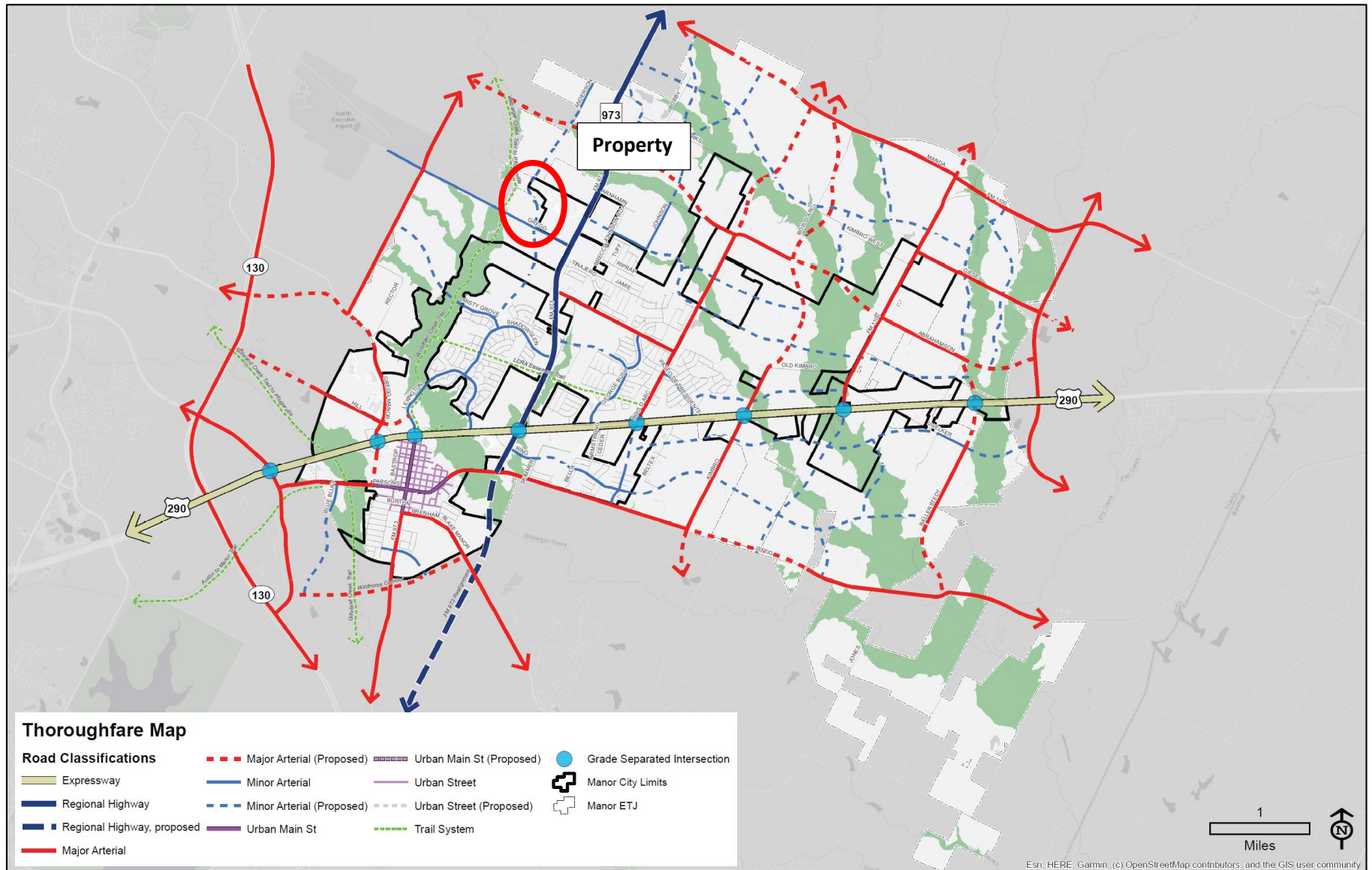
This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard

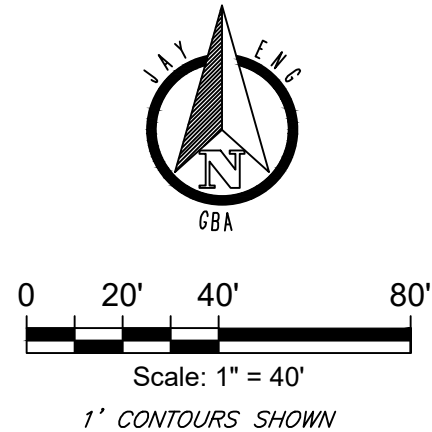
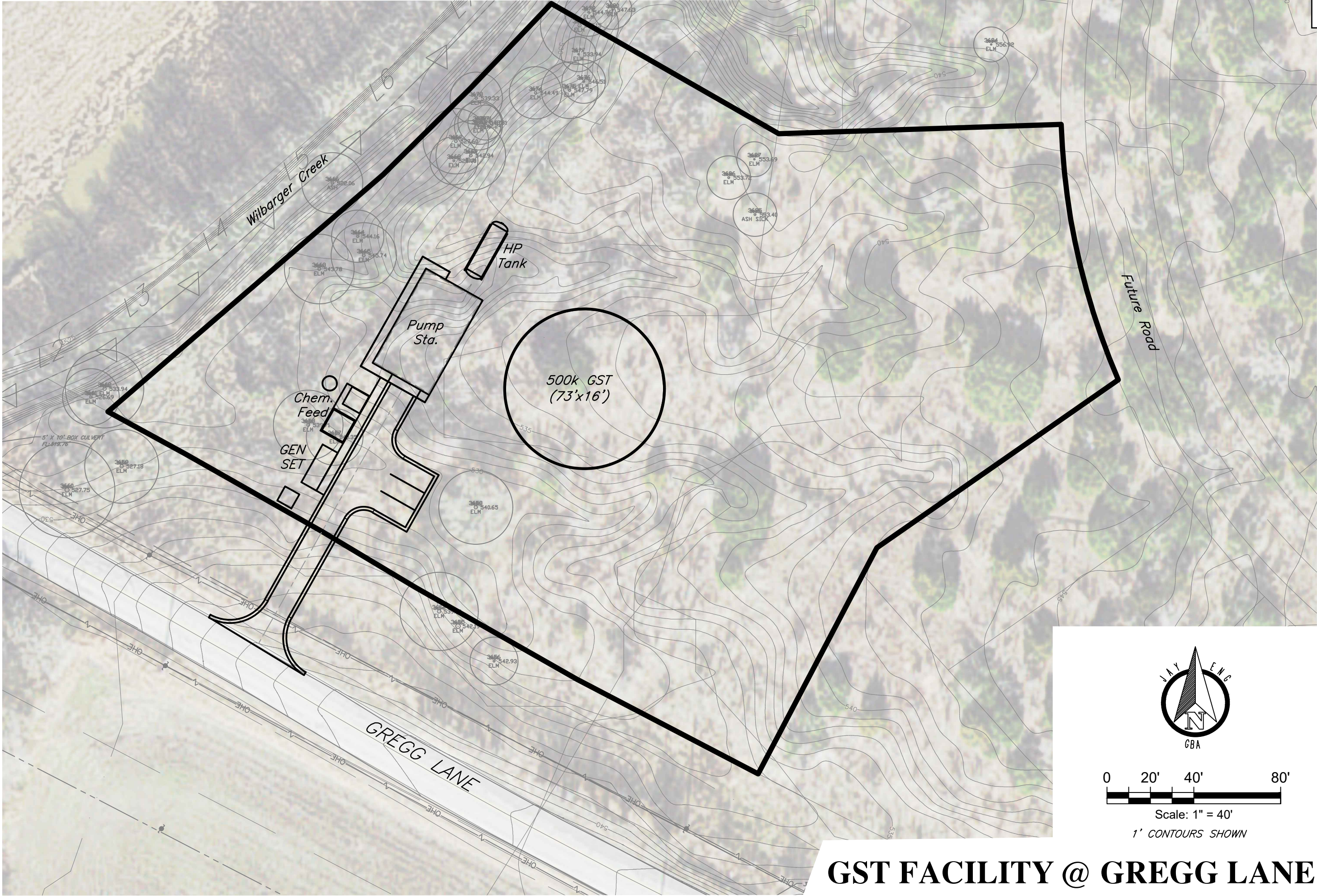


DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)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

THOROUGHFARE MAP



G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg



GST FACILITY @ GREGG LANE



1500 County Road 269
Leander, TX 78641

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

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD (*Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.
2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.
3. The required City signature blocks were not provided.
4. No secondary access for the site was provided.
5. The typical PUD notes were not included with the submittal.
6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
7. The proposed minimum lot size does not mean City zoning requirements.
8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.
9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.
13. The PUD should be labeled as Preliminary Site Plan for PUD.
14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.
20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City's template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: "PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA."

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186'. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. The PUD should be labeled as Preliminary Site Plan for PUD.

This label is now provided along with the PUD title.

14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.

This information is provided under item #22 under PUD Notes.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

This information has been provided under item #10 under PUD Data Tables.

19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

This information has been provided in the land plan and under PUD Data Tables, item #6.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- 3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.**
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- 6. The PUD should list any proposed variances from City of Manor Code of Ordinances.**
- 7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.**
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.
- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
- ~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~
- ~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.
- ~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.
- ~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~
- ~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.
22. Please provide a copy of the land plan that is referenced in the comment responses.
23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.
- 24. The proposed collector roadway needs to be realigned to the west.**

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK A

1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 5' concrete sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10. (1) Pet Waste Station

TRAIL

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK B

1. 5' concrete sidewalk (Site Connectivity)
2. (1) Gazebo
3. (1) Retention Pond Fountain

- 4. Benches (300' Approximate Spacing)
- 5. Trash Receptacles (300' Approximate Spacing)

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- ~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- ~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~
- ~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~
- ~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

-

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

*29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.*

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Friday, October 14, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2022-P-1480-ZO

Job Address: Gregg Lane Development Final PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Final PUD, submitted by you and received by our office on October 14, 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 Final PUD to Scott Dunlop at the City of Manor for signatures.

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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
 Case Number: 2021-P-1338-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 Preliminary PUD Site 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.

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

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 636 TO MODIFY THE PLANNED UNIT DEVELOPMENT SITE PLAN FOR THE MONARCH RANCH FINAL PLANNED UNIT DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT(PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the “Property”) has requested that the Property be rezoned;

Whereas, Ordinance 636 was adopted by the City of Manor, Texas City Council (the “City Council”) on January 19, 2022;

Whereas, the owner of the Property is requesting to amend Ordinance 636 in order to modify the Planned Unit Development Site Plan for the Monarch Ranch Final Planned Unit Development;

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

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

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

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

Section 2. Amendment of Ordinance. Ordinance No. 636 is hereby modified and amended by replacing Exhibit “A” in its entirety and replacing it with a new Exhibit “A” to include the Property description and the modified planned unit development site plan for the Monarch Ranch Final PUD, attached hereto and incorporated herein as if fully set forth.

Section 3. Amendment of Conflicting Ordinances. Exhibit “A” of the City’s Ordinance 636 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this Ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the city, the terms and provisions of this Ordinance shall govern.

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov’t. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 16th day of November 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of December 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT "A"

Property Legal Description:

Being all that certain tract or parcel of land situated in the S. Bacon Survey, Abstract No. 63, Travis County, Texas, being all of that certain called 146 3/4 acre tract of land described in the deed to Janice Thurman White Trust, Martin Payne, John Thurman Payne add Enfield Partners, LLC, recorded in Document No. 2019013312, Official Public Records, Travis County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at the South corner of the tract being described herein at a 1/2-inch iron rod found in the Northwesterly right-of-way line of F.M. 973 for the East corner of that certain called 136.342 acre tract of land described in the deed to H. Dalton Wallace, recorded in Document No. 2013210018, Official Public Records, Travis County, Texas and the South corner of said 146 3/4 acre tract of land, from which a 1/2-inch iron rod found on the Northwesterly right-of-way line of said F.M. 973 and the Southeasterly line of said 136.342 acre tract of land bears S13°18'28"W, a distance of 389.02 feet;

THENCE with the common line of said 136.342 acre tract of land said 146 3/4 acre tract of land, the following courses and distances:

N62°14'30"W, a distance of 3199.28 feet to a capped iron rod stamped "Chapparal" found for corner;

N88°59'54"W, a distance of 788.38 feet to a 1/2-inch iron rod found for the South corner of that certain called 59.072 acre tract of land described in the deed to Danny K. Fuchs and Diane F. Swanson, recorded in Document No. 2020081497, Official Public Records, Travis County, Texas and the West corner of said tract herein described;

THENCE with the East line of said 59.072 acre tract of land, the following courses and distances:

N12°37'38"E, a distance of 546.74 feet to a 4-inch wood fence corner post found for corner;

N71°31'15"E, a distance of 218.24 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for corner;

N53°03'35"E, a distance of 273.85 feet to a capped iron rod set for corner;

N26°39'39"E, a distance of 230.33 feet to a 1/2-inch iron rod found for corner;

N79°38'13"W, a distance of 59.13 feet to a 1/2-inch iron rod found for corner;

N06°31'39"E, passing at a distance of 649.99 feet a capped iron rod stamped "McGray" found for corner and continuing on said course for a total distance of 724.90 feet to a 1/2-

ORDINANCE NO.**Page 4**

inch iron rod found in the Southwesterly line of Gregg Lane for the East corner of said 59.072 acre tract of land and the North corner of said tract herein described;

THENCE S62°19'23"E, with the Southwesterly line of said Gregg Lane, a distance of 4059.00 feet to a capped iron rod set in the Northwesterly right-of-way line of said F.M. 973 for the East corner of said tract herein described, from which a concrete monument found on the Northeasterly line of said Gregg Lane for the South corner of that certain called 36.14 acre tract of land described in the deed to the United States of America, recorded in Document No. 2014113251, Official Public Records, Travis County, Texas bears N27°21'28"E, a distance of 32.41 feet;

THENCE with the Northwesterly right-of-way line of said F.M. 973, the following courses and distances:

S27°21'28" W for a distance of 1082.34 feet to a 1/2-inch iron rod found for the beginning of a curve to the left;

With said curve to the left, an arc length of 391.80 feet, a central angle of 09° 23'08", a radius of 2391.83 feet and a chord that bears S22°39'54"W, a distance of 391.36 feet to the POINT OF BEGINNING and containing 134.529 acres of land.

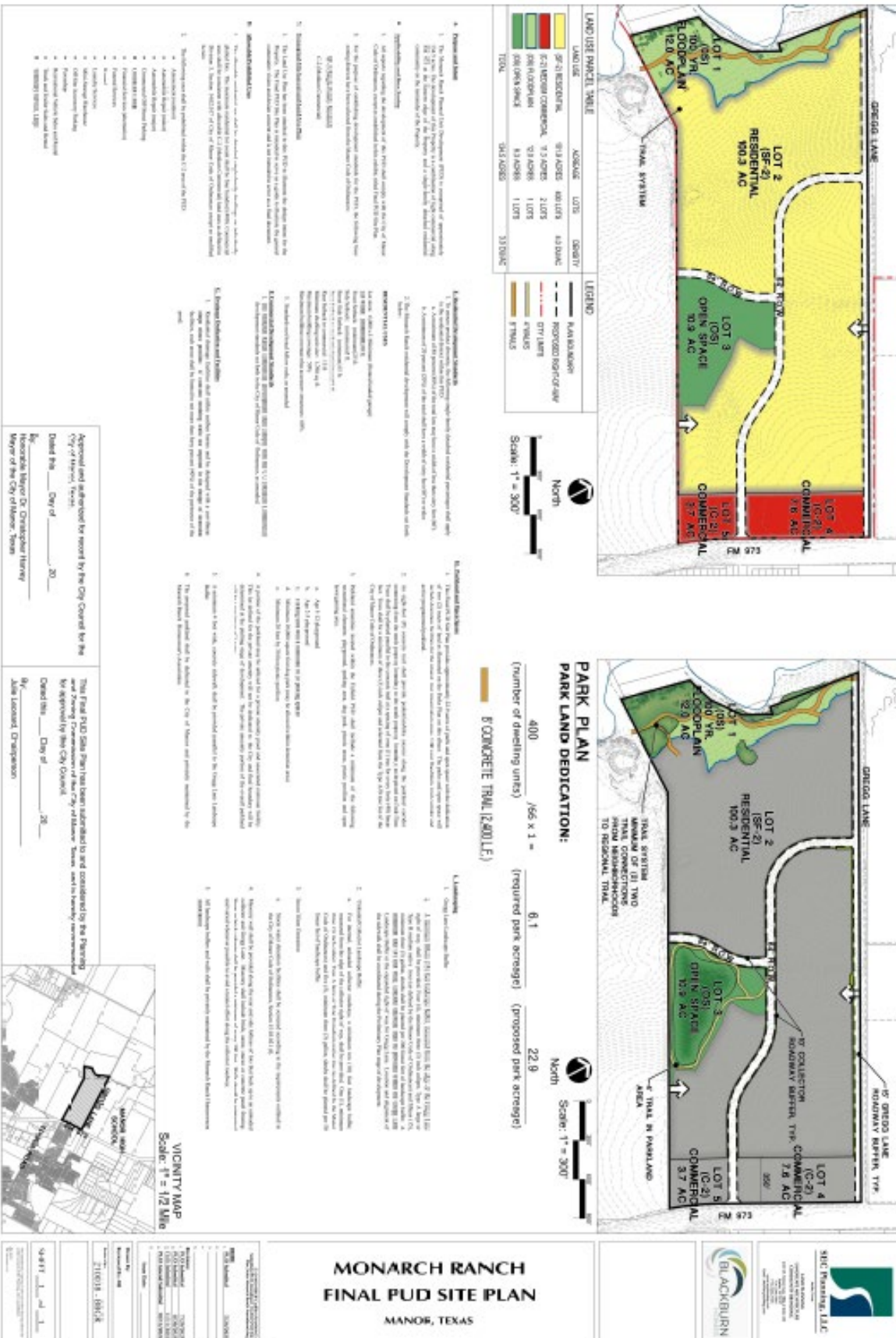
The herein referenced tract is referenced to State Plane Coordinates, Texas Central Zone, 4203.

ORDINANCE NO.

Page 5

Planned Unit Development Site Plan for the Monarch Ranch Final Planned Unit
Development
[attached]

ORDINANCE NO.





October 14, 2022

Scott Dunlop, Director of Planning
City of Manor Planning Department
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch PUD Zoning Amendment Application Letter of Intent

Monarch Ranch is approximately 134.5 acres located on the southwest corner of Gregg Lane and FM 973. The proposed project development will provide a mix of residential product offerings as well as commercial frontage along FM 973.

The Applicant requests to amend the Planned Unit Development to modify the Parkland dedication and street alignment due to plan changes.

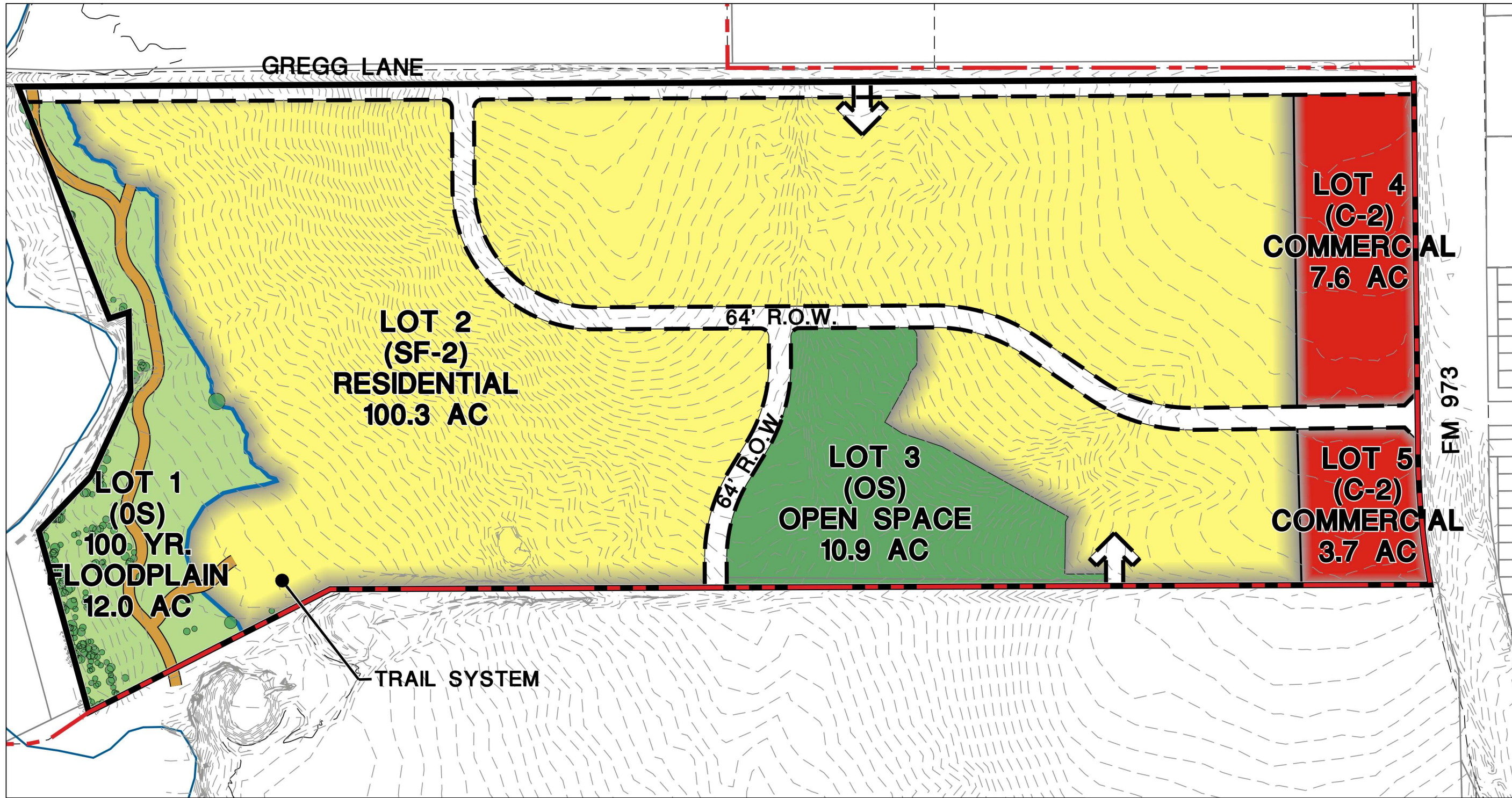
As part of the PUD zoning amendment request, the applicant is also proposing additional enhancements beyond those provided in the approved PUD. These additional enhancements are proposed to ensure cohesion throughout the community. Some of the additions as shown on the amended concept plan include the following:

- Addition of Landscape buffers along new unloaded collector
- Maintaining overall parkland acreage at or above approved plan

Thank you for your consideration of this zoning amendment request. Should you have any questions or need additional information, please do not hesitate to contact me.

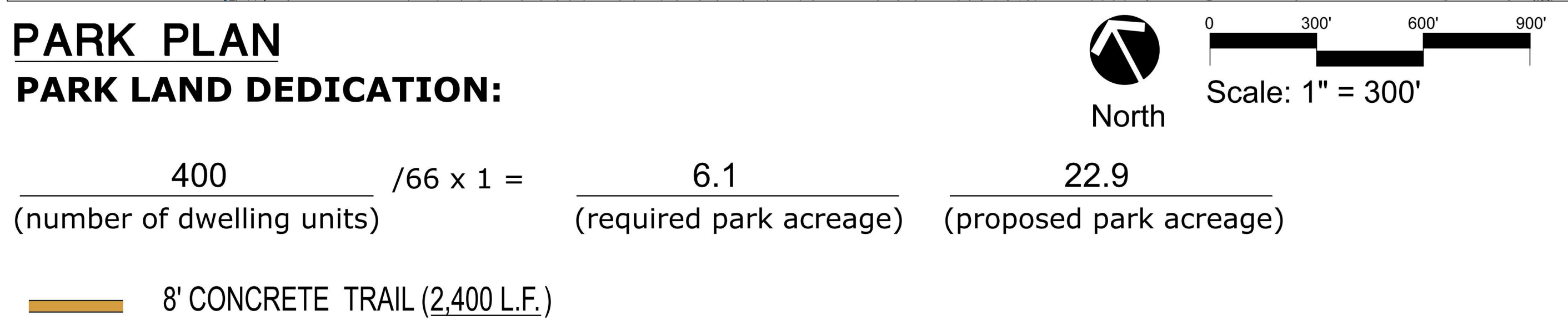
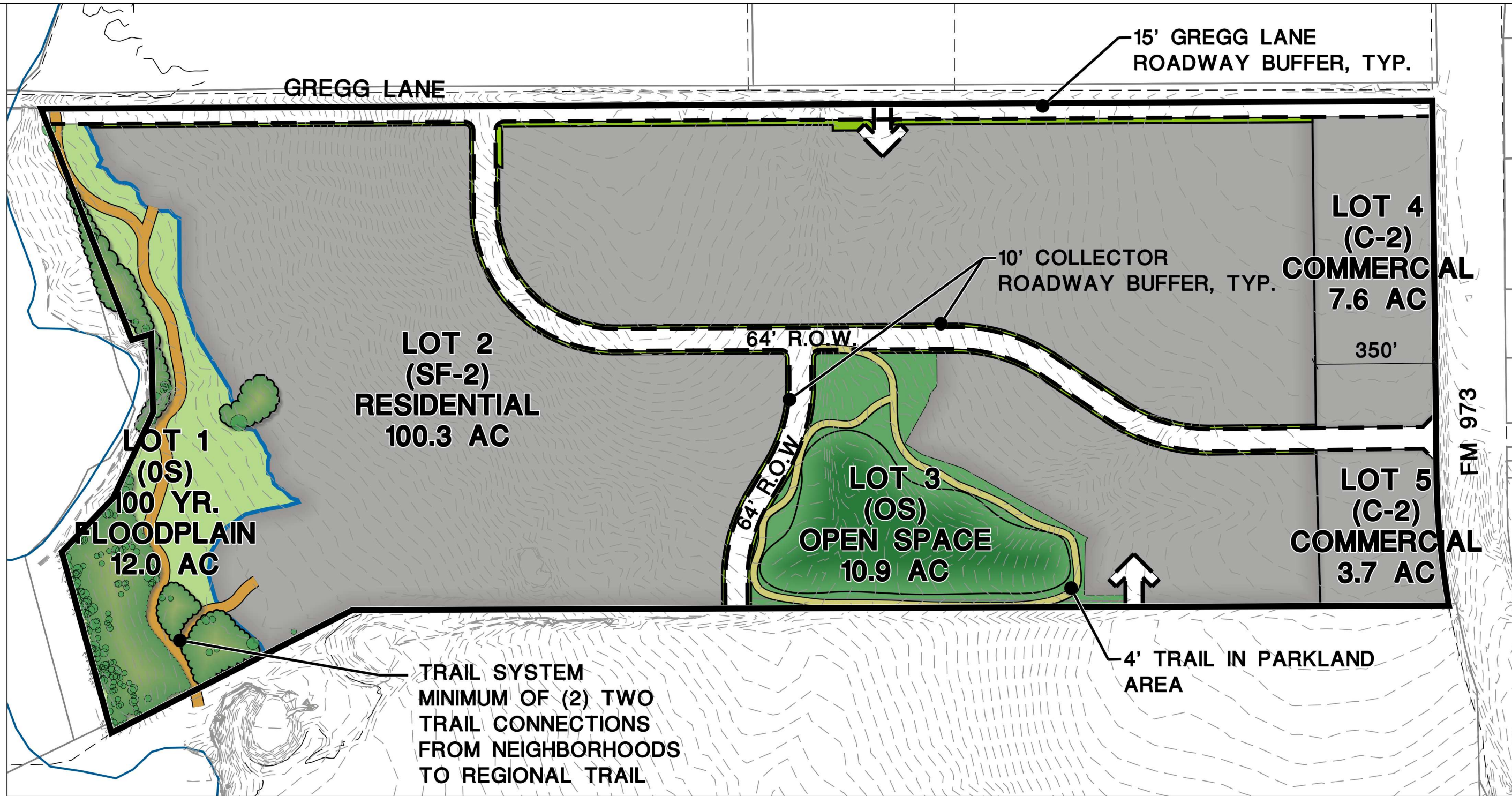
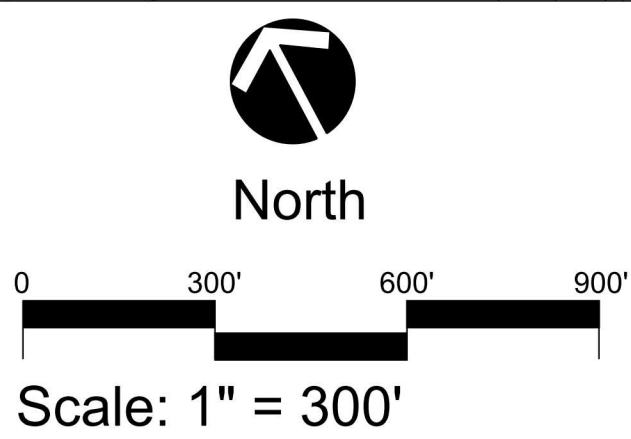
Sincerely,

Mark Baker
Principal



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

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



A. Purpose and Intent

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

B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

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

D. Allowable/Prohibited Uses

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

E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft.
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

F. Commercial Development Standards

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

G. Drainage Dedication and Facilities

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

H. Parkland and Open Space

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

I. Landscaping

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

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

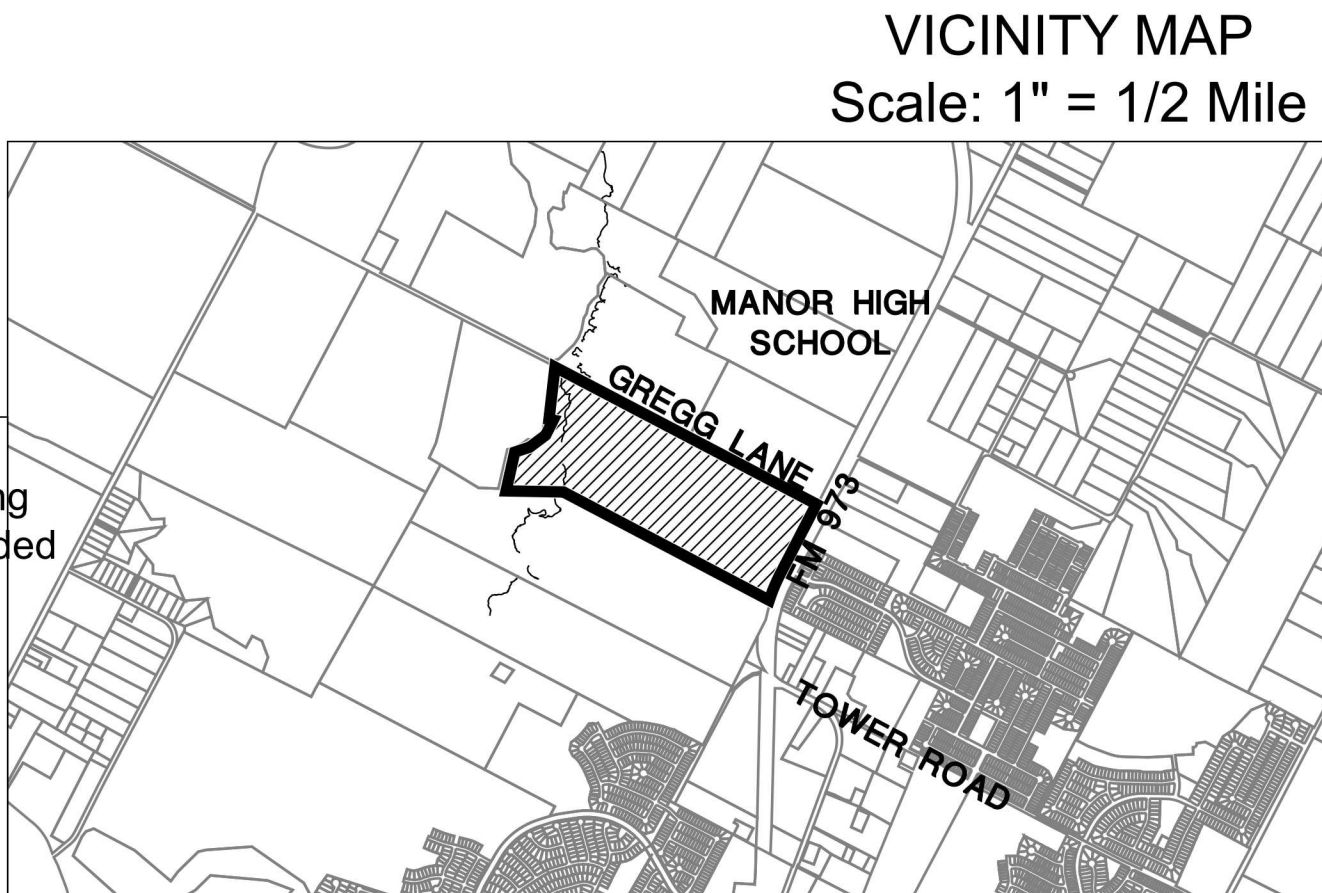
Dated this ____ Day of _____, 20__

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

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20__

By: _____
Julie Leonard, Chairperson



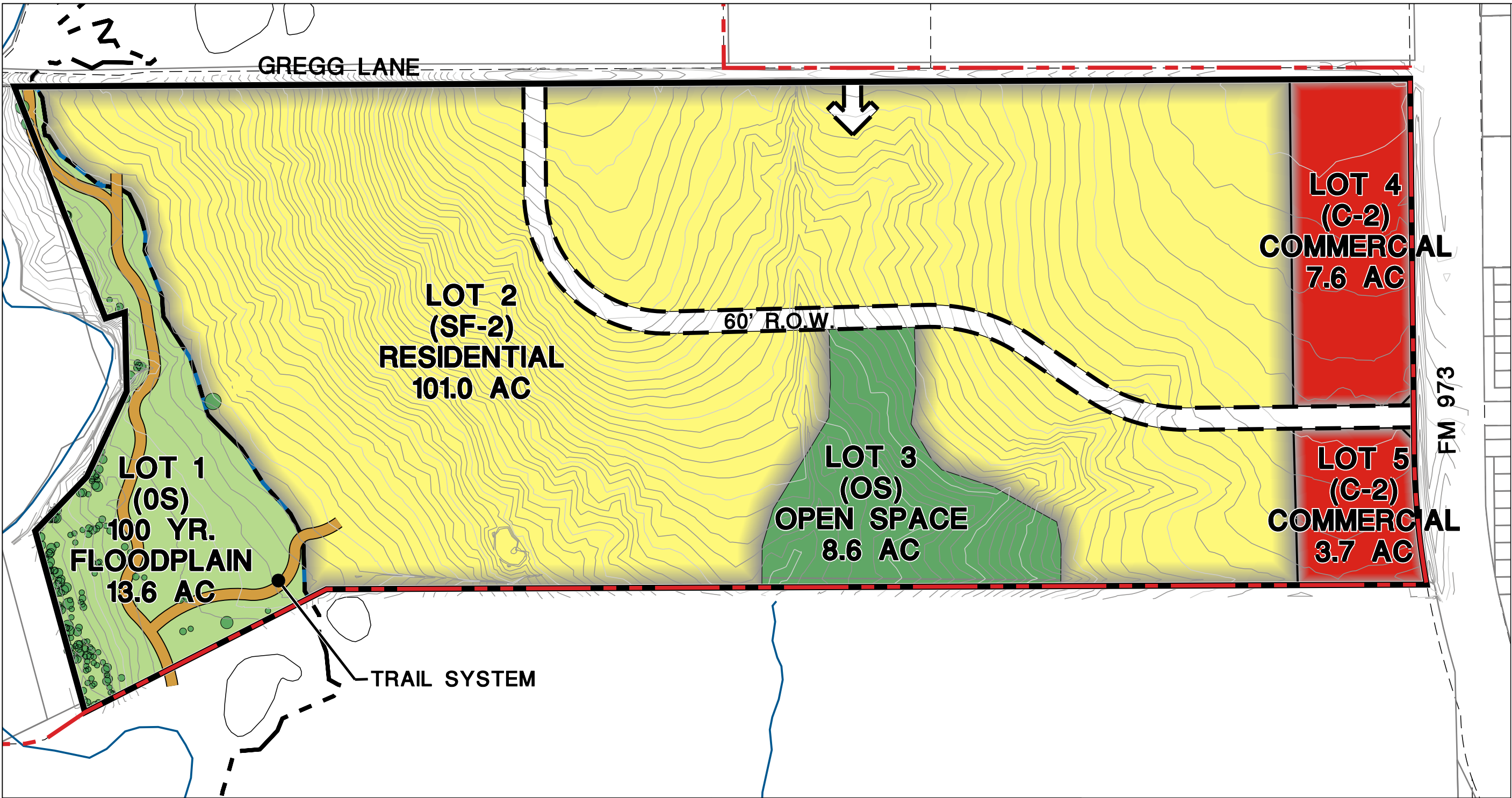
**MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS**

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

Drawn By:
Reviewed By: MB

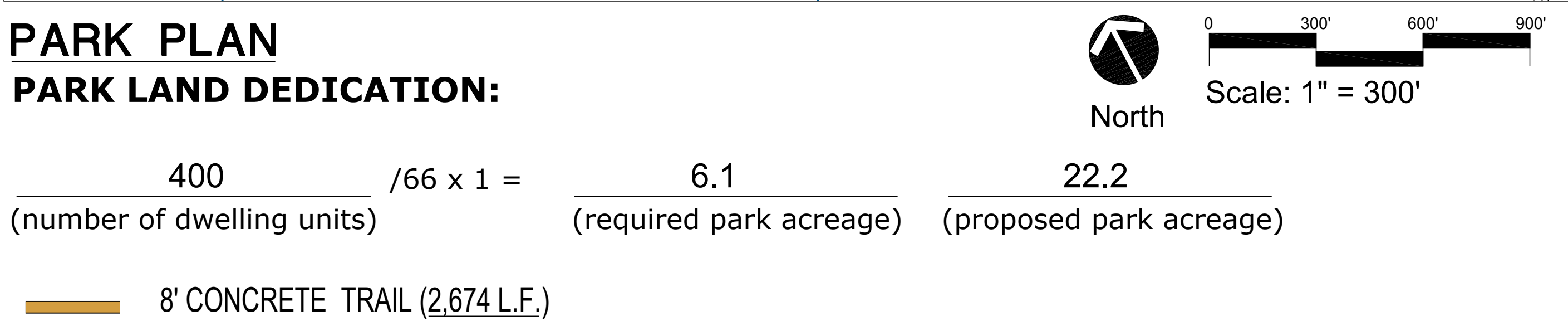
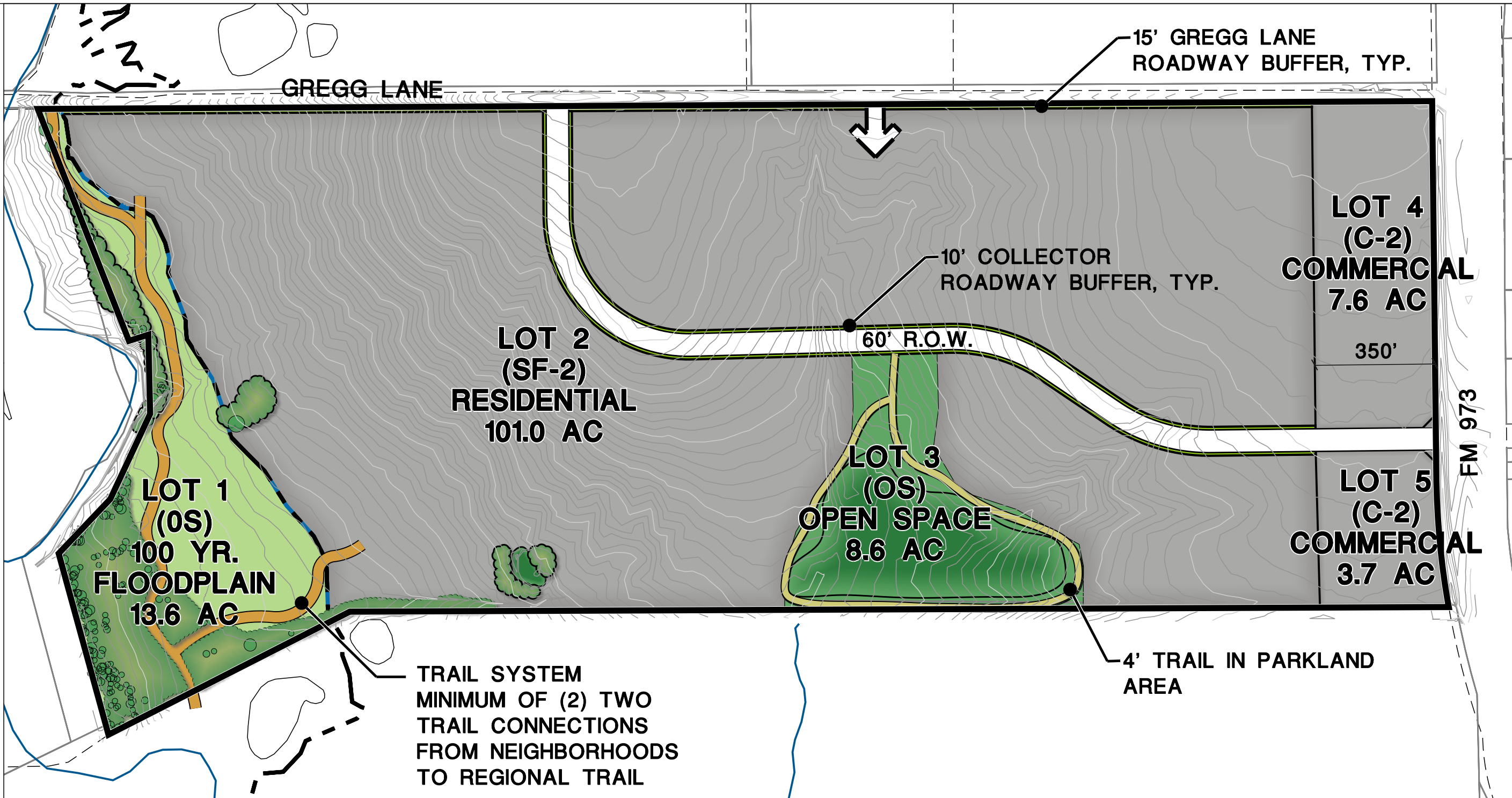
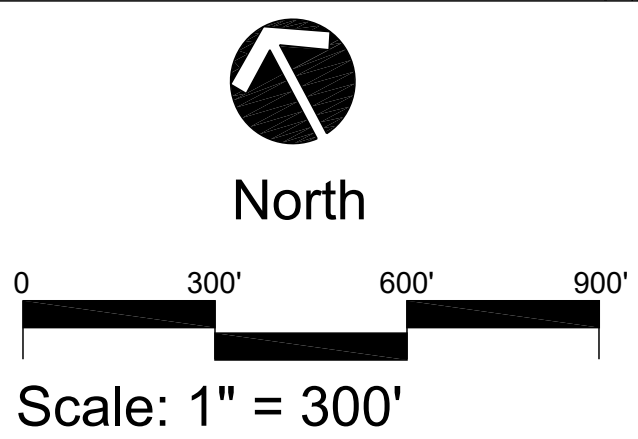
Project No.
210038 - BBGR

SHEET 1 of 1



LAND USE PARCEL TABLE			
LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.0 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	13.6 ACRES	1 LOTS	
(OS) OPEN SPACE	8.6 ACRES	1 LOTS	
TOTAL	134.5 ACRES		3.0 DU/AC

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



A. Purpose and Intent

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

B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

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

D. Allowable/Prohibited Uses

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

E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

F. Commercial Development Standards

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

G. Drainage Dedication and Facilities

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

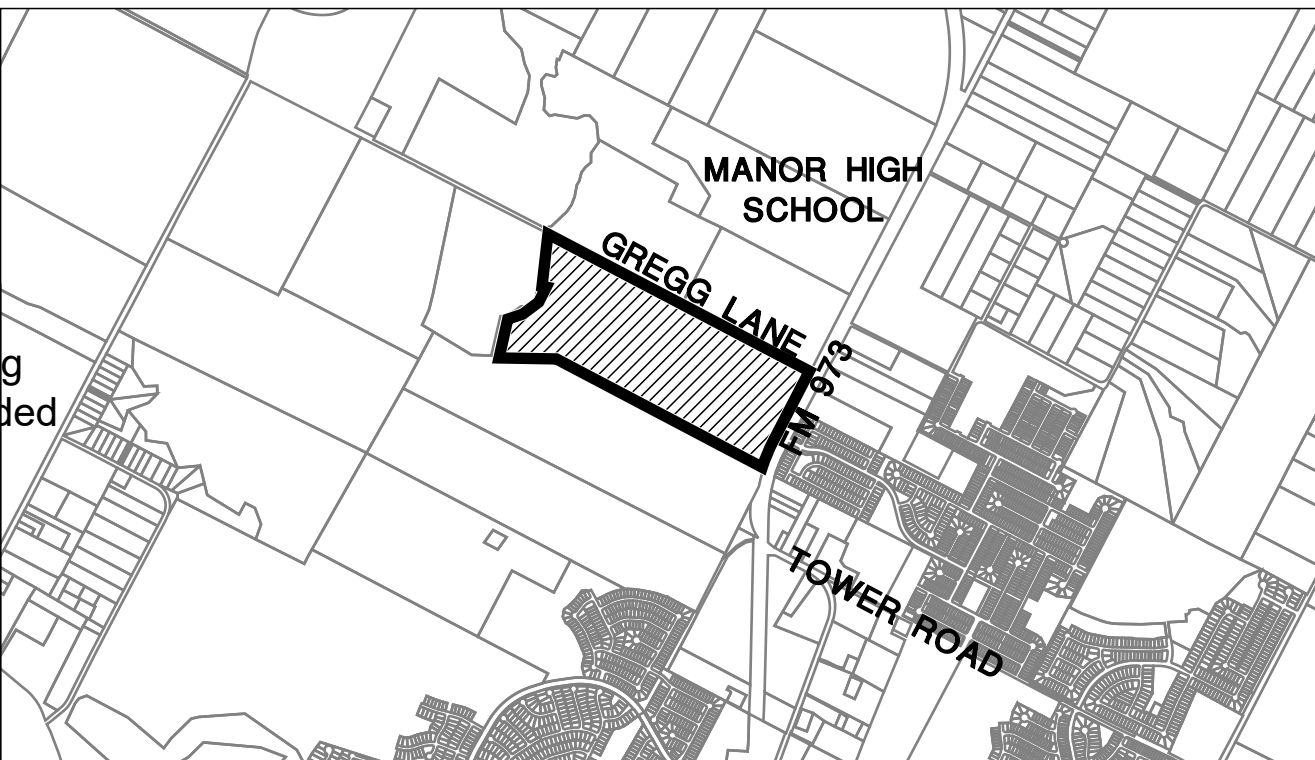
H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 22.2 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.
- An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
 - Age 5-12 playground
 - Age 2-5 playground
 - Parking area with a minimum of 20 parking spaces
 - Minimum 10,000 square foot dog park (may be allowed within detention area)
 - Minimum 20 foot by 30 foot picnic pavilion
- A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.
- A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.
- The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

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

VICINITY MAP
Scale: 1" = 1/2 Mile



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

Dated this ____ Day of _____, 20__

By: _____
Honorable Mayor Dr. Larry Wallace Jr.
Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20__

By: _____
Philip Tryon, Chairperson



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 3, 2022

SEC Planning
SEC Planning, LLC
4201 W. Parmer Lane, Bldg. A, Ste. 220
Austin TX
info@secplanning.com

Permit Number 2022-P-1481-ZO
Job Address: GREGG LN TX, MANOR 78653

Dear SEC Planning,

The submittal of the revised Monarch Ranch PUD Amendment Site Plans submitted by SEC Planning, LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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 PUD to Scott Dunlop at the City of Manor for signatures. A copy of the signed PUD will be uploaded under project files on 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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Final PUD Site Plan

Project Name: Monarch Ranch PUD Amendment
Case Number: 2022-P-1481-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Ln and N. FM 973, Manor, TX.

Applicant: SEC Planning, LLC

Owner: Blackburn Group

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 PUD Amendment 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.

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

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

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

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

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

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

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

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

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

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

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

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

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

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

CONTINENTAL HOMES OF TEXAS LP
SUITE 400 10700 PECAN PARK BLVD
AUSTIN, TX 78750-1227

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

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

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

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

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

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

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan include 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

This item was recommended for approval by P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

COMMON OWNERSHIP LOTS

LOT 1 BLOCK A
LOT 1 BLOCK D
LOT 1 BLOCK E
LOT 1 BLOCK F
LOT 15 BLOCK G
LOT 1 BLOCK H
LOT 16 BLOCK J
LOT 1 BLOCK K
LOT 56 BLOCK M
LOT 1 BLOCK N

ESTIMATED TIMING OF PHASES

PHASE 1 - 08/01/22, DEPENDENT ON PERMIT APPROVAL
PHASE 2 - 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES
PHASE 3 - 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC
310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
PHONE (662) 513-4194
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

NUMBER OF LOTS: 400
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

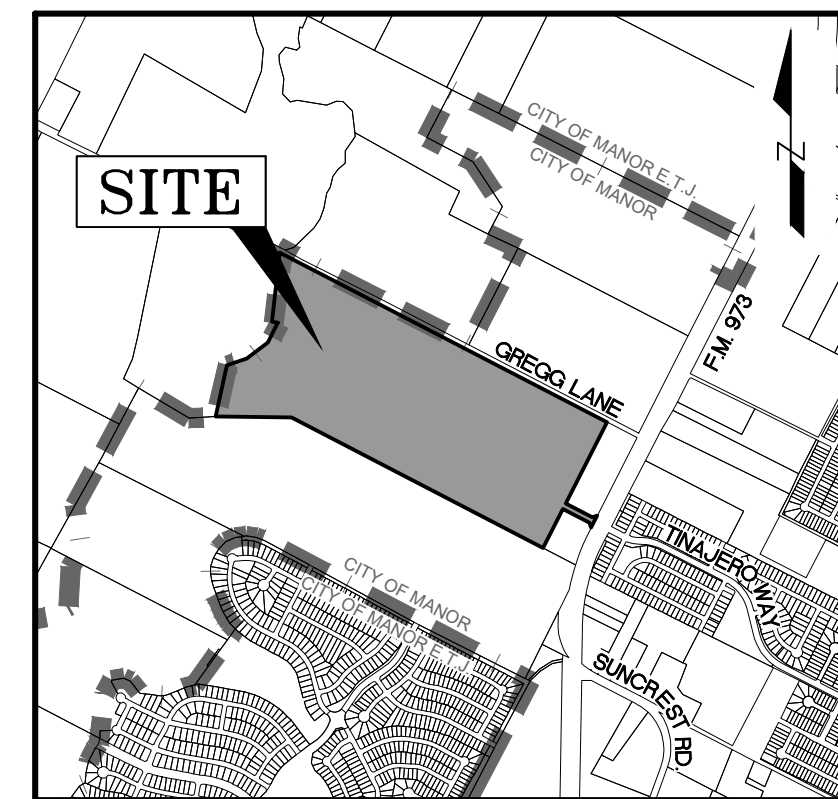
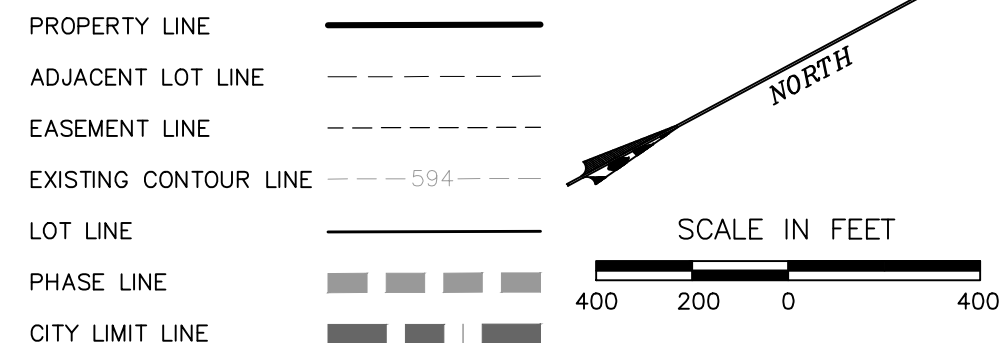
SUBMITTAL DATE: 05/10/2021

BENCHMARK: GPD DESC.: BENCHMARK #1
BEARING BASIS: TEXAS NORTH
CENTRAL ZONE,
4202, NAD 83 -
US SURVEY FEET
VERTICAL DATUM: NAVD 88
ELEVATION: 593.26'

SURVEYOR: LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

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

LEGEND



LOCATION MAP

SCALE = 1" = 2000'

WATER CALCULATIONS (Per COA Criteria)

Single Family:				
Peak Hour	457 LUEs	x	3.5 people x	900 gal/person/day = 1439550 gpd = 999.7 gpm
Peak Day	457 LUEs	x	3.5 people x	530 gal/person/day = 847735 gpd = 588.7 gpm
Fire Demand	1000 gpm	for	1 HR	
Commercial:				
Peak Hour	72 LUEs	x	3.5 people x	900 gal/person/day = 227331 gpd = 157.9 gpm
Peak Day	72 LUEs	x	3.5 people x	530 gal/person/day = 133873 gpd = 93.0 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)
Total:				
Peak Hour	529 LUEs	x	3.5 people x	900 gal/person/day = 1666881 gpd = 1157.6 gpm
Peak Day	529 LUEs	x	3.5 people x	530 gal/person/day = 981608 gpd = 681.7 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	400	5,380,089	123.510	100.0%

WASTEWATER CAPACITY CALCULATIONS

	Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS				
Retail / Commercial	119,800.0 sf	0.000602 LUE/unit	72	252.59
Single-Family	385.0 lots	1 LUE/unit	385	1,347.50
Multi-family	0.0 units	0.70000 LUE/unit	0	0.00
1 LUE = 3.5 cap				
TOTAL EQUIVALENT POPULATION			457	1,600.09
Average Dry Weather Flow, gpd	70 gpd/cap			112,006.33
Average Dry Weather Flow, gpm				77.78
Peak Flow Factor				3.66
Peak Flow, gpd				409,841.92
Maximum Dry Weather Flow, gpm				284.6
Service Area, ac				135.00
Inflow/Infiltration, gpd	750 gpd/ac			101,250.00
Maximum Wet Weather Flow, gpd				511,091.92
Net Maximum Wet Weather Flow, gpm				354.9
Minimum Flow Factor				0.22
Minimum Dry Weather Flow, gpd				24,586.30
Minimum Dry Weather Flow, gpm				17.07

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

CALLLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DIANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO
64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ
14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094
O.P.R.T.C.T.

CALLLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

ENFIELD PARTNERS,
LLC ETAL
3.711 ACRES
2019013312
O.P.R.T.C.T.

ENFIELD PARTNERS,
LLC ETAL
7.629 ACRES
2019013312
O.P.R.T.C.T.

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

BOUNDARY LINE TABLE

LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

JAMISON CIVIL ENGINEERING LLC

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

JCE

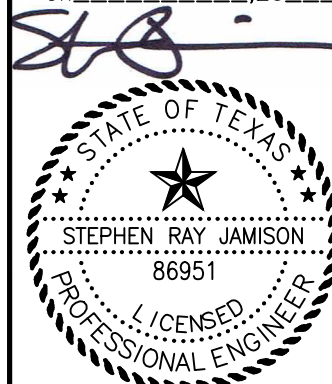
MONARCH RANCH AT MANOR

CONCEPTUAL PLAN - OVERALL

GREGG LANE & FM 973

MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/17/2022



File:	Stampshot: OVERALL	Scale (Hor.): 1"=100'	Scale (Vert.):	Drawn By: MM
Job No.	Date:	Checked By:	Revision 1:	Revision 2:
			Revision 3:	Revision 4:

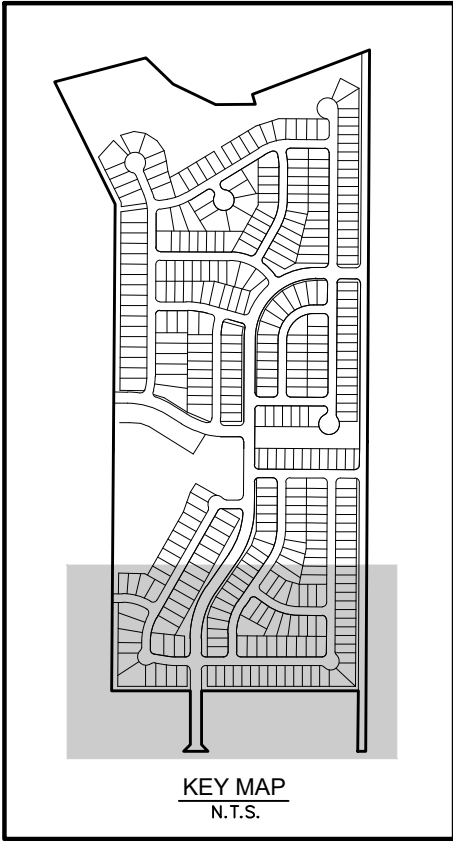
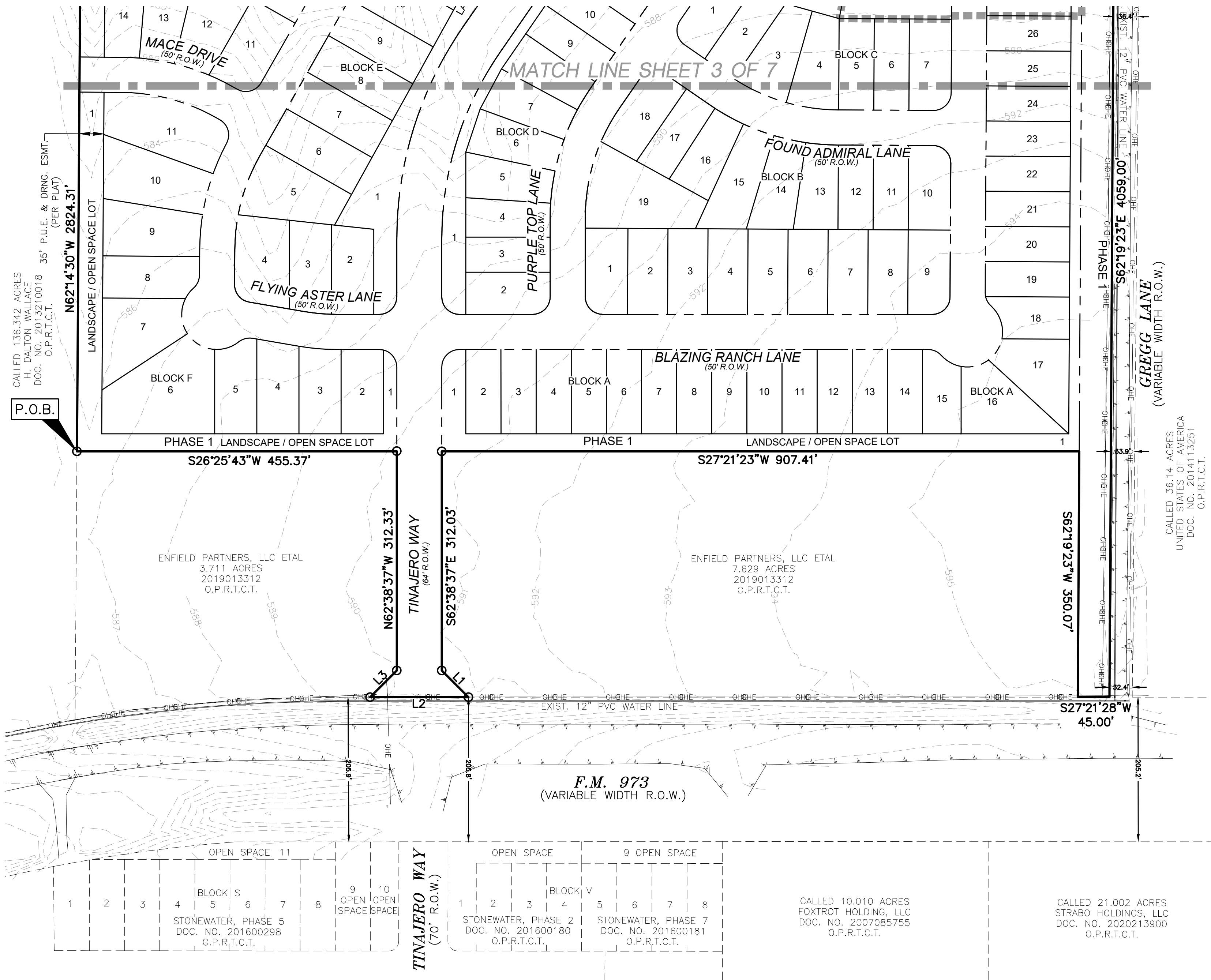
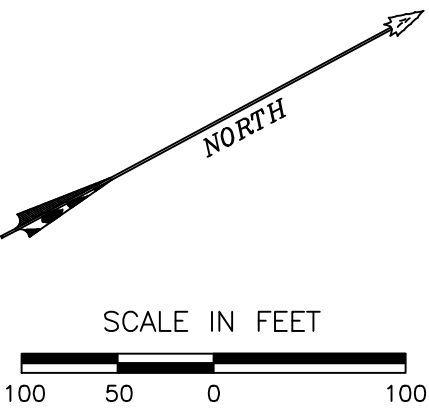
SHEET

01 of 07

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

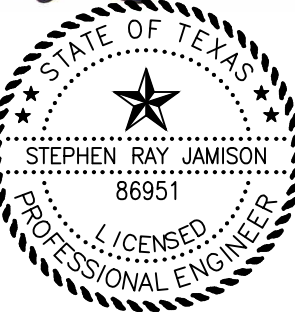
- PROPERTY LINE
- ADJACENT LOT LINE
- EASEMENT LINE
- EXISTING CONTOUR LINE
- LOT LINE
- PHASE LINE
- CITY LIMIT LINE



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

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 1 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/17/2022



File:	Stampshot: CONCEPTUAL
Job No.	Scale (Hor.): 1"=100'
Date:	Checked By:
Drawn By: MM	Revision 1:
Revision 2:	Revision 3:
Revision 4:	

SHEET
02 of 07

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

H:\MONARCH RANCH\DWG\PLANS\CONCEPTUAL\CONCEPTUAL.DWG

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

PROPERTY LINE

ADJACENT LOT LINE

EASEMENT LINE

EXISTING CONTOUR LINE

LOT LINE

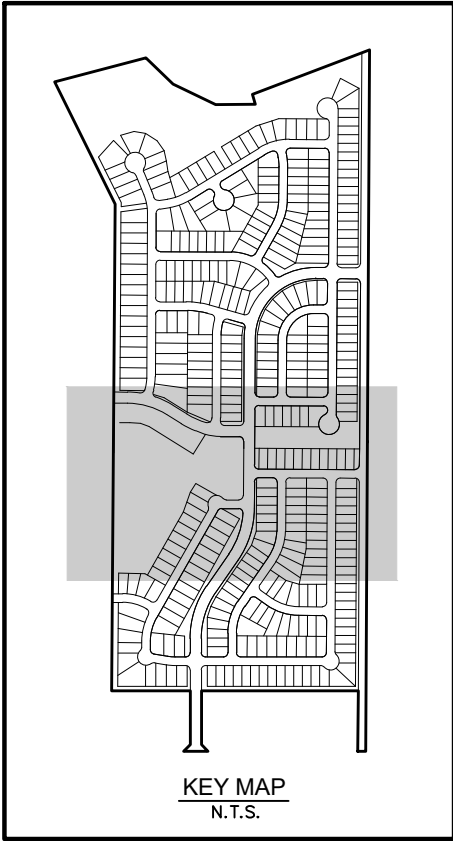
PHASE LINE

CITY LIMIT LINE

NORTH

SCALE IN FEET

100 50 0 100



JAMISON CIVIL ENGINEERING LLC

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

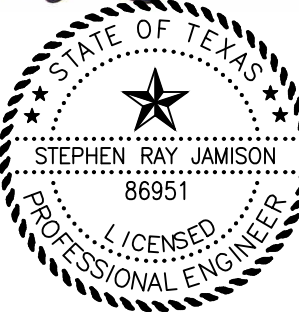
MONARCH RANCH AT MANOR

CONCEPTUAL PLAN - SHEET 2 OF 4

GREGG LANE & FM 973

MANOR, TEXAS 78653

The seal appearing on this document was authorized by Stephen Ray Jamison on 10/17/2022



File:	Stampshot: CONCEPTUAL
Job No.	Scale (Hor.): 1"=100'
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
03 of 07

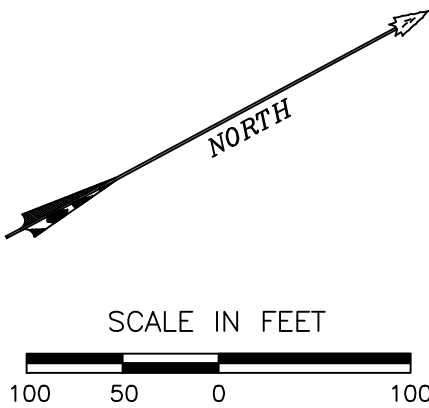
CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING UTILITIES PRIOR TO ANY SITE WORK, (BOTH HORIZONTALLY AND VERTICALLY). THE DESIGN ENGINEER WILL NOT BE RESPONSIBLE FOR DAMAGES TO ANY EXISTING UTILITIES OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO ANY UTILITIES NOT PROPERLY LOCATED.

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MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

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

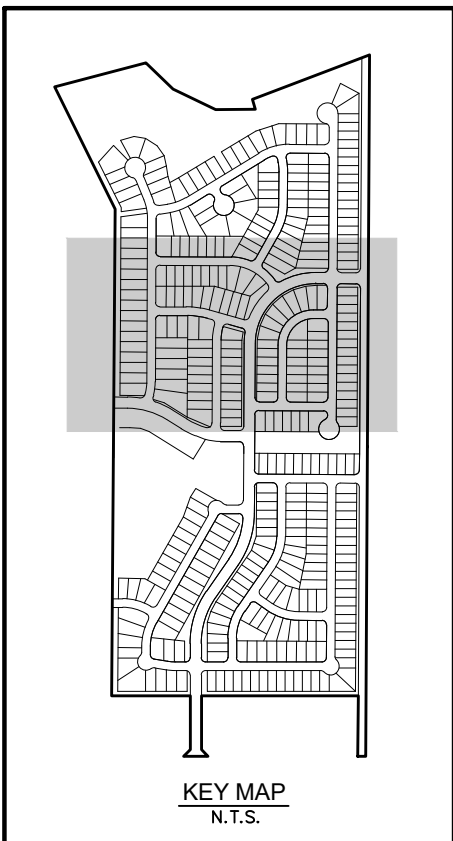


SAMUEL BARF
ALEXANDRA C
CHI
CLA

CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

(VARIABLE WIDTH R.O.W.)

CITY OF MANOR E.T.J.
CITY OF MANOR



KEY MAP
N.T.S.

H:\MONARCH RANCH\DWG\PLANS\CONCEPTUAL\CONCEPTUAL.DWG

CAUTION!!!
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JAMISON CIVIL ENGINEERING LLC

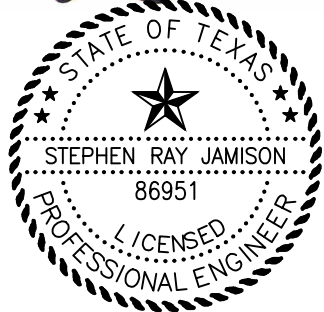
(TX. PE FIRM REG. #F-17756)
13812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 3 OF 4

GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on this document was authorized by
Stephen Ray Jamison
on 10/17/2022



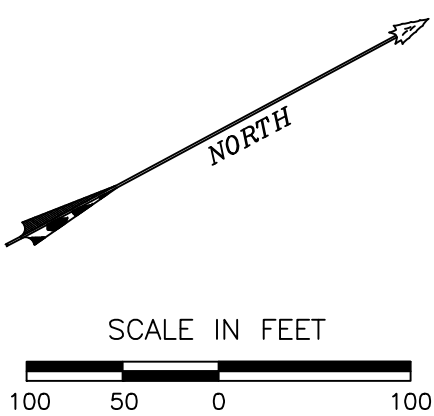
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Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
04 of 07

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

PROPERTY LINE	
ADJACENT LOT LINE	
EASEMENT LINE	
EXISTING CONTOUR LINE	
LOT LINE	
PHASE LINE	
CITY LIMIT LINE	



CALLED 59.072 ACRES
DANNY K. FUCHS 1/2
INTEREST
DIANE F. SWANSON 1/2
INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

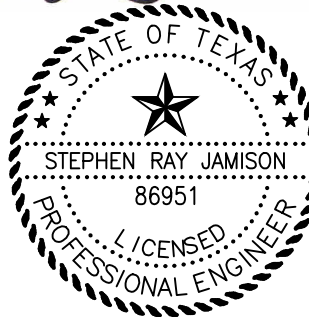
JAMISON CIVIL ENGINEERING LLC

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

JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 4 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
10/17/2022



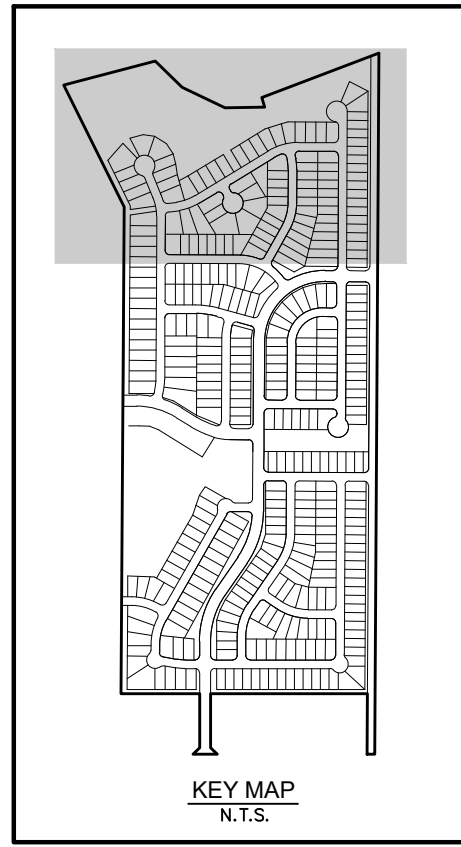
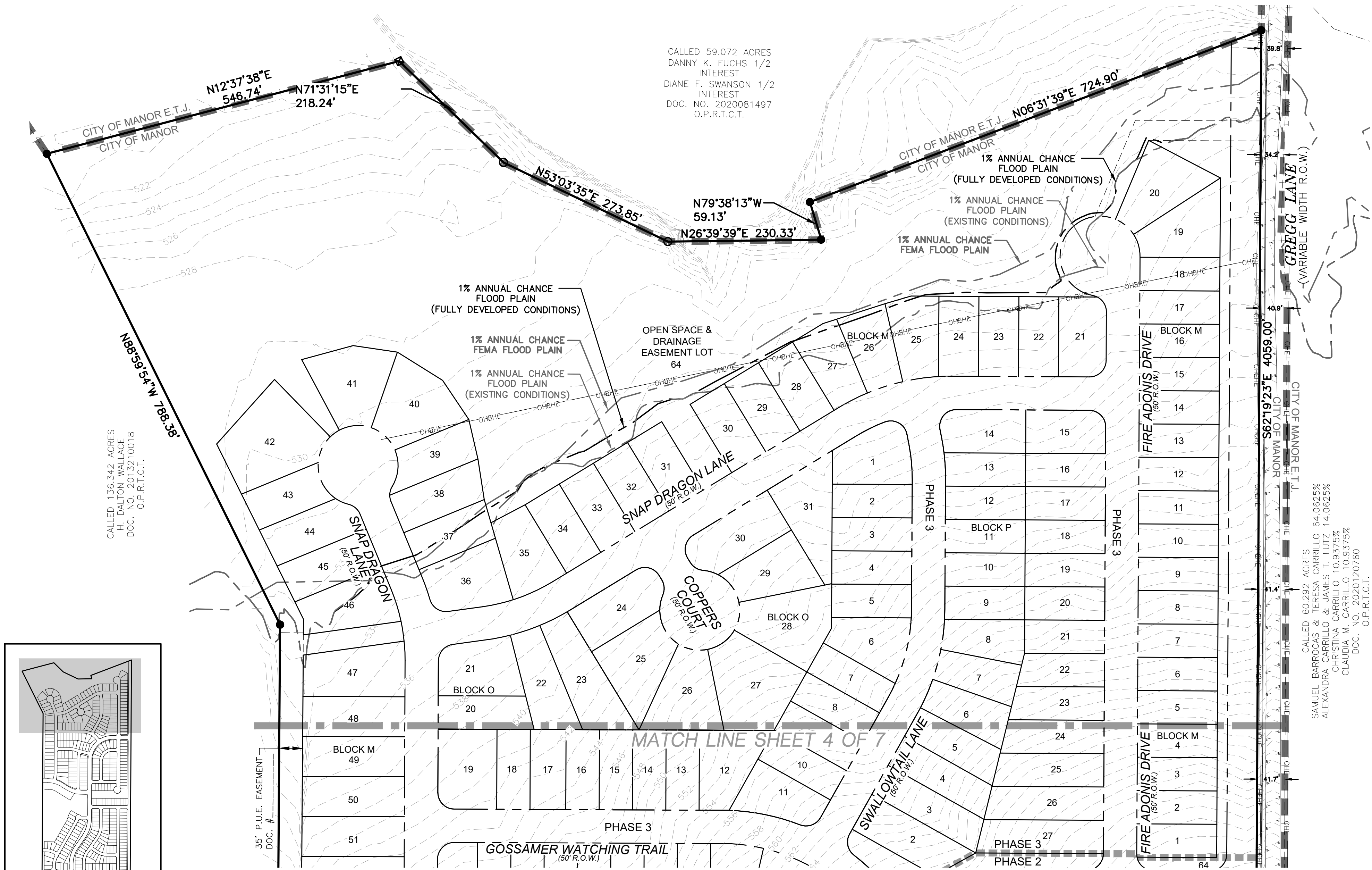
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Job No.	Scale (Hor.): 1"=100'
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
05 of 07

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY ALL EXISTING
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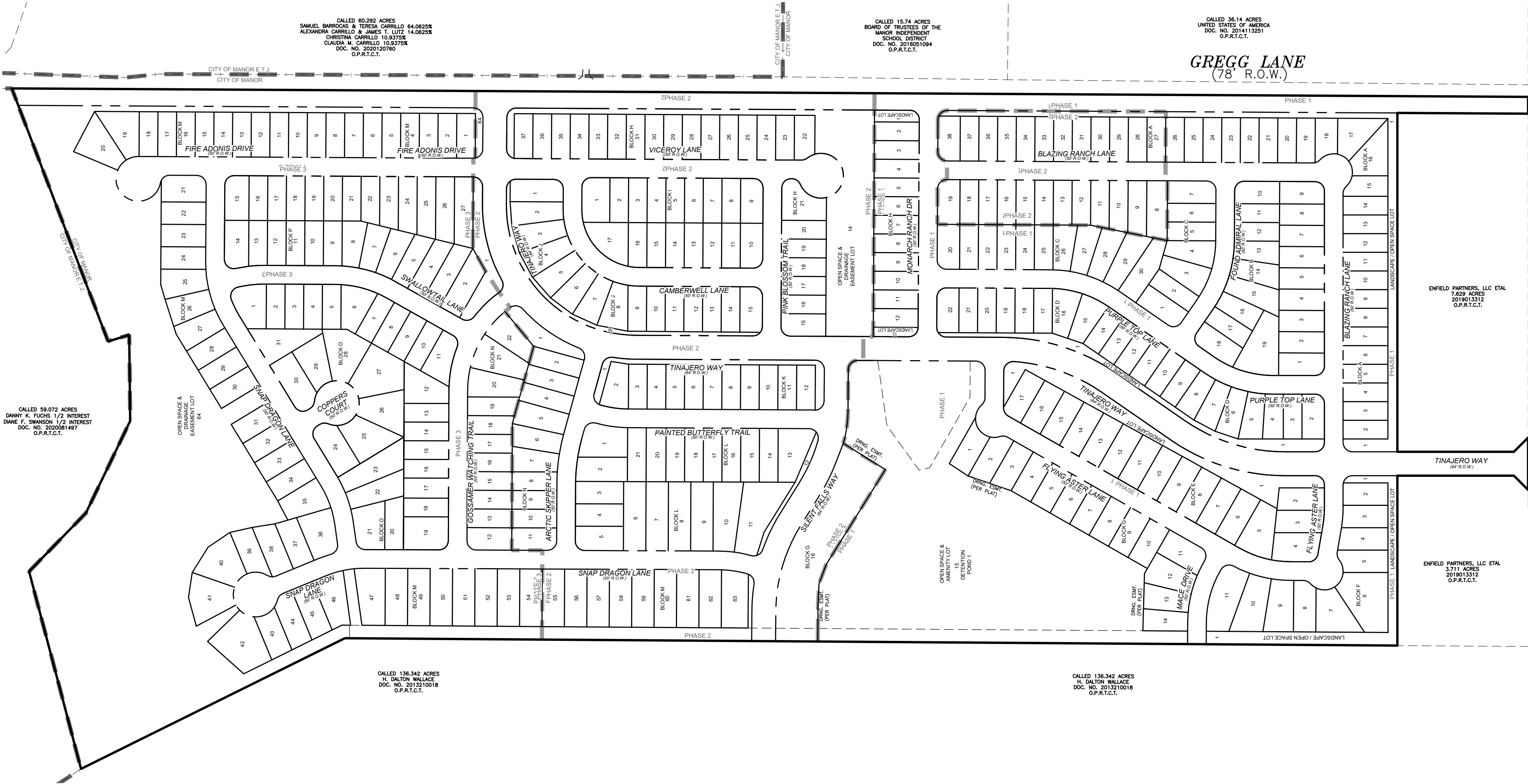
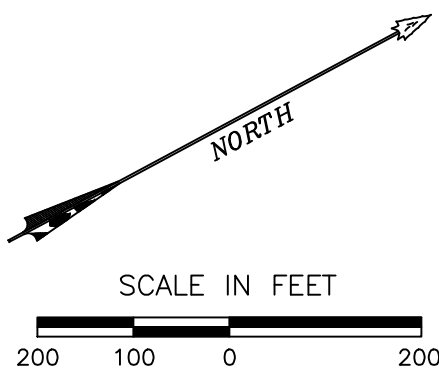
CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.



MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

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



GREGG LANE
(78' R.O.W.)

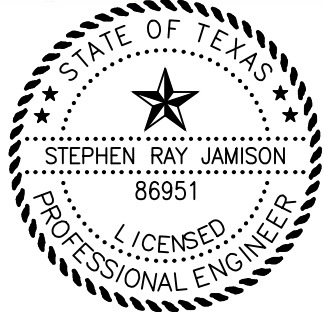
JAMISON CIVIL ENGINEERING LLC

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

JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - PHASING PLAN
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
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authorized by
Stephen Ray Jamison
on 10/17/2022



File:	Snapshot: PHASING
Job No.	Scale (Hor.): 1"=100'
Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

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OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
06 of 07

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

CITY OF MANOR ACKNOWLEDGEMENTS

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

APPROVED:

ATTEST:

JULIE LEONARD, CHAIRPERSON

LLUVIA T. ALMARAZ, CITY SECRETARY

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

BY:

ATTEST:

DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

LLUVIA T. ALMARAZ,
CITY SECRETARY

JAMISON CIVIL ENGINEERING LLC

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

JCE

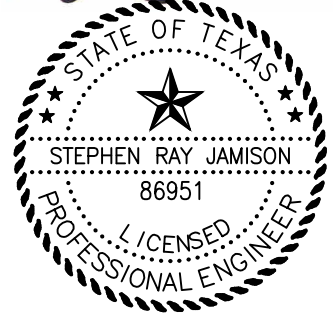
MONARCH RANCH AT MANOR

NOTES

GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/17/2022





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CAUTION!!!
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File:	Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):	Drawn By: GC
Date:	Checked By:	
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET
07 of 07



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, June 7, 2022

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

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet that shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership.~~

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC

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

JCE

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

June 23, 2022

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

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP

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

Engineer Review

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

1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).

THE ANTICIPATED TIMING OF EACH PROPOSED PHASE HAS BEEN ADDED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

THE PHASING PLAN HAS BEEN ADDED TO THE CONCEPT PLAN SET.

3. The City signature blocks should be added to the concept plan. A copy will be provided.

THE CITY SIGNATURE BLOCK HAS BEEN ADDED TO THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

4. Setbacks are not required to be shown on the Concept Plan. Please remove them.

SETBACKS HAVE BEEN REMOVED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.

PLEASE SEE THE NEW OVERALL SHEET ADDED IN THE REVISED SET OF PLANS INCLUDED WITH THIS UPDATE.

6. Please provide the location of any sites for proposed parks and all areas of common ownership.

THE LOT NUMBER AND BLOCK OF ALL LOTS WITH COMMON OWNERSHIP ARE NOW LISTED ON SHEET 1.

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

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



06/27/2022



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 18, 2022

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

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Concept Plan submitted by Jamison Civil Engineering LLC and received on October 18, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet that shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership.~~

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC

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

JCE

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

August 4, 2022

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

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP – Update 2

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

Engineer Review

The following comments have been provided by 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.

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

THE SIGNATURE BLOCKS HAVE BEEN UPDATED. PLEASE SEE THE REVISED PLANS INCLUDED WITH THIS UPDATE.

7. PUEs are not required to be shown on the Concept Plan.

PUEs ARE NO LONGER BEING SHOWN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

8. Topographic contours at tenfoot intervals or less should be provided on the Concept Plan.

THE REQUESTED CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

SIGNIFICANT EXISTING FEATURES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

THE CITY LIMIT LINES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

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

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



08/05/2022



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 3, 2022

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

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The submittal of the revised Monarch Ranch Concept Plan Site Plans submitted by Jamison Civil Engineering LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Monarch Ranch Concept Plan
 Case Number: 2022-P-1437-CP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and FM-973, Manor, Tx. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. Applicant: Jamison Civil Engineering LLC
 Owner: Monarch Ranch at Manor, LLC**

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 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.

United States of America (116406)
533 Hiwasse Rd Anderson Dennis Etal
Waxahachie, TX. 75165

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691

Laura Patricia Guino & Javier Rosas
Aguilera
14514 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on the first reading of an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

Applicant: Oxford Stratton Estates LLC

Owner: Akshay Pohekar

BACKGROUND/SUMMARY:

The property owner is proposing a small boutique hotel. This use is permitted in both C-1 and DB, but DB has more favorable development standards, like setbacks, that make the project more feasible. On the draft Future Land Use Map, the property is part of the Downtown Mixed-Use category that includes commercial, business, and office uses. Downtown Business (DB) zoning is consistent with this Downtown Mixed-Use category of the FLUM.

This item was recommended for approval by the P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

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

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council Conduct a public hearing on an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO. _____**AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) TO DOWNTOWN BUSINESS (DB); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.**

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

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

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

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

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

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

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Light Commercial (C-1) to zoning district Downtown Business (DB). The Property is accordingly hereby rezoned to Downtown Business (DB).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 16th day of November 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of December 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

ORDINANCE NO.

Page 2

EXHIBIT “A”

Property Address:
302 East Parsons Street, Manor, TX 78653

Property Legal Description:
Lot 1, Block 21, Town of Manor

Letter of Intent

Date: 10/13/2022

Subject :

Request for Property re-zone from C1 to DB

Property Address:

302 E Parson St, Manor Texas 78653

Hello Sir/Madam

We are requesting to the City of Manor to consider our plea regarding above subjected property for the re-zoning from C1 to DB.

We intend to develop this property in following ways:

1. Boutique Hotel

1. Intend to add up-to 20 rooms
2. Beer Garden on the 1st floor
3. Event Hall on top floor with 4000 Sq ft offering amazing Manor City view
4. Open terrace to provide additional Seating
 1. For the beer garden client
 2. Guest renting the even hall
 3. Guest using hotel rooms

2. OR Commercial mixed used Residential Tower

1. 1st Floor will offer amazing spacious office spaces to growing downtown business.
2. Rest of the floors will offer 1, 2 and 3 bedrooms residential apartments.
3. Top Floor will provide facilitates to tenants like
 1. GYM
 2. Clubhouse
 3. Pool

Re-zoning will help us add more square footage at each floor to make facility more spacious, welcoming in heart of Historic Downtown of City of Manor.

I humbly request you to please consider our application.

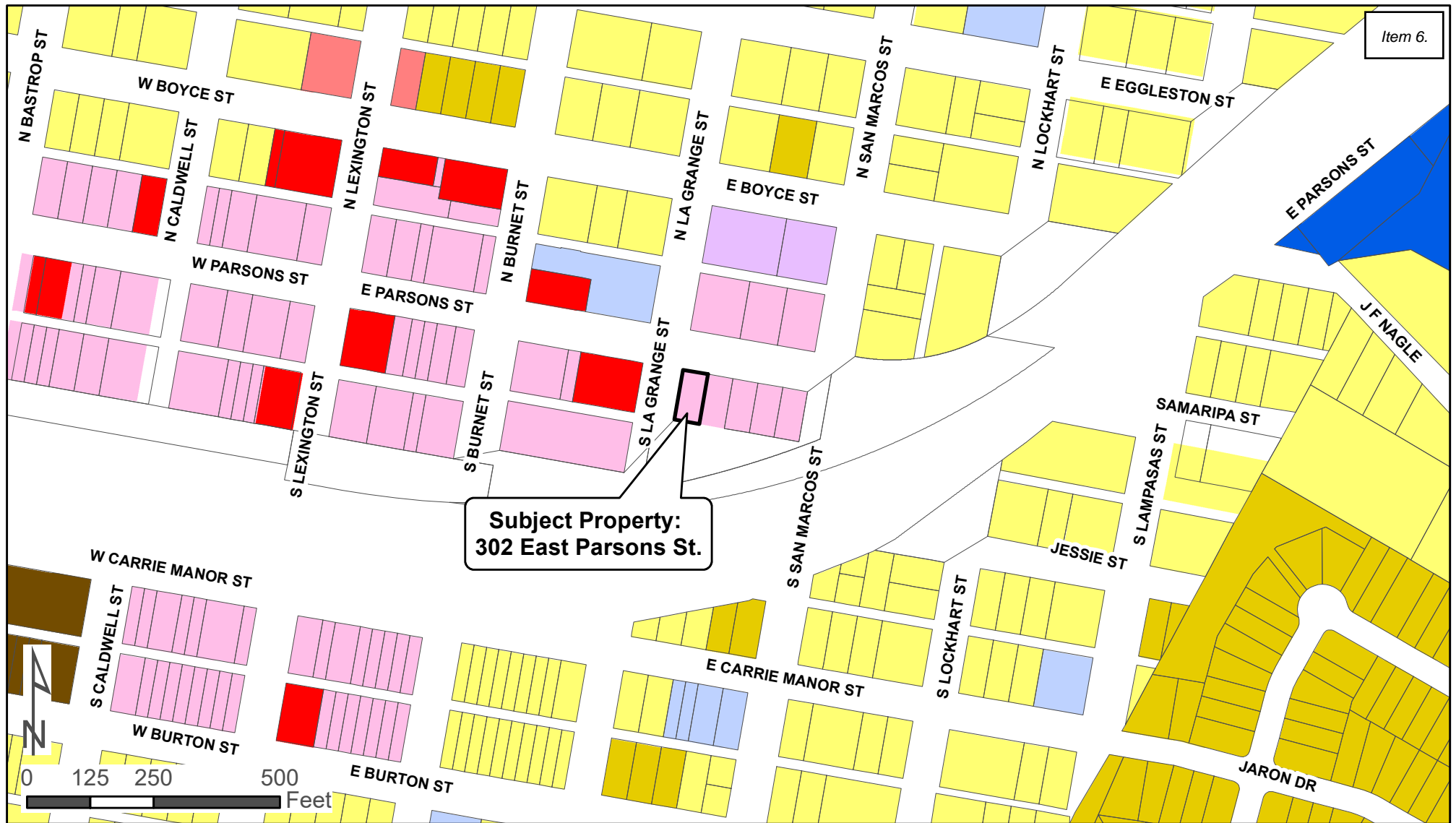
Thank you



Akshay Pohekar
Co Owner



David Sanchez
Co Owner



Current:
Light Commercial (C-1)

Proposed:
Downtown Business (DB)

Zone

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

302 E Parsons Aerial Image

Write a description for your map.

Legend

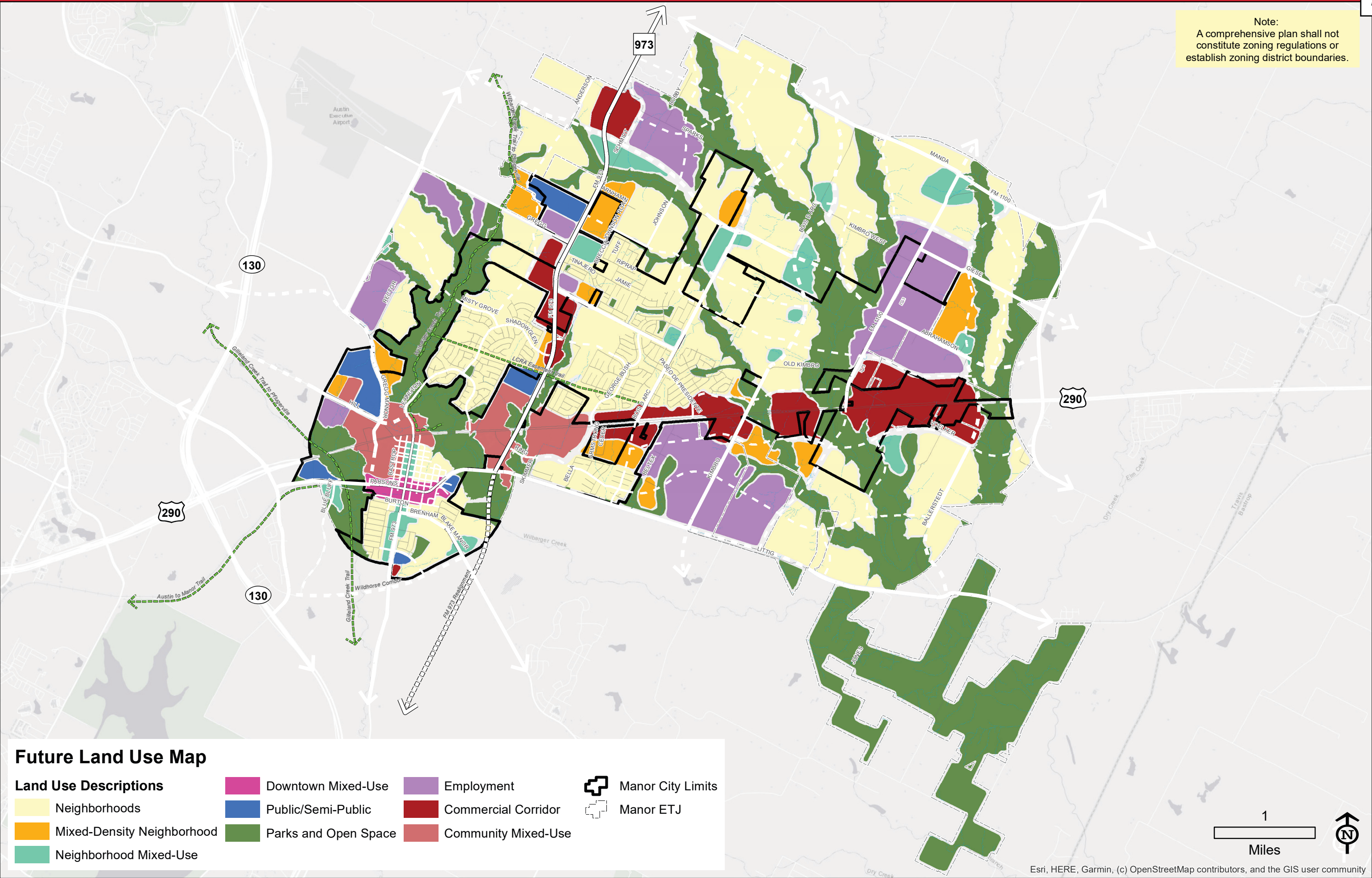
 302 E P

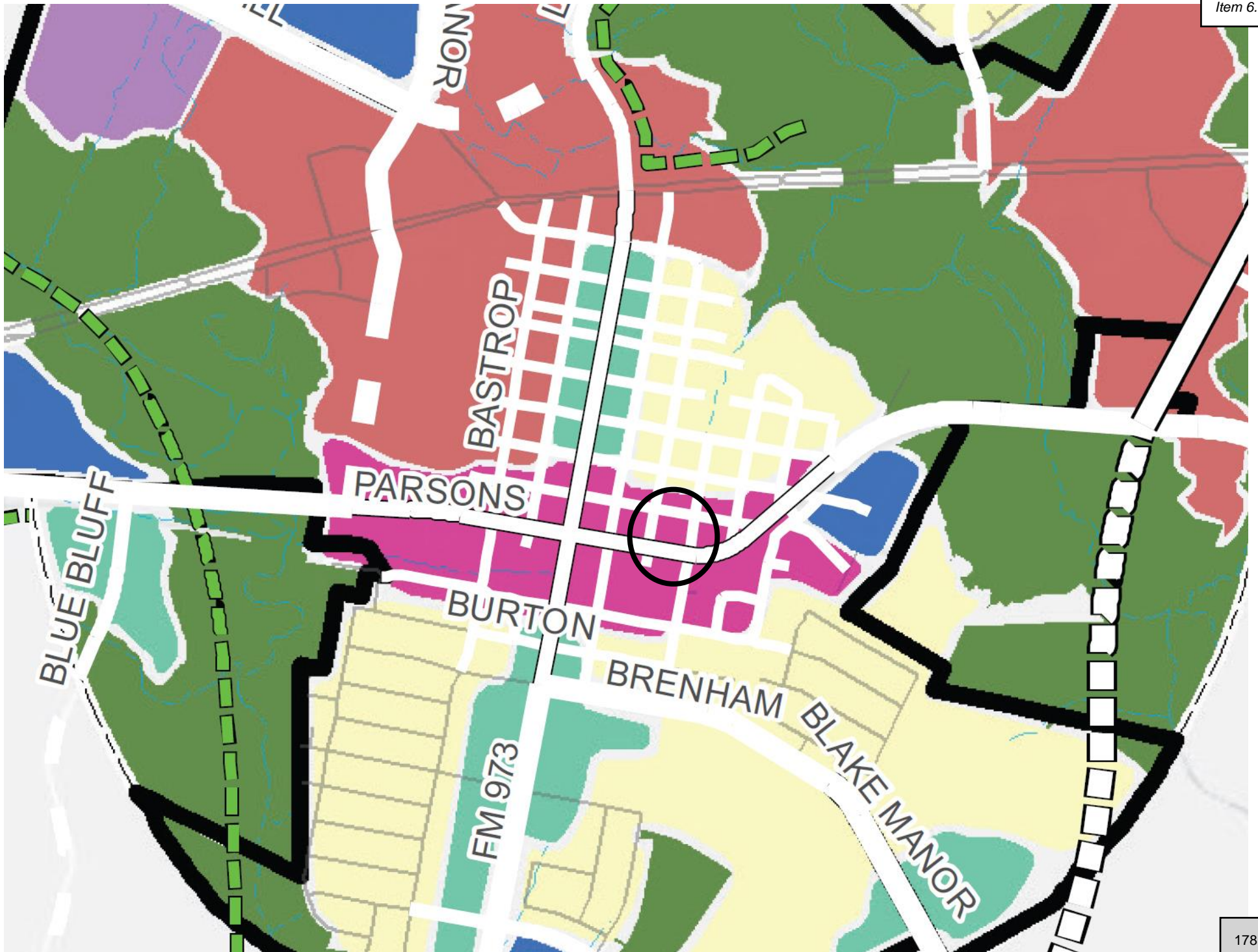
Item 6.

st



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





DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

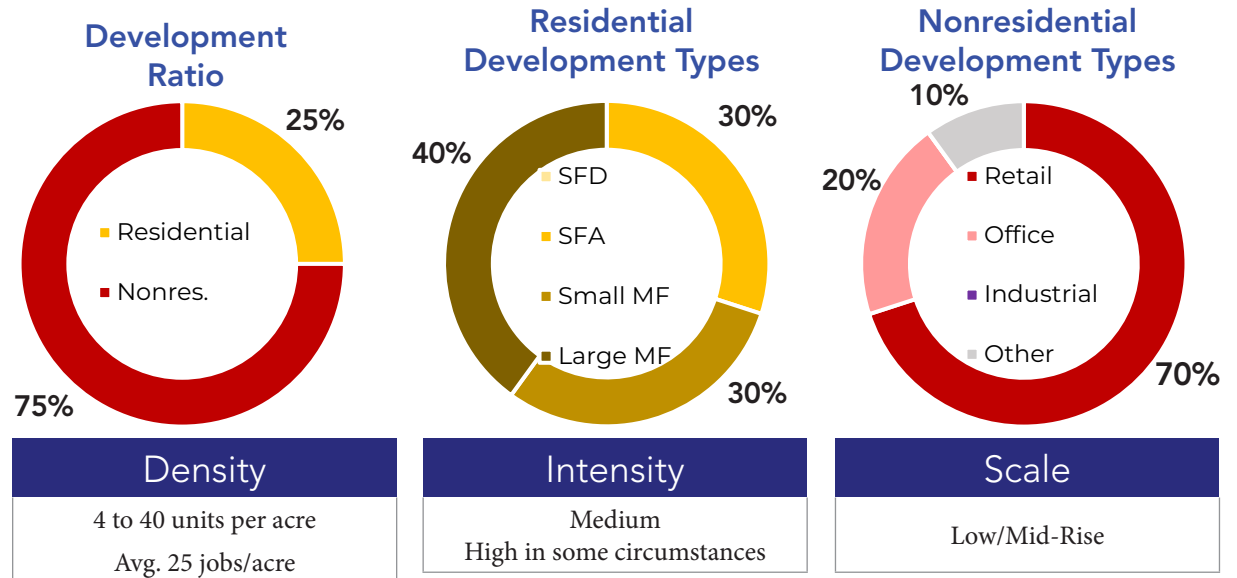
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Community Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be depending on adjacencies to green space or more intensive uses
Shopping Center, Neighborhood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, microbreweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

REYES JIMMY & DIANA S
PO BOX 463
MANOR, TX 78653-0463

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

SOUTHWESTERN BELL TELEPHONE
ATTN: PROPERTY TAX DEPT.
1010 PINE, 9^E-L-01
SAINT LOUIS, MO 63101

RODRIGUEZ FRANCES & MARIA DE
LEON ET AL
186 JASPER TRL
BUDA, TX 78610-3823

NERI MARIA TOBIAS & JOSE TOBIAS
309 E PARSONS ST
MANOR, TX USA 78653-5174

IGLESIA PALABRA DE DIOS
PENTECOSTES PO BOX 701
MANOR, TX 78653-0701

PALABRA DE DIOS IGLESIA PENTEC
PENTECOSTES
PO BOX 701
MANOR, TX 78653-0701

BOWEN BRADLEY G & PAULA E
18109 WHITEWATER CV
ROUND ROCK, TX 78681-3594

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

ENEMENCIA RODRIGUEZ TRUST
PARTNERS LP
10617 RIVER PLANTATION DR
AUSTIN, TX 78747-1487

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

REYES MANUEL V & BEATRICE
PO BOX 220
MANOR, TX 78653-0220

OROCIO JANET LYN
14317 LITTIG RD
MANOR, TX 78653-5254

REYES MICHELLE
308 E PARSON ST
MANOR, TX 78653- 5196

PONCE FLORINE
200 W PARSONS ST
MANOR, TX 78653- 4784

SOUTHERN PACIFIC TRANSPORTATION
COMPANY STOP 1640
1400 DOUGLAS ST
OMAHA, NE 68179-1001



10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 302 E Parsons Rezoning from C1 to DB
 Case Number: 2022-P-1478-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 302 East Parsons, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX.

Applicant: Oxford Stratton Estates LLC
Owner: Akshay Pohekar

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 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.



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ORDINANCE NO. ____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO MEDIUM COMMERCIAL (C-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

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

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

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

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

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

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Agricultural (A) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-2).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 16th day of November 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of December 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

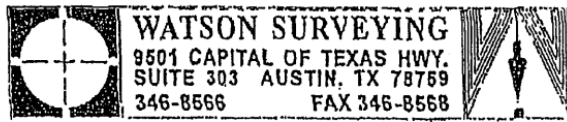
ORDINANCE NO.

Page 2

EXHIBIT "A"

Property Address:
11712 Arnham Lane, Manor, TX 78653

Property Legal Description:



uc 1 of

FIELD NOTES:

TRACT No. 1: 2.899 acres of land out of the Greenbury Gates Survey No. 63, Travis County, Texas, and being part of that certain 58.1 acre tract described in contract of sale between the Veterans Land Board of Texas and Robert I. Worley as recorded in Vol. 2970, page 27, Travis County Deed Records; described by metes and bounds as follows:

BEGINNING at a steel pin found at the intersection of the East ROW line of FM HWY 973 with the North line Arnham Lane;

THENCE with said East ROW line of said FM 973, N30°00'20"E 440.04 ft to pin found for northwest corner;

THENCE along a fence, S59°48'E 287.4 ft to pin found for northeast cor;

THENCE S30°03'27"W 439.5 ft to pin found for southeast corner;

THENCE with the north line of Arnham Lane, N59°54'30"W 287.0 ft to the place of BEGINNING, containing 2.899 acres.

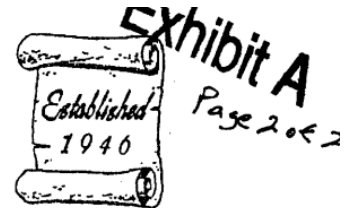
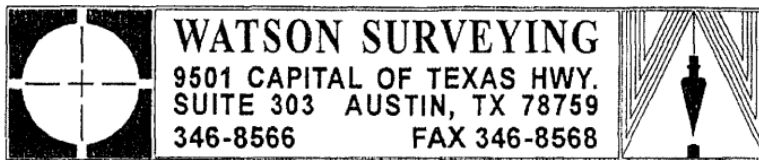
Surveyed on the ground Feb. 20, 1996 by: James T. Watson
James T. Watson, RPLS 290

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12628 0790



Page 1



TRACT No. 2:

FIELD NOTES FOR 2.897 ACRES OF LAND, MORE OR LESS, OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, BEING PART OF A 5.796 ACRE TRACT AS RECORDED IN VOLUME 2970, PAGE 27, TRAVIS COUNTY DEED RECORDS, SAID 2.897 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pin found at the south corner of a 2.899 acre tract conveyed to Mary L. Choate by deed recorded in Volume 12628, Page 788, Travis County Deed Records, in the northeast ROW line of Arnham Lane, for the west or southwest corner hereof;

THENCE N30°03'27"E 439.50 feet along the southeast line of said 2.899 acres, to a $\frac{1}{2}$ " steel pin found in a fence, for the north or northwest corner hereof;

THENCE S59°48'E 287.60 feet generally following a fence along the southwest line of a 14.76 acre tract conveyed to Robert Nicholas by deed recorded in Volume 13026, Page 2181, to a $\frac{1}{2}$ " steel pipe found in the fence for the east or northeast corner hereof;

THENCE S30°08'09"W 438.95 feet along the south line of said 5.796 acres, to a $\frac{1}{2}$ " steel pin with orange cap set on the southwest side of a 3" steel galvanized fence post, in the northeast ROW line of Arnham Lane, for the south or southeast corner hereof;

THENCE N59°54'30"W 287.00 feet with said ROW line and the south or southwest line of said 5.796 acre tract, to the POINT OF BEGINNING, containing 2.897 acres of land, more or less.

Bearing basis is east or southeast line of 5.796 acre tract (S30°08'09"W)

See survey map for more information

Surveyed 28 October 2009 by:

Stuart Watson
Stuart Watson, RPLS 4550



September 8, 2022

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

To Whom It May Concern:

Re: 11712 Arnham Lane, Manor TX 78653 – Rezoning Request Letter of Intent
Request rezoning from Agricultural District to Medium Commercial

As the Agent for the Owner of the Property, we respectfully submit the enclosed rezoning application package. The Property consists of 5.735 acres of land conveyed to John and Sandy Kerr in a deed dated November 4, 2009 recorded in Document Number 2009185727 of the Official Public records of Travis County, Texas.

The Property was temporarily zoned Agricultural District at the time of annexation into the city. Agricultural District (A) is a restrictive placeholder, and the applicant believes it should be updated to Medium Commercial (C-2), a district more appropriate to the Property's location and future intended use of Mini-Storage Warehouse and Commercial Business.

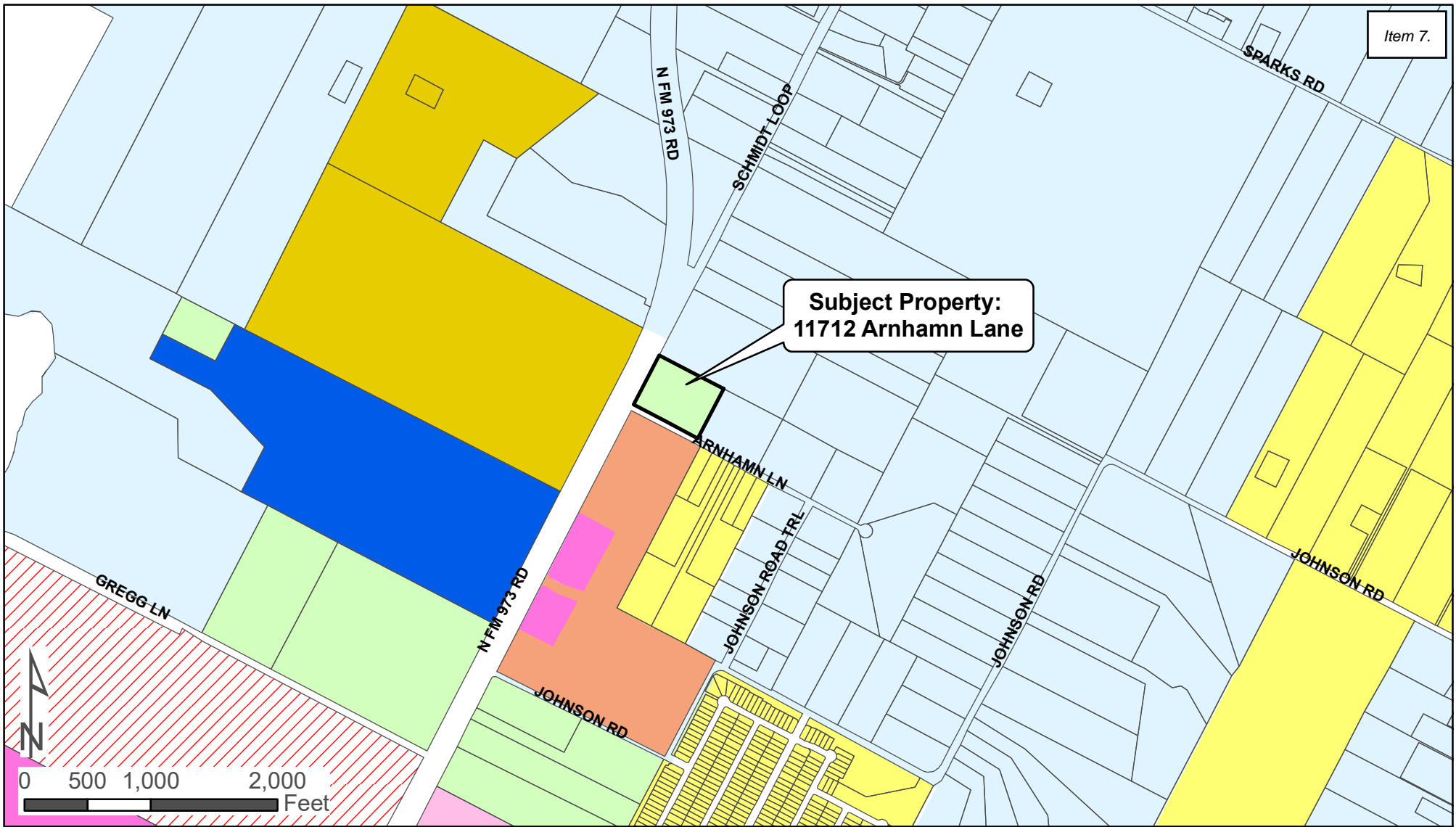
- The TCAD Property ID is 259159, and the Geographic ID is 0251700419.
- The Property Owner intends to develop a Mini-Storage Warehouse on the site, and site construction drawings are being prepared.
- The Property receives Electric service from Bluebonnet, Water service from Manville Water Supply, and includes an OSSF system for wastewater service.
- The Property is currently being subdivided under Permit Number 2022-P-1443-SF with the City of Manor. The two subdivided lots are intended to keep the C-2 zoning described in this request. We anticipate that the rezoning process will be completed prior to the subdivision process where the new zoning designation will be shown for both lots. The rezoning is anticipated to be processed concurrently with the plat.

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, sal@baezaengineering.com.

Sincerely,



Salvador Baeza, PE



Current:
Agricultural (A)

Proposed:
Medium Commercial (C-2)


Zone

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

11712 Arnhamn Ln Aerial Image

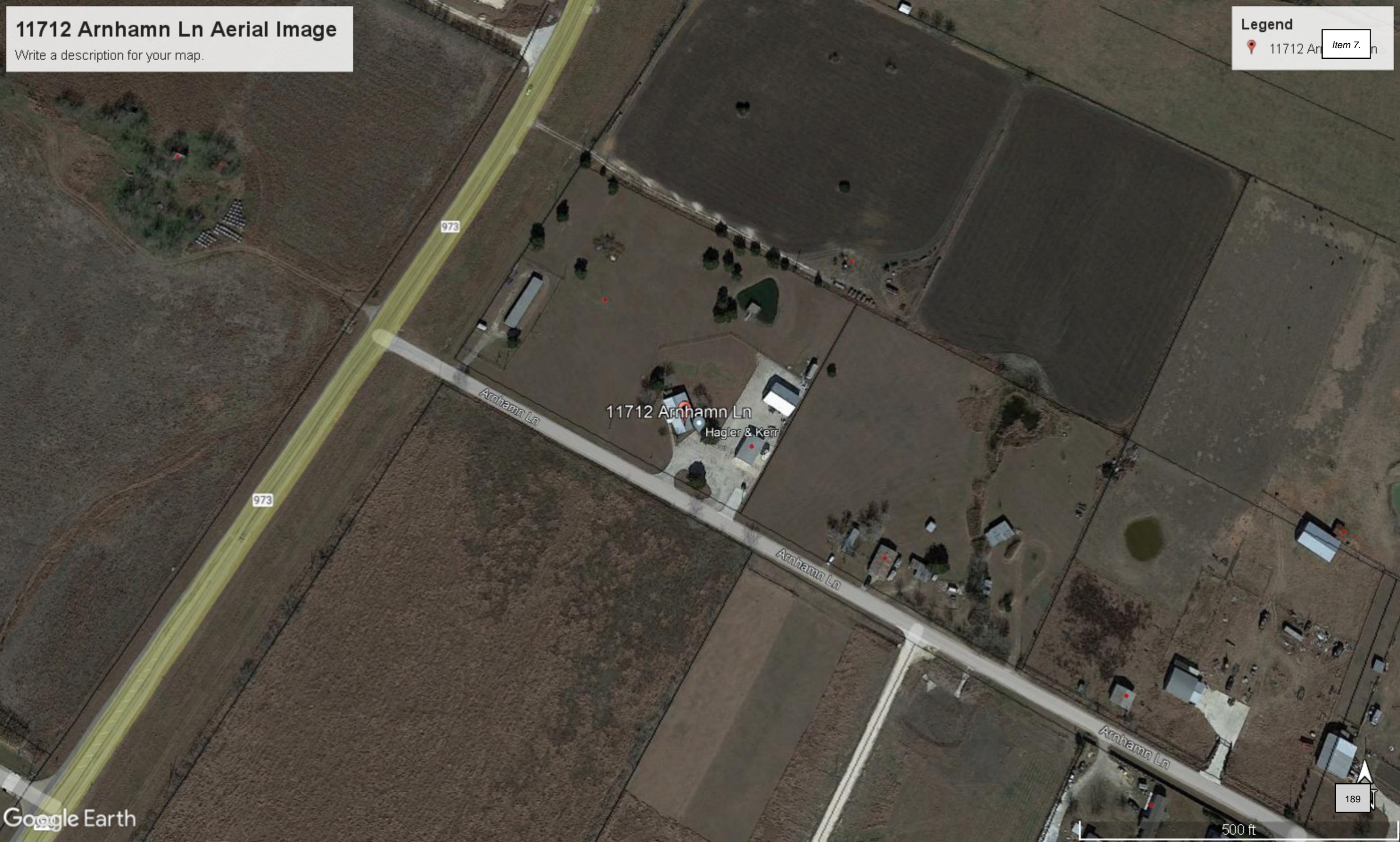
Write a description for your map.

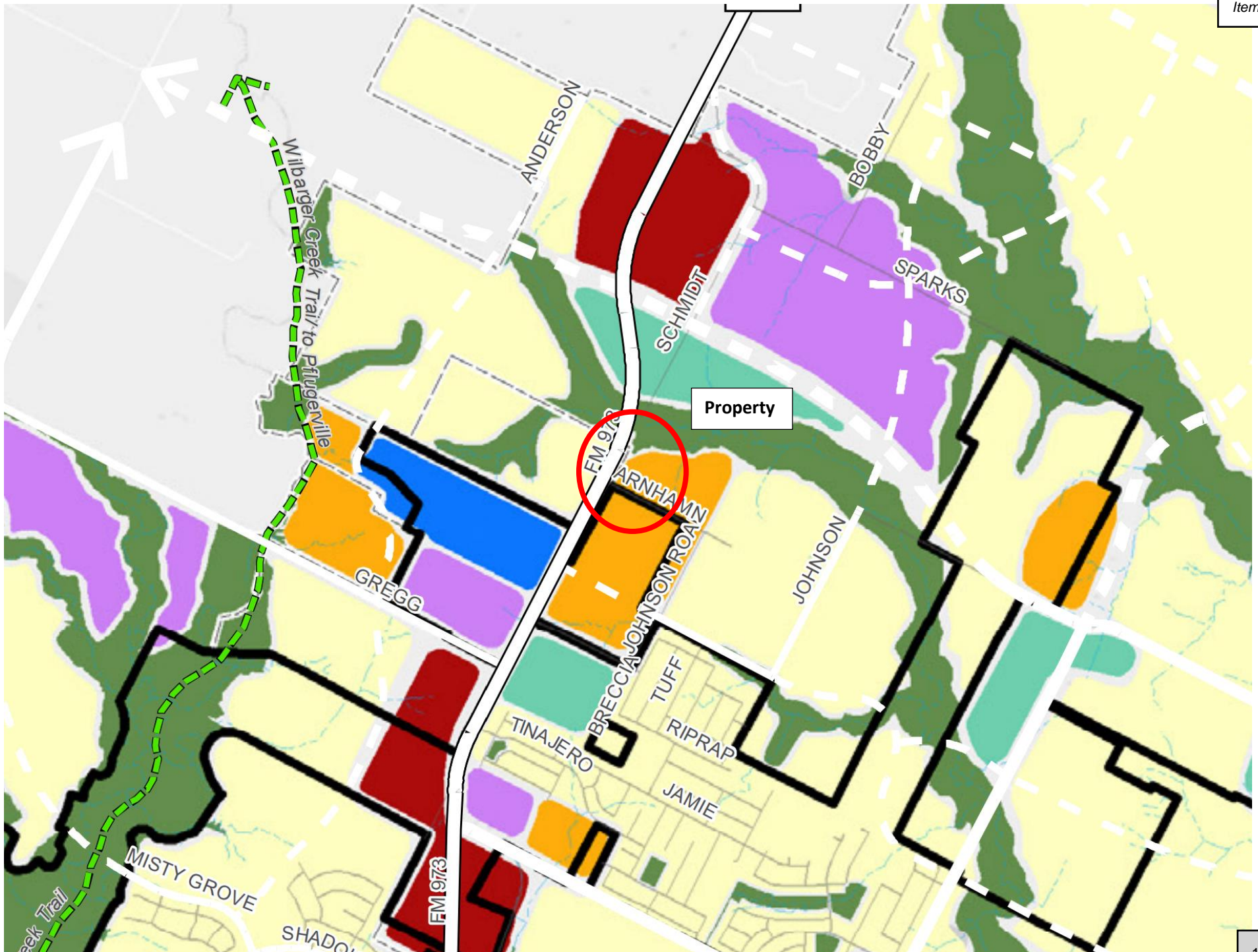
Legend

 11712 Arnhamn Ln

Item 7.

11712 Arnhamn Ln





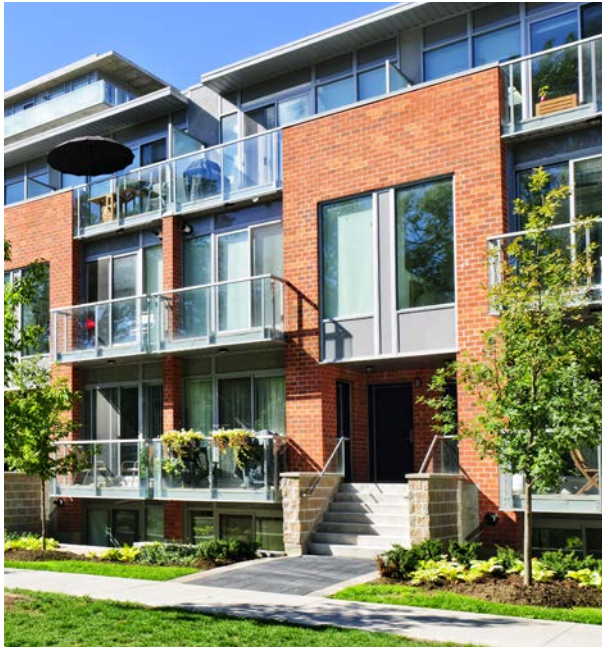
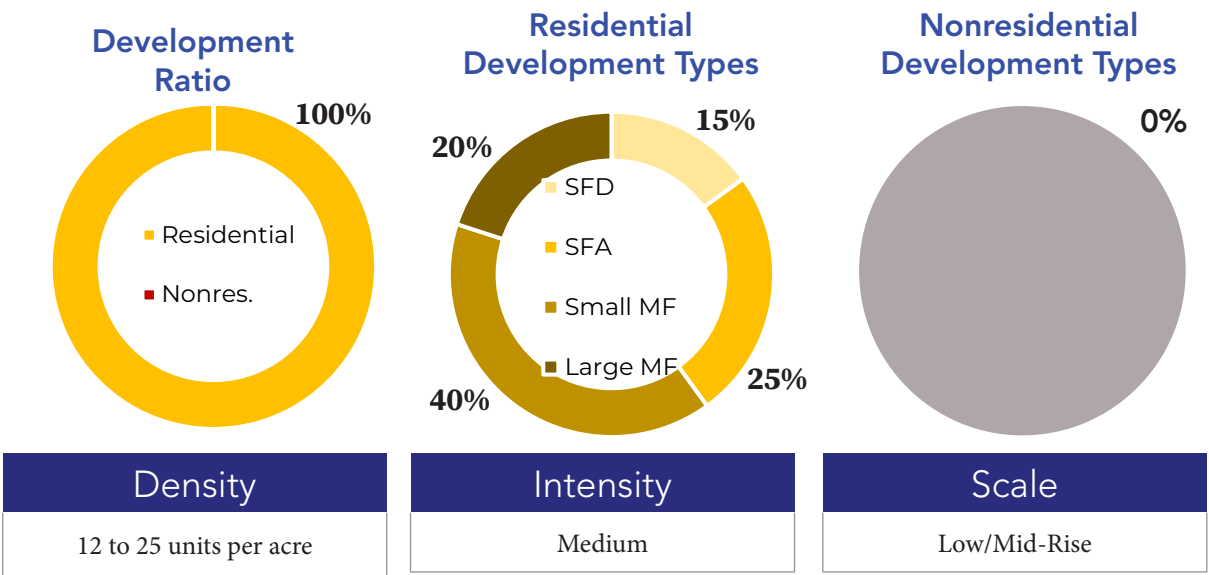
MIXED DENSITY NEIGHBORHOODS

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

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

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

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



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



10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 11712 Arnhamn Lane Rezoning - A to C-2
 Case Number: 2022-P-1472-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 11712 Arnhamn Ln, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX.

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 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.

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

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

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

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

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

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

ALVARADO RAFAEL GARCIA &
MARINA K LARES (923257)
13236 FOREST SAGE ST
MANOR TX 78653-5399

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

Why are we here, again?

Annexation & Rezone

Planning & Zoning 01/12/2022

- Applied for C-3 base zoning
- Discussed options for base zoning and settled on C-2 with added uses
- Did not discuss fueling station

City Council 01/19/2022

- Applicant requested approval with additional Full-Service Fueling Station request
- City Council requested to return with SUP under C-2 base zoning

Planning & Zoning 05/11/2022

- Returned for SUP
- Received approval

City Council 05/18/2022

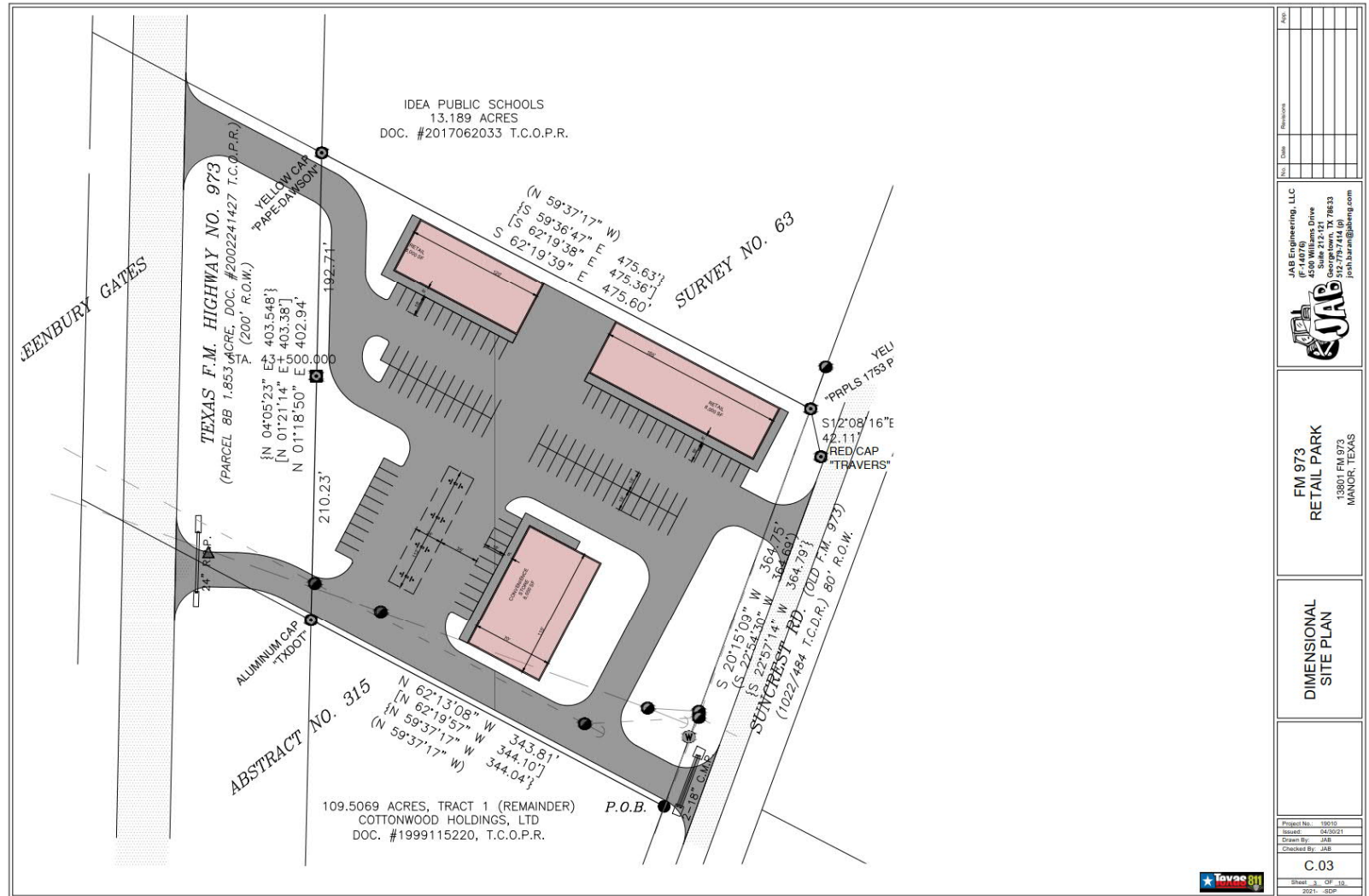
- Discussed issues related to multiple driveways and options to vote with conditions
- Council voted as-is 3 in favor / 2 opposed

Non-Residential Uses	C-2	C-3
Adult day care	P	P
Alcoholic beverage establishment	P	P
Amusement (indoor)	C	C
Amusement (outdoor)	C	C
Antique shop	P	P
Art studio or gallery	P	P
Automobile repair (major)	C	C
Automobile repair (minor)	C	C
Automobile sales and rental	C	C
Automobile washing	C	C
Brewery, micro	P	P
Brewpub	P	P
Business support services	P	P
Child care center	P	P
Club or lodge	P	P
Commercial off-street parking	C	C
Communication services or facilities	P	P
Construction and equipment sales (minor)	P	P
Consumer repair services	P	P
Contractor's shop	C	C
Distillery, micro	P	P
Event center	P	P
Financial services	C	C
Financial services, alternative	C	C
Florist	C	C
Food court establishment	C/S	C/S
Food preparation	C	C
Food sales	C	C
Funeral services	C	C
Game room	C/S	C/S
Garden center	C	C
Gasoline station (full service)	C/S	C
Gasoline station (limited)	C/S	C
General retail sales (convenience)	P	P
General retail sales (general)	P	P
Governmental facilities	P	P
Hotel	C	C

Kennel	C	C
Laundry services	P	P
Laundry services (self)	P	P
Liquor sales	P	P
Mini-storage warehouse	C	C
Offices, government	P	P
Offices, showroom		P
Offices, warehouse		C
Off-site accessory parking	P	P
Pawnshop	C	C
Personal improvement services	P	P
Personal services	P	P
Pet store	C	C
Printing and publishing	C	C
Product development services (general)		P
Recreational vehicle park	C/S	C/S
Recreational vehicle sales, service, and rental	C	C
Religious assembly	P	P
Research services (general)		P
Restaurant	P	P
Restaurant—Drive-in or drive-through	C	C
School, boarding	P	P
School, business or trade	P	P
School, college or university	P	P
School, private or parochial	P	P
School, public	P	P
Semi-permanent food establishment	C	C
Smoke shop or tobacco store	P	P
Theater	P	P
Transportation terminal	C	C
Truck and trailer sales and rental	C	C
Utility services, minor	P	P
Veterinary services, large	C	C
Veterinary services, small	C	C
Wireless transmission facilities (WTF), attached	C	C
Wireless transmission facilities (WTF) monopole	C/S	C/S
Wireless transmission facilities (WTF), stealth	C	C
Zoo, private	P	P

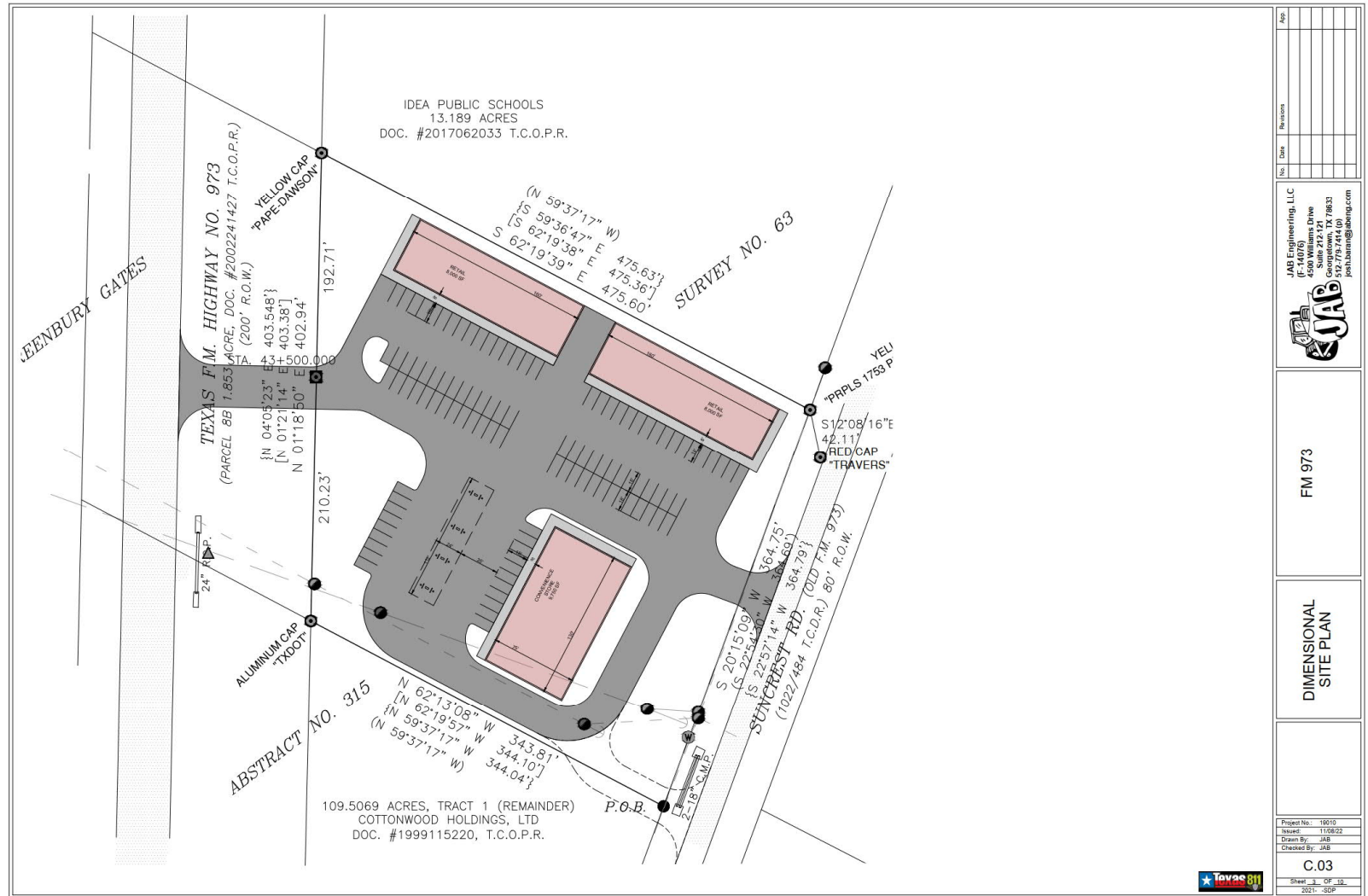
Mixed use Center

- Business
- Retail
- Fueling Station
- Flex Warehouse



Updated Plan

- Remove 2nd 973 Drive
- Adjust Suncrest Drive
- Add option for 2nd Suncrest Drive; pending coordination with neighbor.





Traffic / Safety

Traffic Flow Discussion

- Removed 2nd 973 Drive
- Location on East side provides outbound (northbound) traffic fueling on same side of highway.



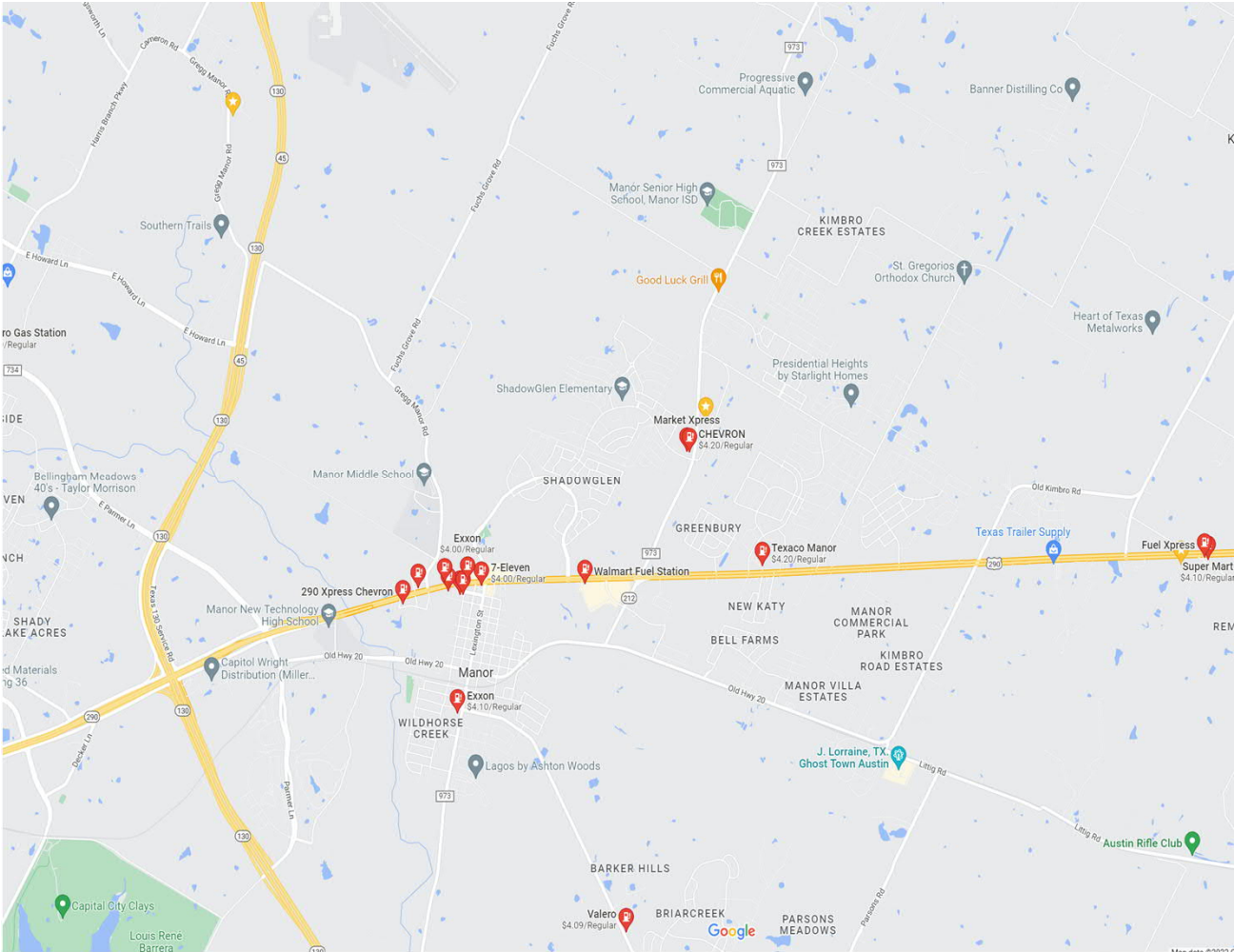
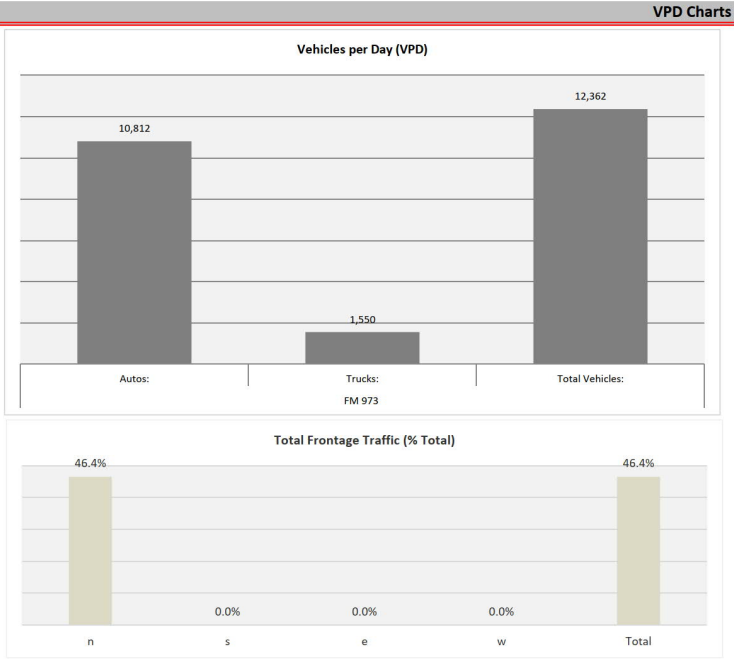
EDC coordination / info.

EDC Info

- Owner met with Scott Jones
- Impact DataSource report commissioned and provided

Net Benefits for Local Taxing Districts Over the First Ten Years of the Facility's Operation			
	Benefits	Costs	Net Benefits
City of Manor	\$2,503,130	\$775,754	\$1,727,375
Travis County	\$361,303	\$9,251	\$352,052
Manor ISD	\$1,615,743	\$1,124,560	\$491,183
Travis County Central Health	\$111,599	\$0	\$111,599
Austin Community College	\$104,598	\$0	\$104,598
Travis County ESD No. 12	\$99,808	\$0	\$99,808
CapMetro	\$974,711	\$0	\$974,711
Total	\$5,770,891	\$1,909,565	\$3,861,326

Traffic Summary



Projections, Analytical Range, and Metrics

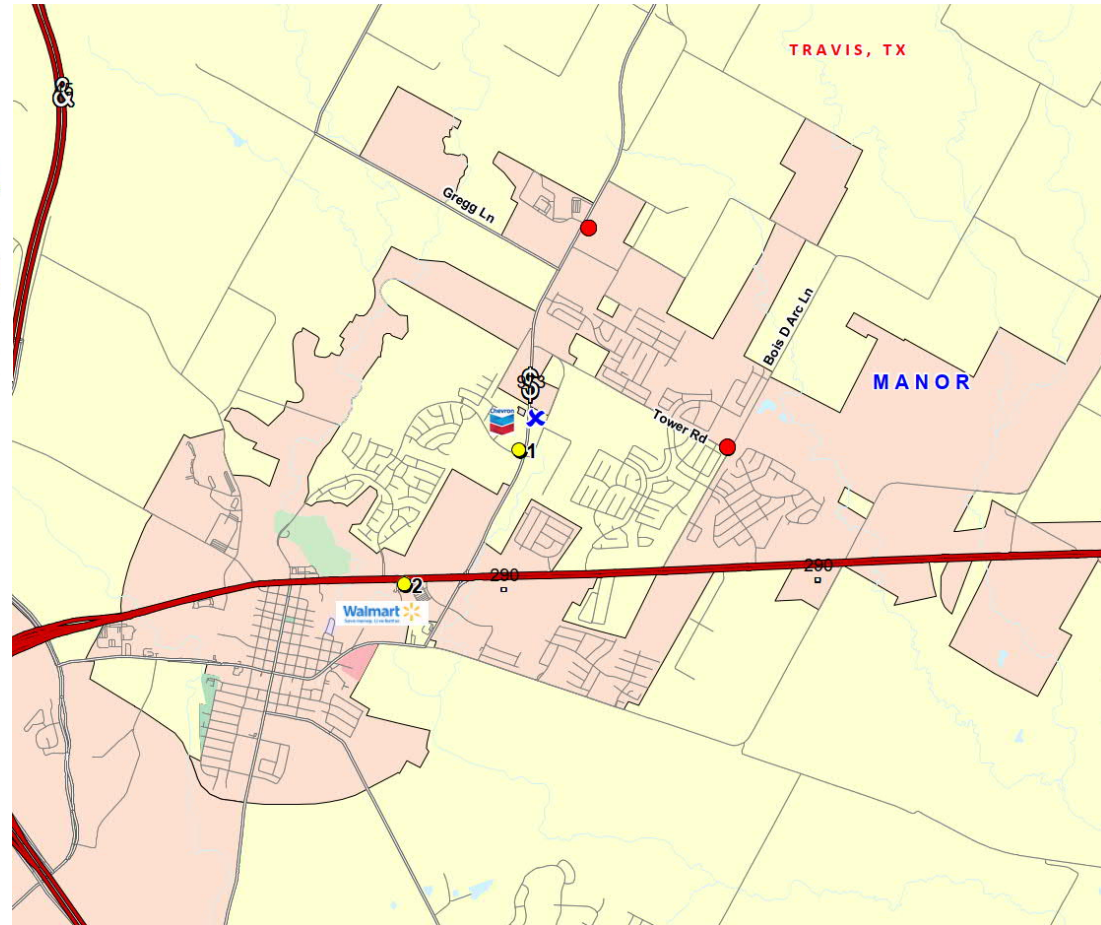
13800 FM 973, Manor, Texas 78653

AVERAGE MONTHLY VOLUME AND SALES

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

Primary Area of Influence	Custom
Area in Square Miles	11.23
Total Intersection Traffic VPD	14,061

Annual Fuel Volume Year 1	1,235,160
Annual Gasoline Volume Year 1	1,113,936
Annual Diesel Volume Year 1	121,224
Fuel Gallons per Dispenser Year 1	20,586



Additional Considerations

Additional Discussion Items

- Project still includes 2 flex buildings for retail / showroom style facilities
- Project includes Ghost Kitchen concept with 4-8 to-go restaurants
- Project includes EV charging stations with rest area
- Ultimate plans include option to convert fueling canopy to EV additional rest area





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX. *Applicant: JAB Engineering, LLC*

Owner: Platinum 973, LLC

BACKGROUND/SUMMARY:

This request was previously brought before the Commission and Council May 2022. The 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. 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 (Arnham Lane).

The Commission approved the request 5-0 but Council denied the request due to the number of driveways proposed and safety concerns. The applicant has revised the plan to only have 1 driveway on FM 973 and 1 driveway on Suncrest when there had previously been 2 driveways on each roadway.

Staff recommends for the driveway on Suncrest that it either be moved towards the center of the lot or a shared driveway with a joint access easement be established with the adjacent property owner as the Suncrest driveway in its current location does not meet offset requirements from Ralph Ritchie and the approach extends beyond the property boundary.

This item was recommended for approval by the P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
- Plan Sheet
- Location Map
- Concept Image
- Gas Station Conditions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council conduct a public hearing on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		



October 5, 2022

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.
- A previous application for SUP was reviewed by the city and a concern was raised related to the access points on to FM 973. The two access drives have been reduced to a single access drive.

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

Sincerely,

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





Item 8.

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

X X
X X

Unacceptable Pump Arrangement

X X X X

- 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.



10/24/2022

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 13801 N FM 973 - Fuel Station Specific Use Permit
Case Number: 2022-P-1476-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Specific Use Permit for 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 for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

Applicant: JAB Engineering, LLC

Owner: Platinum 973, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

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: November 16, 2022
PREPARED BY: Lluvia T. Almaraz, City Secretary
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the City Council Minutes of the November 2, 2022, City Council Regular Meeting.

BACKGROUND/SUMMARY:

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

- November 2, 2022, City Council Regular Meeting

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the City Council Minutes of the November 2, 2022, City Council Regular Meeting.

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



**CITY COUNCIL
REGULAR SESSION MINUTES
NOVEMBER 2, 2022**

PRESENT:

Dr. Christopher Harvey, Mayor

COUNCIL MEMBERS:

Emily Hill, Mayor Pro Tem, Place 1
Anne Weir, Place 2
Maria Amezcua, Place 3 (Absent)
Sonia Wallace, Place 4
Aaron Moreno, Place 5
Deja Hill, Place 6 (Absent)

CITY STAFF:

Scott Moore, City Manager
Lluvia T. Almaraz, City Secretary
Scott Dunlop, Development Services Director
Scott Jones, Economic Development Director
Phil Green, IT Director
Matthew Woodard, Public Works Director
Lanze Zeplin, Streets/Parks Superintendent
Veronica Rivera, Assistant City Attorney
Pauline Gray, City Engineer

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Harvey at 7:03 p.m. on Wednesday, November 2, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

Mayor Harvey led the Pledge of Allegiance.

PUBLIC COMMENTS

Mayor Harvey read and presented proclamation declaring Friday, November 4, 2022, as “Texas Arbor Day” to Matt Woodard, Public Works Director and Lance Zeplin, Streets/Parks Superintendent.

Mayor Harvey submitted a speaker card and spoke in regard to the city’s opportunity to partner with Operation Turkey. He requested for the topic to be discussed in the next council meeting.

No one else appeared at this time.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the City Council Minutes of the October 19, 2022, City Council Regular Meeting.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill to approve the City Council Minutes of the October 19, 2022, City Council Regular Meeting.

There was no further discussion.

Motion to approve carried 5-0

REGULAR AGENDA

2. First Reading: Consideration, discussion, and possible action on an Ordinance rezoning 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Industrial (IN-1) to Multi-Family 25 (MF-2). *Applicant: Kenneth Tumlinson; Owner: Kenneth Tumlinson*

The city staff recommended that the City Council approve the first reading of an Ordinance rezoning 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Industrial (IN-1) to Multi-Family 25 (MF-2).

Craig Swanson with Marcus & Millichap, 9600 N. Mopac Expressway, Suite 300, Manor, Texas, submitted a speaker card in support of this item. Mr. Swanson discussed the proposed rezoning request on behalf of his client.

Economic Development Director Jones voiced his opinion regarding the rezoning request.

Development Services Director Dunlop discussed the proposed rezoning request.

Discussion was held regarding potential businesses that would be interested in the area.

Development Services Director Dunlop discussed the proposed rezoning request.

Discussion was held regarding the property's market rate.

Ordinance: An Ordinance of The City of Manor, Texas, Amending the Zoning Ordinance by Rezoning a Parcel of Land From Light Industrial (IN-1) to Multi-Family 25 (MF-2); Making Findings of Fact; and Providing for Related Matters.

MOTION: Upon a motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill to approve the first reading of an Ordinance rezoning 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Industrial (IN-1) to Multi-Family 25 (MF-2).

Discussion was held regarding clarification on the approval of MF-2.

Council Member Weir amended her motion.

MOTION: Upon an amended motion made by Council Member Weir and seconded by Mayor Pro Tem Emily Hill to approve the first reading of an Ordinance rezoning 22.78 acres more or less, out of the Greenbury Gates Survey No 63, and being located at 12200 Tower Rd, Manor, Tx from Light Industrial (IN-1) to Multi-Family 15 (MF-1).

There was no further discussion.

Motion to approve failed 2-3 (Mayor Harvey, Council Member Moreno and Council Member Wallace voted against).

3. Consideration, discussion, and possible action on a change order to the construction contract for the Cottonwood Creek Wastewater Treatment Plant (WWTP) Improvements project.

The city staff recommended that the City Council approve Change Order No. 3 to the construction contract for the Cottonwood Creek Wastewater Treatment Plant Improvements project with Excel Construction Services LLC in the amount of \$17,338.00.

City Engineer Gray discussed the proposed change order.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Change Order No. 3 to the construction contract for the Cottonwood Creek Wastewater Treatment Plant Improvements project with Excel Construction Services LLC in the amount of \$17,338.00.

There was no further discussion.

Motion to approve carried 5-0

4. Consideration, discussion and possible action on a Resolution accepting the petition for annexation of 93.775 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for a public hearing.

The city staff recommended that the City Council approve Resolution No. 2022-17 accepting the petition for annexation of 93.775 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for the public hearing.

Development Services Director Dunlop discussed the proposed annexation.

Resolution No. 2022-17: A Resolution of the City of Manor, Texas, Accepting the Petition for Annexation of 93.775 Acres of Land, More or Less; Being Located in Travis County, Texas and Adjacent and Contiguous to the City Limits; and Providing for Open Meetings and Other Related Matters.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Wallace, to approve Resolution No. 2022-17 accepting the petition for annexation of 93.775 acres of land, more or less, being located in Travis County, Texas and adjacent and contiguous to the city limits and setting a date for the public hearing for November 16, 2022.

There was no further discussion.

Motion to approve carried 5-0

5. Consideration, discussion, and possible action on a resolution authorizing the City Manager to submit an application to the Economic Development Administration (EDA) Public Works Program for a \$1.5 Million Economic Adjustment grant.

The city staff recommended that the City Council approve Resolution No. 2022-18 to authorize the City Manager to submit a funding application to the EDA Public Works Program for a \$1.5 Million Economic Adjustment grant to construct wastewater treatment and water reclamation improvements at the Cottonwood WWTP, Phases 3A and 3B.

City Manager Moore discussed the proposed application to the Economic Development Administration (EDA) Public Works Program for a \$1.5 Million Economic Adjustment grant.

Gandolf Burrus and Katerina R. Dittmore with Grant Development Services introduced themselves and were available to answer any question posed by the City Council.

Resolution No. 2022-18: A Resolution of the City Council of the City of Manor, Texas Supporting the City of Manor's Submission of an Economic Development Administration - Public Works Assistance Grant Application; Authorizing the City Manager to Execute all Necessary Documentation; and Establishing an Effective Date.

MOTION: Upon a motion made by Council Member Moreno and seconded by Council Member Weir, to approve Resolution No. 2022-18 to authorize the City Manager to submit a funding application to the EDA Public Works Program for a \$1.5 Million Economic Adjustment grant to construct wastewater treatment and water reclamation improvements at the Cottonwood WWTP, Phases 3A and 3B.

There was no further discussion.

Motion to approve carried 5-0

Mayor Harvey adjourned the regular session of the Manor City Council into Executive Session at 7:53 p.m. on Wednesday, November 2, 2022, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor City Council convene into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in *Sections 551.071, and 551.087, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding the EntradaGlen PID* at 7:53 p.m. on Wednesday, November 2, 2022.

The Executive Session was adjourned at 8:44 p.m. on Wednesday, November 2, 2022

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and took action on item(s) discussed during Closed Executive Session at 8:44 p.m. on Wednesday, November 2, 2022.

Mayor Harvey opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken.

Motion to approve carried 5-0

ADJOURNMENT

The Regular Session of the Manor City Council Adjourned at 8:45 p.m. on Wednesday, November 2, 2022.

These minutes approved by the Manor City Council on the 16th day of November 2022. *(Audio recording archived)*

APPROVED:

Dr. Christopher Harvey
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

Draft Minutes



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the acceptance of the October 2022 Departmental Reports.

BACKGROUND/SUMMARY:

- Economic Development – Scott Jones, Economic Development Director
- Development Services – Scott Dunlop, Development Services Director
- Community Development – Debbie Charbonneau, Heritage and Tourism Manager
- Police – Ryan Phipps, Chief of Police
- Municipal Court – Sarah Friberg, Court Clerk
- Public Works – Michael Tuley, Director of Public Works
- Finance – Lydia Collins, Director of Finance
- Human Resources, Tracey Vasquez, HR Manager
- IT – Phil Green, IT Director
- Administration – Lluvia T. Almaraz, City Secretary
- Travis County ESD No. 12 – Ryan Smith, Fire Chief

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: Not Applicable

PRESENTATION: No

ATTACHMENTS: Yes

- October 2022 Department Monthly Reports

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve and accept the October 2022 Departmental Reports.

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



MEMO

To: Mayor and City Council Members
 From: Scott Jones, Economic Development Director
 Date: November 16, 2022
 RE: **October 14 to November 15**

- Toured property at 15105 E 290 with a Korean vendor of Samsung looking to purchase 4-10 acres with utilities to build an 85K sf building for an office/warehouse/lab to occupy in late 2023, preferably; represented by a DC law firm using a Taylor REMAX broker; toured sites in Taylor, Hutton, Round Rock, Pflugerville prior to Manor; prospect seemed interested in proximity to Samsung via FM973.
- Contacted Greenview Development to contract for Economic Impact Analysis for Phase 3 of Manor Commons prior to requesting a Chapter 380 Agreement with tax incentives and a Development Agreement, which they completed.
- Met w/developer of 13801 N FM 973 and requested he contract an Economic Impact Analysis to show Council the 10 year benefit of his proposed mixed use development to the City; completing analysis for next Council Meeting.
- E&Y 11/9 Project Incentive Teams call for TBD project.
- Completed space programming for future municipal complex; grant meeting for Cottonwood WWTP project; walked Manor Business Park buildings to communicate and secure owner participation in sewer extension project and annexation in 2023.
- Met with 709 Lexington owner, discussed historic home redevelopment and new development of future restaurant and incentives required.
- Met w/2 corporate development prospects referred by Mayor Harvey including Mitas Electronics of Round Rock ; Corporate Real Estate Women's meeting; ULI November Coffee Chat.
- Attended Manor Chamber Golf Tournament; signed up 3 developer and broker sponsored teams and 4 sponsored holes; attended Chamber of Commerce November meeting.
- Followed up on Project Third Arrow with Austin Regional Chamber hi-tech manufacturing prospect in the aerospace propulsion manufacturing sector looking for 10-20 acres to build an owned facility for 100+ highly trained employees we showed property on Old Kimbro to in October; still considering Manor.
- Discussed 12200 Tower Rd. 15+ ac. rezoning with owner's broker; ran comparable sales on industrial properties.



MEMO

- Discuss transit options with TRIPPP/Uber/Maruti for rideshare plan; discussed same with Lyft and CARTS; sent all 3 RFP's and advertised/posted notices in Austin Chronicle and Manor Journal for 11/16 response.
- Met w/Transwestern brokers and Scott Dunlop re: their client's potential purchase of 15908 US 290 (Bentoli Bldg.) and uses/modifications required.
- Attended 3 City Staff Meetings; two Council Meetings.

**DEVELOPMENT SERVICES DEPARTMENT REPORT
PROJECT VALUATION AND FEE REPORT**

October 1-31, 2022

Description	Projects	Valuation	Fees	Detail
Commercial Electrical	1	\$3,500.00	\$252.00	
Commercial Irrigation	1	\$25,000.00	\$172.00	
Commercial Plumbing	1	\$15,998.00	\$184.00	
Commercial Remodel/Repair	1	\$0.00	\$7,510.80	
Commercial Sign	4	\$14,350.00	\$710.00	
Commercial Tenant Finish-Out	1	\$11,909.68	\$167.00	
Residential Addition	1	\$2,500.00	\$497.20	
Residential Electrical	14	\$224,406.05	\$1,498.00	
Residential Foundation Repair	1	\$0.00	\$97.00	
Residential Irrigation	90	\$147,300.00	\$9,630.00	
Residential Mechanical-HVAC	4	\$15,926.00	\$428.00	
Residential New	14	\$4,650,525.10	\$104,479.20	
Residential Plumbing	5	\$7,454.00	\$535.00	
Residential Remodel/Repair	1	\$0.00	\$167.00	
Residential Swimming Pool/Spa	2	\$75,000.00	\$826.00	
Totals	141	\$5,193,868.83	\$127,153.20	

Total Certificate of Occupancies Issued: 47

Total Inspections(Comm & Res): 1,835

Scott Dunlop, Development Services Director

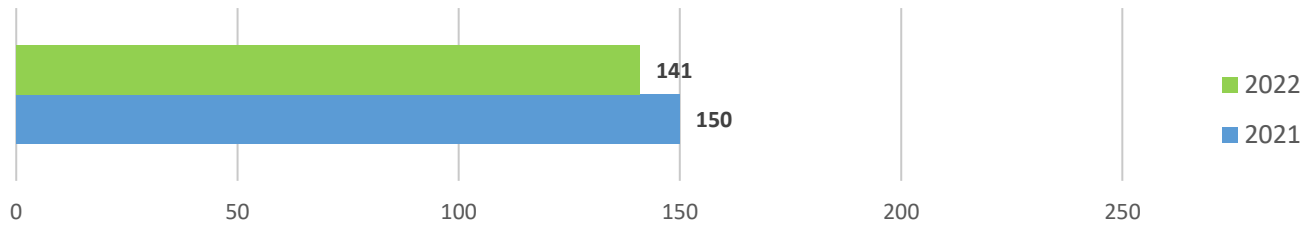




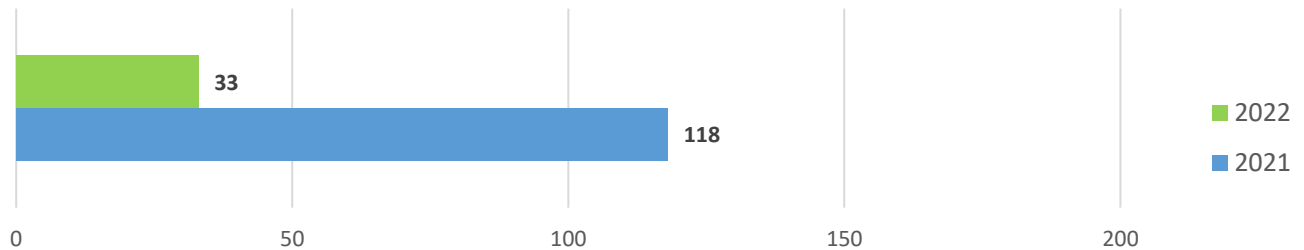
October 2022

DEPARTMENT OF DEVELOPMENT SERVICES
SCOTT DUNLOP, DIRECTOR

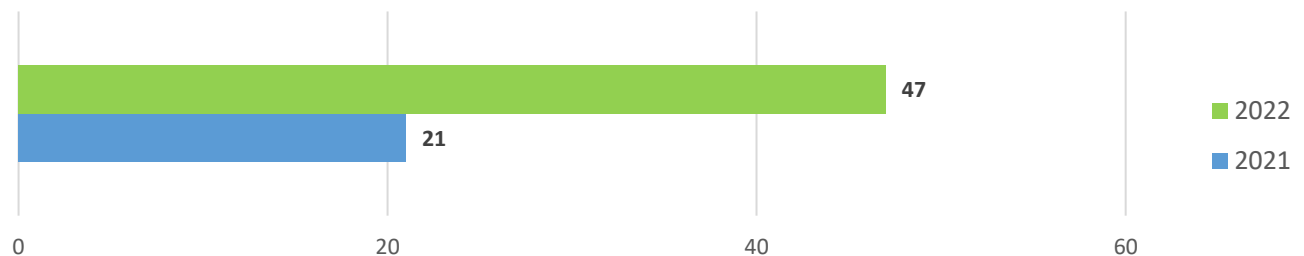
ALL PERMITS ISSUED



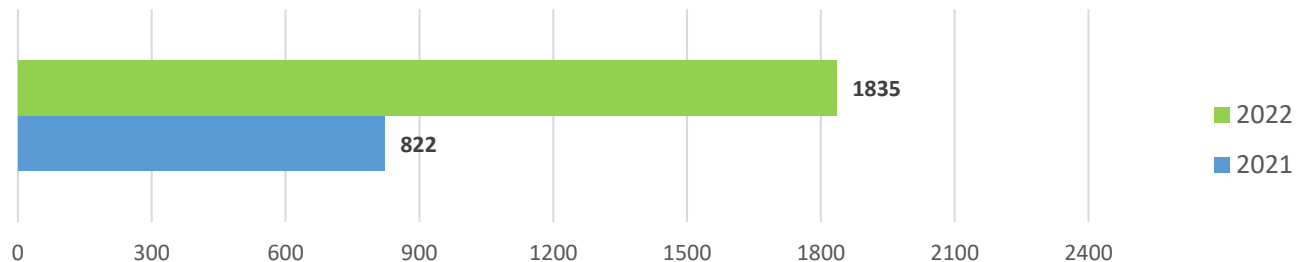
RESIDENTIAL NEW PERMITS



COs ISSUED



INSPECTIONS



*Charts displayed at different scales



MEMO

To: Mayor and City Council Members
 From: Debbie Charbonneau, Heritage & Tourism Manager
 Date: November 16, 2022
 RE: **October & November 2022**

COMMUNITY MEETINGS

Chamber of Commerce October Monthly Membership Meeting – Thursday, October 13, 2022
 Chamber of Commerce November Monthly Membership Meeting – Thursday, November 10, 2022
 Chamber of Commerce October Board of Directors Meeting – Monday, October 31, 2022
 Chamber of Commerce Growth Zone Meeting – Frontier Bank – Tuesday, October 18, 2022
 Chamber of Commerce Growth Zone Meeting – Frontier Bank – Tuesday, October 25, 2022
 Chamber of Commerce Growth Zone Meeting – Frontier Bank – Tuesday, November 8, 2022
 Chamber of Commerce Veteran’s Day Ceremony & Leadership Manor Veteran’s Wall Dedication – Friday, November 11, 2022
 2022 Sesquicentennial Monthly Meeting – Tuesday, October 25, 2022
 City of Manor Tree & Parks Committee Meeting – Tuesday, October 25, 2022
 City of Manor Sesquicentennial Monthly Meeting – Wednesday, October 25, 2022
 City of Manor Night at the Park – Friday, October 28, 2022
 City of Manor Holidays in the Parks Meeting – Tuesday, November 8, 2022
 City Council Meeting – Wednesday, November 16, 2022
 City of Manor Black History Month Planning Meeting – Wednesday, November 9, 2022
 Manor Artisans Market – Timmermann Park – Sunday, October 16, 2022
 Keep Manor Beautiful Meeting – Wednesday, October 19, 2022
 Texas Municipal League Conference – San Antonio – October 4 – 7, 2022

BUSINESS CONTACTS/VISITS

I made twenty 28 business contacts/visits for the months of October & November 2022



MEMO

EVENTS

SESQUICENTENNIAL 2022

The Steering committee has been meeting monthly. The Gala will be Friday, December 9, 2022.

The Steering Committee Members are:

Lluvia Almaraz (City Secretary)

Michelle Anderson, (Dwyer Realty)

Debbie Charbonneau (Heritage & Tourism Manager and Chair, City of Manor)

Lydia Collins (Finance Director, City of Manor)

Sean Donnelly (Vice-President, Frontier Bank)

Scott Dunlop (Development Services Director, City of Manor)

Phil Green (IT Manager, City of Manor)

Michelle Glaze (Director, Public Relations, Principal Professional Communications & Community Affairs/SAS, Samsung Electronics)

Grant Hutchison (Owner, Shadow Glen Golf Club)

Chief Ryan Phipps (Chief of Police and Co-Chair, City of Manor)

Mike Tuley (Public Works Director, City of Manor)

Tim Schultz (Community & Economic Development Representative, Bluebonnet Electric Co-Op)

Tracey Vasquez (Human Resources Manager, City of Manor)

Anne Weir (Councilwoman Place 2, City of Manor)

Lance Zeplin (Public Works Superintendent, City of Manor)

The Sponsorship Committee is actively seeking sponsors for this event. We are pleased to announce and welcome the following sponsors:

Samsung Austin Semiconductor	Water Tower Sponsor	\$25,000.00
Frontier Bank	James Manor Sponsor	\$10,000.00
Applied Materials	James Manor Sponsor	\$10,000.00
Bluebonnet	Timmerman Park Sponsor	\$ 5,000.00
Greater Texas Federal Credit Union	Jennie Lane Sponsor	\$ 2,500.00
Whiskey Girls	Jennie Lane Sponsor	\$ 2,500.00
Cap Metro	Jennie Lane Sponsor	\$ 2,500.00
Thomas Bolt & Dr, Dustin Welch	Marnos Art Park Sponsor	\$ 1,000.00
AustiNuts	Manor Art Park Sponsor	\$ 1,000.00
Modisett & Sons	Manor Art Park Sponsor	\$ 1,000.00
Southside Market	Manor Art Park Sponsor	\$ 1,000.00
Good Luck Grill	Manor Art Park Sponsor	\$ 1,000.00



MEMO

American Contractors	Manor Art Park Sponsor	\$ 1,000.00
Thomas Bolt & Dr. Dustin Welch	Manor Art Park Sponsor	\$ 1,000.00
Café 290	Manor Art Park Sponsor	\$ 1,000.00
Compass Rose	Manor Art Park Sponsor	\$ 1,000.00
Freedom Towing	Manor Art Park Sponsor	\$ 1,000.00

MANOR ARTISANS MARKET – OCTOBER 16, 2022

The Market will be located at Timmermann Park. Please join them the 3rd Sunday of each month and support local artisans from 11:00am – 2:00pm.

MANOR COMMUNITY FARMER’S MARKET

The Market is located at Shadow Glen Club House. Please join them every Wednesday from 4:00pm – 7:00pm and support your local small businesses.

TEXAS DOWNTOWN ASSOCIATION ANNUAL CONFERENCE

The conference was held November 1 – 4, 2022 in San Marcos and was well attended. Some of the sessions included:

How to Create Engaged and Effective Boards
 2022 Texas Downtown Annual Meeting
 Anice Read Fund Silent Auction
 Downtown Arts & Culture
 Stories From the Past, Lessons for Tomorrow
 Newcomers Reception

OTHER DUTIES

Qwally Meeting – Monday, October 17, 2022

Qwally Meeting – Monday, October 24, 2022



Manor Police Department

Monthly Council Report

Ryan S. Phipps - Chief of Police

Date of Meeting: 11/16/2022

October 2022

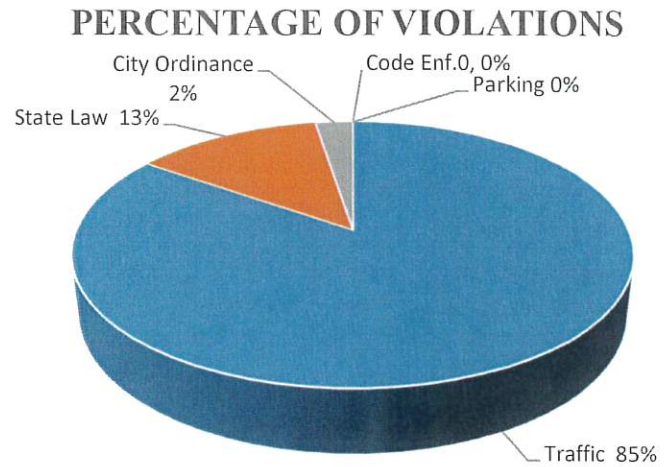
Activity	Reported Month	Same month Prior year	Percentage difference	
Calls for Service	*	2537	*	Patrol Car Rental
Average CFS per day	*	81.83	*	Last Month \$1,335
Open Cases	47	12	292↑	YTD \$21,405
Charges Filed	98	62	58↑	
Alarm Responses	*	42	*	
Drug Cases	9	4	125↑	
Family Violence	*	4	*	
Arrests FEL/MISD	31Fel/ 67 Misd	11 Fel/51 Misd	Fel 182 ↑ % / Misd 31 ↑ %	
Animal Control	*	29	*	
Traffic Accidents	*	60	*	
DWI Arrests	28	14	100↑	
Traffic Violations	*	430	*	
Impounds	51	68	25↓	
Ordinance Violations	*	87	*	
Victim cases	33	12	175↑	
Total Victims served	60	7	757↑	
Laboratory Submissions	10	4	150↑	

Notes:

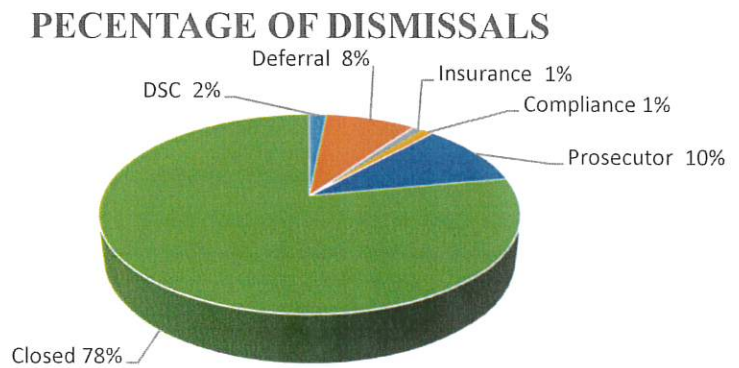
*DNA- DATA NOT AVAILABLE DUE TO TCSO STAFFING AND INACCURATE REPORTING

City of Manor Municipal Court OCTOBER 2022

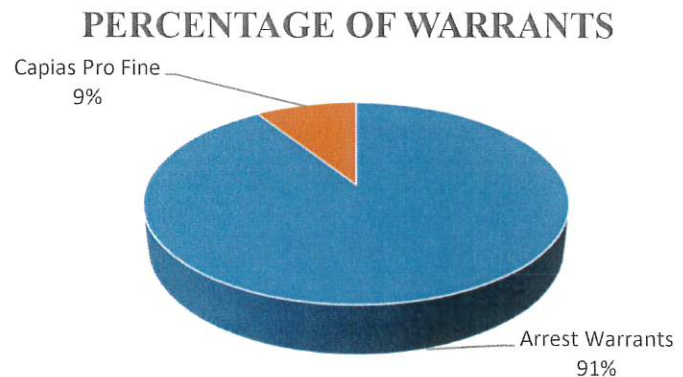
Violations Filed	Oct-22	Oct-21
Traffic	132	170
State Law	20	10
City Ordinance	4	3
Code Enforcement	0	0
Parking	0	3
Total	156	186



Dismissals	Oct-22	Oct-21
DSC	3	6
Deferral	16	14
Insurance	2	4
Compliance	2	0
Prosecutor	20	26
Closed	152	179
Total	195	229



Warrants	Oct-22	Oct-21
Arrest Warrants	100	79
Capias Pro Fine	10	19
Total	110	98



Money Collected in October 2022

Kept By City	\$22,981.35
kept By State	\$7,128.61
Total	\$30,109.96

Money Collected in October 2021

Kept By City	\$28,145.60
Kept By State	\$10,039.95
Total	\$38,185.55



MEMO

To: Mayor and City Council Members
From: Matt Woodard, Director of Public Works
Date: November 16, 2022
RE: October Monthly Report

Public Works Department

Street and Public, Parks, and Maintenance Department

In October, the Public Parks and Maintenance Department mowed all city facilities, alleys, and right of ways. They cleaned and maintained all city's facilities and parks. They performed all maintenance on city vehicles and heavy equipment and the Street Department repaired streets, curbs, and signs.

Water and Wastewater Department

In October, the Water Department performed daily maintenance on the water system, repaired water mains, set water meters and tested the water daily and the Wastewater Department performed daily maintenance on the wastewater plant. They cleaned and unstopped wastewater mains.

Water Production & Purchase

In October, 43 % of the water we supplied to our residents was from our wells, and we purchased 57 % from EPCOR and Manville WSC.

Population

City of Manor- 19,445

Shadowglen- 6,612

Subdivision Inspections

- Street Inspections- 37
- MS4 – 20 Inspection per working day.
- Water Inspections- 12
- Wastewater Inspections- 2

CITY OF MANOR
CAPITAL PROJECT STATUS REPORT
PUBLIC WORKS DEPARTMENT
November 2022

PROJECT NAME	PROJECT DESCRIPTION	MONTHLY ACTIVITY	PERCENT CONSTRUCTION COMPLETE/PHASE
Wilbarger Creek Wastewater Treatment and Collection System Improvements, Phase 2	Creekside Lift Station improvements, Carrie Manor Lift Station	Carrie Manor Lift Station - Station is energized, few punch items are outstanding after inspection. The lift station is online. O&Ms have been reviewed and comments sent to the contractor.	100%
Cottonwood Creek Wastewater Treatment Plant	200,000 GPD wastewater treatment plant and lift station	Lift station start-up completed on May 25th; Punchlist is complete after final inspection; O&Ms were reviewed, and comments were sent to the contractor.	99%
Cottonwood Creek Wastewater Collection System Improvements Project	Gravity wastewater lines and lift station to serve Cottonwood Creek Basin and Cottonwood Creek Tributary Basin	Construction is substantially complete; the lift station is energized, and the preliminary startup has been conducted. Awaiting coating of the wet well to schedule a date for the startup.	99%
Bastrop/Parsons Gravity Main	12" gravity wastewater main	Waiting for the contractor to send a solution to failing trenches along Parsons and Bastrop. The deadline was given for 9/19. No response as of 9/27/2022. Re-sent correspondence.	99%
CIP W-15 FM973 WL	12" Water Line from downtown to Manor Commons area	Construction has been stopped due to missing easement. The Condemnation hearing has been rescheduled for 11/28/2022	Construction 85% complete.
Pavement Management Program	Pavement Assessment and Management Program	Began working on Phase 2. Paving project lists were provided to the city and have been sent to Cap Metro. The roads will be driven for analysis in October. Waiting for equipment to be delivered.	Phase 2 – 15% complete

Cottonwood Creek Phase 2 Wastewater Line Extension	The northern extension of the gravity wastewater line in Cottonwood Creek Basin	Construction has been halted because the property in the northernmost section has not been acquired by the developer. Field notes have been sent to the appraiser; Condemnation process will begin shortly.	Construction Phase
Manor Commercial Park WW Collection System	Phased wastewater collection system improvements for the Beltex area	Field notes have been requested. Update on talking to the property owners about joining the city. The project Summary Packet has been drafted; Tyler will complete revisions. (Per Scott Moore)	Construction Documents
Gregg Manor Road GST and Pressurization Facilities	Ground storage tank and water pressurization facilities for the EPCOR water delivery point	Plans were submitted to TCEQ on 9/27/2022. Verify master meter at west EPCOR take point and replace with Neptune if necessary or add remote read meter head with connection to the SCADA system.	Working on Construction documents.
FM 973 and US 290 Water Lines, CIP W-15 & W-16	Water line extensions along FM973 and US 290	Working on preliminary engineering layout.	Preliminary Engineering
Bell Farms and Presidential Glen LS Imp, CIP-2 & CIP-3	Upgrades to the Bell Farms and Presidential Glen lift stations to provide capacity for new growth	Preliminary Engineering submittals have been submitted with development changes. TCEQ approval letters received. Review comments sent by Matt to Rebecca and have been discussed.	Preliminary/Design Engineering
FY 2021 Paving Improvements Project	Capital Metro BGA and City-Funded paving improvements	Progress has started on full-depth repair for Parsons.	Under construction.
Cottonwood Creek West Tributary WW Improvements	Wastewater CIP Line in Cottonwood Creek West Tributary Basin	Received survey data. Working on complete preliminary design based on survey. Working on adjusting cost estimate, plan, and specs.	Preliminary Engineering
Cottonwood Creek	Developer-funded expansion of the	Survey complete. The	Preliminary

WWTP Phase II Expansion	plant	preliminary design is being revised for 0.6 MGD capacity, working with grant admin on PER updates.	Engineering
Cottonwood Creek WWTP Phase III Grant Project	Grant-funded expansion of the Cottonwood Wastewater Treatment Plant	Meet with City today to go over the submitted package. Plan for EDA submission by Nov 3 rd .	Preliminary Engineering
210 Reuse Authorization Application	Application for reclaimed water authorization for the Cottonwood Creek WWTP as part of the Lease/Purchase Contract	Application amended to include additional uses, per City Staff request. Awaiting TCEQ response	Application Submitted, Under Review
Wastewater Collection and Treatment Master Plan	Contract approved at September 7 Council Meeting.	Collection of background information. A meeting with City staff and stakeholders will be scheduled	Mobilization
Water Distribution System Master Plan	Contract approved at September 7 Council Meeting.	Kick-off meeting held. Working on distribution system water model. Gathering data and system information.	Study Phase
2022 Community Impact Fee (CIF) Program Update	Contract approved at September 7 Council Meeting.	Meet on 10/12 to review land use assumptions.	Preparing for the October meeting.
Gregg Lane Ground Storage Tank and Pressurization Facility	Contract approved at September 7 Council Meeting.	Reviewing the provided lot layout to verify that the proposed lot will work for GST, hydropneumatics tank, and pump station. The recommendation is in progress.	Preliminary engineering.
2023 Sanitary Sewer Evaluation Study	Contract approved at September 7 Council Meeting.	Meters set, smoke testing complete, and CCTV in progress. CCTV has found quite a bit of debris/issues. Scheduled to have heavy cleaning for the 2 nd week of November.	Study Phase
FY2022 Bond-Funded Water, Wastewater, and Roadway Improvement Project	Contract approved at September 7 Council Meeting.	The project includes 973 Water Line, Cottonwood Creek Phase 3, and Hill Lane Improvements.	Mobilization

Streets and Parks Monthly Report October 2022

Daily Duties and Projects 10-1-2022 / 10-30-2022

Street Maintenance

Added school crosswalk signs on Murchison St.

Painted parking lot stripes at Timmermann Park parking lot.

Prepped water cut for asphalt on W. Wheeler St.

Cleaned debris out of drainage at Timmermann Park.

Fixed stop sign on Bastrop St. and Brenham St.

Repaired washout at box bridge on Voelker Ln.

Replaced vandalized stop sign at S. San Marcos and E. Carrie Manor St.

Placed Arbor Day sign at Jennie Lane Park.

Set anchors in Timmermann Park for National Night Out event.

Repaired pothole on Llano St, N. Bastrop St, S Lampasas St, E. Carrie Manor St, S. Bastrop St, Johnson Rd, Abrahamson Rd, Voelker Ln, Timber Arch, and Bois D Arc Rd.

Parks Maintenance

Installed new flower beds around Gazebo at Jennie Lane Park.

Set up and take down for National Night Out Event.

Worked at National Night Out event.

Weeded flower beds at Timmermann Park.

Layed down bermuda grass at Jennie Lane Park around flagpole.

Added kiddie mulch to Timmermann Park playscape.

Cut and chipped two dead trees at Timmermann Park.

Trimmed trees at Timmermann Park.

Trimmed tress at Bell Farms Park.

Weekly table setups and take downs at city hall as requested.

Power washed City Hall twice south and east side of the building.

Weekly irrigation checks

Playground and play scape monthly safety checks.

Scheduled weekly park mowing maintenance completed.

Friday afternoons Bulk Drop Off for city residence.

Scheduled weekly park rounds at park facilities completed.

Scheduled weekly (ROW) Right of Way mowing completed.

Weekly vehicle & equipment checks and maintenance.

MS4 Storm drain inspections monitored New/Construction under warranty

-37 locations inspected everyday.

-3 MS4 reports submitted this month as required by TCEQ.

Concerte Pre pour Inspections

Logos Phase 4 & 5 – 0 inspections

Palomino – 2 inspections

Shadowview Sec 3 Hill Ln. – 11 inspections

Manor Heights Phase 2 – 0 inspections

Manor Heights Phase 3 – 0 inspections

Manor Heights Phase 6 – 0 inspections

Manor Heights Town Homes – 0 inspections

Presidential Glen Commercial WW – 0 inspections

Presidential Heights Phase 6 – 0 inspections

Density Test

Manor Heights Phase 3- 0 inspections

Manor Heights Phase 2 Sec 2 – 0 inspections

Manor Heights Medium Density – 1 inspection

Presidential Heights Phase 6 – 0 inspections

Shadowview Sec 3 Hill Ln – 0 inspections

Stonewater Phase-3 – 0 inspections

Manor Commands Phase 2- 0 inspections

Manor Commands Phase 3- 0 inspections

Manor Commands Phase 4 & 5- 0 inspections

Palomino – 0 inspections

Lagos Phase 3 - 0 inspections

Village of Manor Commons Phase 4 -0 inspections

Village of Manor Commons Phase 2 – 0 inspections

Proof Rolls

Lagos Phase 4 & 5 – 0 inspections
 Manor Heights Phase 6 – 0 inspections
 Manor Heights Phase 2 sec – 0 inspections
 Manor Heights Phase 3 – Sec 2 - 0 inspections
 Shadowview Sec. 3 Hill Ln – 3 inspections
 Village of Manor Commons Phase 2 – 0 inspections
 Village of Manor Commons Phase 4 -0 inspections
 Stonewater Phase-3 – 0 inspections
 Palomino – 0 inspections
 Logos Phase 3 – 0 inspections
 Street paving project - 9

Pre-Pave Inspections

Logos Phase 3 – 0 inspections
 Manor Heights Phase 2 Sec. 1 – 0 inspections
 Manor Heights Phase 6 – 0 inspections
 Presidential Heights Phase 6 – 0 inspections
 Manor Heights Phase 3 Sec. 1 – 0 inspections
 Village of Manor Commons Phase 4 -0 inspections
 Village of Manor Commons Phase 5 -0 inspections

Storm Sewer Inspections

Manor Heights Phase 3 – 0 inspections
 Gregg Manor Rd – 0 inspections
 Shadowview Sec 3 Hill Ln – 0 inspections
 Village of Manor Commons Phase 2 – 0 inspections
 Manor Commands Phase 2- 0 inspections
 Holiday Inn - 0 inspection
 Palomino – 5 inspections
 Bank of America – 0 inspections
 Manor ISD K-8 – 2 inspections
 Manor Heights Phase 4 – 7 inspections

Inspections/Warranties/New subdivision Walkthroughs and Pre-Construction meetings.

Presidential Heights Phase 6 – homes are being built.

Presidential Heights Phase 3- 2-year walkthrough has been done, contractor in process of repairs. October 2021 still waiting.

Presidential Heights Phase 5 – 2 -year walkthrough has been done, contractor in process of repairs. September 2022. Presidential Heights Phase 4 – 2 years walkthrough has been done, contractor in process of repairs. November 2021 still waiting.

Stonewater North Phase 2- 2 years walkthrough has been done, contractor in process of repairs. April 2021 still waiting.

Manor Commons Phase 1- homes are still being built.

Phase I Sec. 1 – homes are being built.

Manor Heights

Phase I Sec. 2 – homes are being built.

Phase 1 Sec 1 – 1-year walkthrough has been done.

Phase I Sec. 2 – homes are being process.

Phase II Sec. 1- homes are being built.

Phase II Sec. 1B & 2B Contractor in building process.

Phase III Sec. 1- ready to build homes

Phase III Sec. 2 – ready to build homes.

4 – Development process.

LA Mexicana – Development process.

North Forest Office Building

Manor New Tech – Development process

Manor Crossing (Butler Tract)

Manor Commons wastewater and water improvements in process.

Logos Phase 3- waiting on homes to be built.

Logos Phase 4- homes are being built.

Logos Phase 5- waiting to build houses.

Logos Phase 5- walkthrough has been done, contractor in process of repairs.

Lagos Phase 2- homes are being built.

Shadowglen Phase 2 Sec 22 & 23A walkthrough punch list. September 2021 still waiting.

Shadowglen Phase 2 Sec 25 & 26 1-year walkthrough punch list September 2022.

Shadowglen Phase 2 Sec 27A & 27B walkthrough punch list September 2021 still waiting.

Shadowglen Phase 2 Sec 17 2-year walkthrough has been done, contractor in process of repairs. November 2021 still waiting.

Shadowglen Phase 2 Sec 21A & 21B walkthrough punch list. January 2022 still waiting.

Palomino Subdivision - development process.

Presidential Glen Commercial WW – in development process.

Water Monthly Report October 2022

For the month of October, the Water Department had 23 service calls, 3 repair jobs, 5 maintenance and 12 inspections.

Service calls include Low water pressure calls, meter leaks, line locates, brown water calls, disconnect water services, and connected water services.

Maintenance

12732 Wedding Dr.- Hydrant was flushed until there was no more leaking. 10/5/22
Dead end Flushing in the following areas downtown Manor, Presidential Glen, Greenbury, Wildhorse Creek, Presidential Heights, Carriage Hills, Bell Farms, Hamilton Point and Stonewater 10/27/22

Repairs

305 W. Townes St.-Water service repair. 10/3/22
202 W. Wheeler- Water main break has been repaired. 10/14/22
Yard water pump station hose was leaking. Line has been repaired. 10/31/22

Inspections

Inspected the following sites:

10/3/22

- K-8 (Allied Underground)
- 16in (Allied Underground)
- Manor Heights Phase

10/4/22

- Palomino (Chasco)
- K-8 (Allied Underground)
- 16in (Allied Underground)

10/5/22

- Palomino (Chasco)
- K-8 (Allied Underground)
- Manor Heights Phase 4 (JL Gray)

10/6/22

- Bank of America
- Did Flow test with Rob from capital Hydrant over on South Bastrop Street and W. Burton Street.
- Manor Heights Phase 4 (JL Gray)

Wastewater Monthly Report October 2022

For the month of October, the Wastewater Department had 5 service calls, 6 repair jobs, 18 maintenance jobs and 2 inspections.

Service calls

11411 Morgans Pt.- Resident called to report roots growing in cleanout. City has called locates for repairs on city side. Customer was notified. 10/3/22

13305 Pine Needle- Resident called to report standing water. Upon arrival there were no backups or leaks found. Customer was notified by door tag. 10/4/22

12704 Doorbell- Resident called after hours to report a water leak. Leak is on 12708 Doorbell side. Customer has been notified. 10/4/22

18212 Topsail- Resident emailed stating there was a sewer backup earlier in the week. Checked city side and no leaks were found. 10/11/22

18405 Maxa Dr.- Resident called to report a sewer backup. Backup is on customer side. Customer has been notified. 10/21/22

Repairs

16105 Hamilton Pt.- Sewer service has been repaired. 10/3/22

13212 Constellation Dr.- Service has been repaired. 10/5/22

16724 Trevin- Sewer service has been repaired. 10/6/22

18044 Canopy- Sewer service has been repaired. 10/13/22

Replaced RPZ for Bell Farms lift station 457 Llano. 10/22/22

702 Parsons- Replaced city clean out. 10/24/22

Maintenance

1 load of sludge disposal for thickener. 10/4/22
1 load of sludge disposal for thickener. 10/5/22
2 loads of sludge disposal for thickener. 10/6/22
Alum load was delivered. 10/5/22
5 loads of sludge disposal for thickener. 10/10/22
5 loads of sludge disposal for thickener. 10/11/22
Bleach load was delivered. 10/13/22
4 loads of sludge disposal for thickener. 10/12/22
Bleach load was delivered. 10/13/22
3 loads of sludge disposal for thickener. 10/13/22
1 load of sludge disposal for thickener. 10/14/22
2 loads of sludge disposal for thickener. 10/16/22
1 load of sludge disposal for thickener. 10/17/22
2 loads of sludge disposal for thickener. 10/18/22
6 loads of sludge disposal for thickener. 10/19/22
5 loads of sludge disposal for thickener. 10/20/22
4 loads of sludge disposal for thickener. 10/21/22
1 load of sludge disposal for thickener. 10/22/22

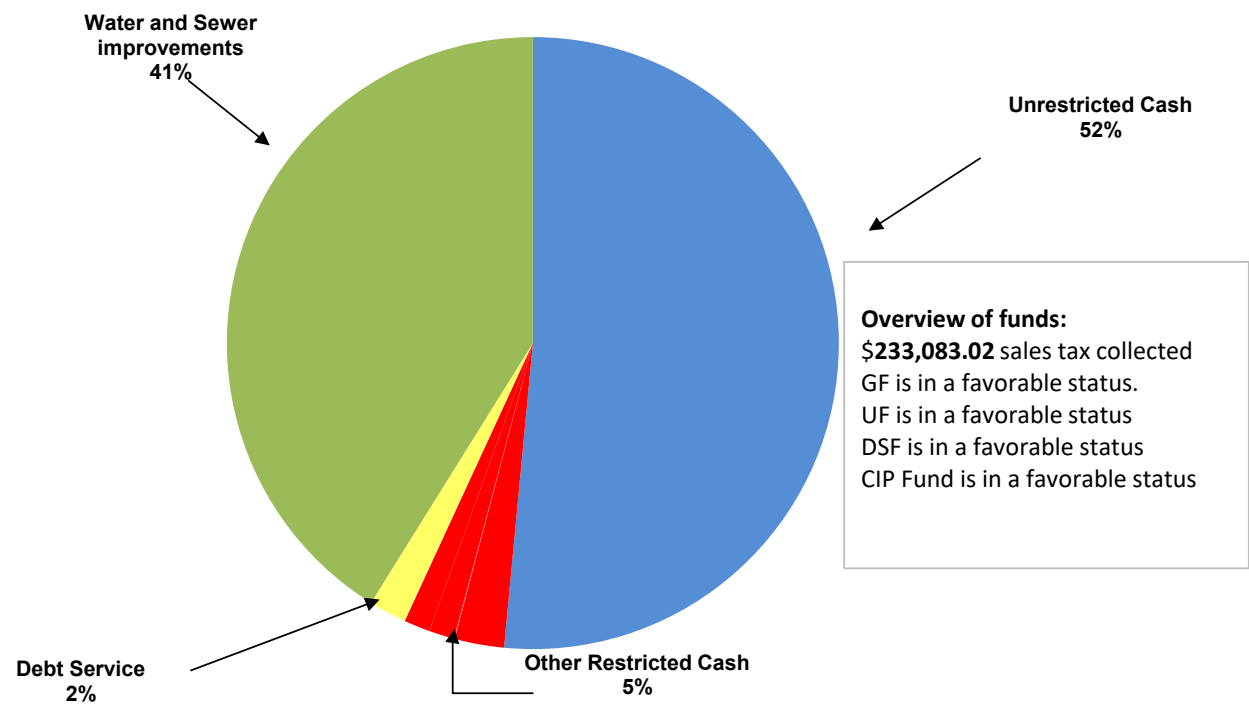
Inspections

10/4/22

- Palomino (Chasco)
- Palomino (Chasco)

CITY OF MANOR, TEXAS
CASH AND INVESTMENTS
As Of October, 2022

CASH AND INVESTMENTS	GENERAL FUND	UTILITY FUND	DEBT SERVICE FUND	SPECIAL REVENUE FUNDS	CAPITAL PROJECTS FUND	TOTAL
Unrestricted:						
Cash for operations	\$ 18,044,023	\$ 11,701,856				\$ 29,745,880
Restricted:						
Tourism				1,506,315		1,506,315
Court security and technology	28,236					28,236
Rose Hill PID				768,612		768,612
Customer Deposits		801,073				801,073
Park	9,019					9,019
Debt service			1,140,613			1,140,613
Capital Projects						
Water and sewer improvements		-		7,885,478	\$ 15,868,840	23,754,318
TOTAL CASH AND INVESTMENTS	\$ 18,081,279	\$ 12,502,929	\$ 1,140,613	\$ 10,160,406	\$ 15,868,840	\$ 57,754,067





MEMO

To: Mayor and City Council Members

From: Tracey Vasquez, Human Resources Manager

Meeting Date: November 16, 2022

RE: October 2022

Meetings and Events:

City Council Meetings

October 19, 2022

HR Workshop Roundtable Meeting

October 13, 2022

October 27, 2022

Staff Meetings

October 18/2022

October 25, 2022

Sesquicentennial Meeting

October 11, 2022

October 26, 2022

Tesla Job Fair

October 10, 2022

City of Manor Benefits Fair

October 18, 2022

Chamber of Commerce Golf Tournament

October 20, 2022

Manor Night Out

October 28, 2022



MEMO

October 2022

- Manor HR program study with PGal senior associate.
- Interviewed three (3) candidates for the open positions in the Utility Department.
- Onboarding of one (1) Utility Billing Clerk and one (1) Utility Maintenance Worker.
- Social Security and Medicare luncheon for current employee.
- Zoom meeting with newly added supplemental benefit Mission Square.
- Retirement meeting with current employee.
- Posted new and updated employment opportunity notices for the 22 positions available at the City of Manor.
- Continuing to update and revamp new policy manual for proposal.
- Day to day operations of the Human Resources department regarding property, liability, and worker's comp insurance. Assisted employees with specific needs regarding benefits claims, FMLA, and training schedules.



MEMO

To: Mayor and City Council Members

From: Phil Green, IT Director

Date: November 16, 2022

RE: **October Monthly Report**

The following are accomplishments from the month of October

1. Started cleanup of old domain issues.
2. Continued to migrate to new network equipment and services that were ordered and never used removed and upgraded. Giving the city faster speeds and cost savings of approximately \$4,000.00/mo
3. Continue planning migration to new phone system that will allow greater flexibility and functionality while saving the City approximately \$500.00/mo.



MEMO

To: Mayor and City Council Members

From: Lluvia T. Almaraz, City Secretary

Date: November 16, 2022

Re: **October 2022**

City Records Obtained and Processed:

ACTIVITY	DESCRIPTION	TOTAL
City Council Agendas	City Council meetings & workshop agendas prepared & posted in accordance with Local Government Code.	2
Council Minutes	Minutes recorded, prepared, approved, archived	3
Ordinances	Ordinances written, processed, &/or published and forward to Municode for Code Supplement	1
Resolutions	Resolutions written & processed	1
Proclamations/Recognitions	Proclamations & Recognitions, written & presented	3
Boards & Commissions appointments	Board appointments implemented & completed; appointments recorded	0
Contracts & Agreements	Contracts & Agreements approved & executed	6
Deeds / Easements	Deeds / Easements, executed & recorded	0
Annexations	prepared & recorded	0
Public Improvement Districts	Agreements approved & executed	0
Alcohol Permits	Alcohol permits processed new, certificate or renewed	0
Bids	Bids advertised, received, tabulated, awarded, recorded	0
Open Records Requests	Number of Open Records Requests processed (within 10 days as required)	60



MEMO

ATTENDED MEETINGS

- Lasefiche Meeting (Records Management) – September 5th
- Council special Meeting – October 3rd
- Chamber Luncheon Meeting – October 13th
- Council Regular Meeting – October 19th
- Laserfiche Meeting – September 13th

OTHER

- Volunteered at National Night Out – October 28th
- Prepared materials for the November 8, 2022, General and Special Elections
- Ongoing daily responsibilities include Election Administration, Records Management Administration, Public Information Processes, Open Meetings Compliance, Boards and Commission processes, City Council Committees processes, Alcohol Beverage City Permits processes, Mayor and City Council administrative support, Administrative and Official duties and Customer Service.



Travis County Emergency Services District No.12

Item 10.

Office of the Fire Chief

11200 Gregg Lane. • PO Box 846

Manor, Texas 78653

O: 512-272-4502 • F: 512-428-5114

Operational/Prevention Summary – October 2022

Calls - Month

2022 - 452

2021 - 334

2020 - 333

Calls By Unit

Eng1201 - 217

Eng1202 - 127

Bat1201 - 48

SQ1201 - 30

Eng1203 - 202

FMO1201 - 7

150 call reviews

Calls - CYTD

2022 - 4030

2021 - 3699

2020 - 2971

AVG Response Time - Month

8 min, 40 sec

AVG Response Time - CYTD

8 min, 51 sec

Aiding Departments	Month Received	Month Given	CYTD Received	CYTD Given
BT1/ESD 13	0	0	3	5
Elgin VFD	0	1	2	7
BCESD	0	0	1	1
Austin FD	11	5	47	28
WILCO	0	1	5	6
ESD 2	14	14	177	185
ESD 11	6	1	108	2
ESD 9 and 6 (West side)	0	0	13	0
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TOTALS	31	22	356	234

Incident by Type

100 Fire.....	77	200 Rupture/Explosion...	0	300 EMS/Rescue	301
400 Hazardous Condition.	6	500 Service Call.....	23	600 Good Intent.	26
700 False Calls.....	19	900 Other.....	0	800 Nat. Disaster	0

Training and Events

- Manor, Commons and Shadowglen HOA National Night Out
- Manor, Blake Manor, Gilbert Elementary Fire Prevention Visit
- New hire testing
- Hose and Ladder testing
- Swift water training
- Trunk or Treat Lions Club
- Lexipol EMS/Fire Policy migration

Awards and Recognition

- No October new hires



Travis County Emergency Services District No.12

Item 10.

Office of the Fire Chief

11200 Gregg Lane. • PO Box 846

Manor, Texas 78653

O: 512-272-4502 • F: 512-428-5114

Operational/Prevention Summary – October 2022

Prevention Division Activities (ESD/CoM)

Builder / Developer Mtgs.....	2 (2/0)	Site Visit.....	35
Project Submittals.....	52 (42/10)	Site Inspections	36
Project Reviews	52 (29/23)	Residential Inspections.....	3
Project Re-submittals.....	35 (24/11)	Investigation Enforcement.....	6 (3/3)
Approvals / Permits Issued.....	22 (11/11)	Hydrant Inspections/Tests.....	5

ESD#12 October 2022 Monthly and Prevention Report

Item 10.

CoM projects APPROVED in October:

Site	Manor K-8 Campus	13300 N FM 973 RD	2021-1187	Site Resubmittal
Tenant	Presidential Retail Center Finish-Out Suite 100, 5,149 SF	13600 E US 290 HWY, Ste 100	2022-0192	Building Resubmittal
Site	Manor Senior High School	14832 N FM 973 RD	2022-0247	Underground Fire Line
Site	Manor Downs	9910 HILL LN	2022-0227	Underground Fire Line Resubmittal
Tenant	Enamel Dental - manor	14008 SHADOWGLEN BLVD, Ste 200	2022-0216	Building Resubmittal
Site	Manor Town Apartments Phase II	212 S BASTROP ST	2022-0244	Site Resubmittal
Site	The Lexington at West Boyce	109 N LEXINGTON ST	2022-0184	Site Resubmittal
Building	Bright Beginnings Learning Center	101 E BOYCE ST	2022-0243	Day Care
Site	Voelker Ln	15209 VOELKER LN	2022-0224	Fuel Storage Tank - Aboveground
Site	Fuel Canopy with 6 MPD	13600 E US 290 HWY	2022-0185	Fuel Storage Tank - Underground Resubmittal
Site	SHERWIN WILLIAMS - PAINT STORE	12939 N FM 973 RD	2022-0128	Site

CoM projects AWAITING A REPSONSE in October:

Building	Manor ISD K-8	13300 N FM 973 RD	2022-0258	Fire Alarm System
Building	Holiday Inn Express	11918 RING DR	2022-0206	Fire Sprinkler & Fire Standpipe System Resubmittal
Building	HT Fitness Remodel	12421 E US 290 HWY	2022-0231	Building
Building	Starbucks Coffee 26036	12608 LEXINGTON ST	2022-0245	Building
Site	Presidential Glen Townhomes	13217 PASEO DE PRESIDENTE BLVD	2022-0046	Site Resubmittal
Site	Wildhorse Creek - The Lex - Commercial Lot 11 Phase 1	11830 N FM 973 RD	2022-0226	Site

CoM projects currently UNDER REVIEW:

Under Review Permits

All Types City of Manor All Reviewers

Show 15 entries

	Property or Project Name	Address	Permit Number	Permit Type
Site	Independent Financial Manor	11251 E US 290 HWY	2022-0174	Site Resubmittal
Site	Rapid Express Car Wash	12219 E US 290 HWY	2022-0212	Site Resubmittal
Site	Manor senior high school	14832 N FM 973 RD	2022-0208	Underground Fire Line Resubmittal
Tenant	Action Behavior Centers	14008 SHADOWGLEN BLVD, Ste 300	2022-0262	Building
Building	Manor Senior High School - Practice Gym Addition	14832 N FM 973 RD	2022-0234	Building Resubmittal
Building	The Lexington at W. Boyce	109 N LEXINGTON ST	2021-1185	Building Resubmittal

October 31, 2022



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion, and possible action on the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

BACKGROUND/SUMMARY:

This property entered into a non-annexation development agreement in 2017 when the city proposed to involuntarily annex that area. That agreement allowed the property to remain in the city's ETJ until such time as the land use changed. The property was sold and the new/current owner is proposing a Planned Unit Development subdivision on the property. As such, they are required to by the non-annexation development to request annexation into the city limits.

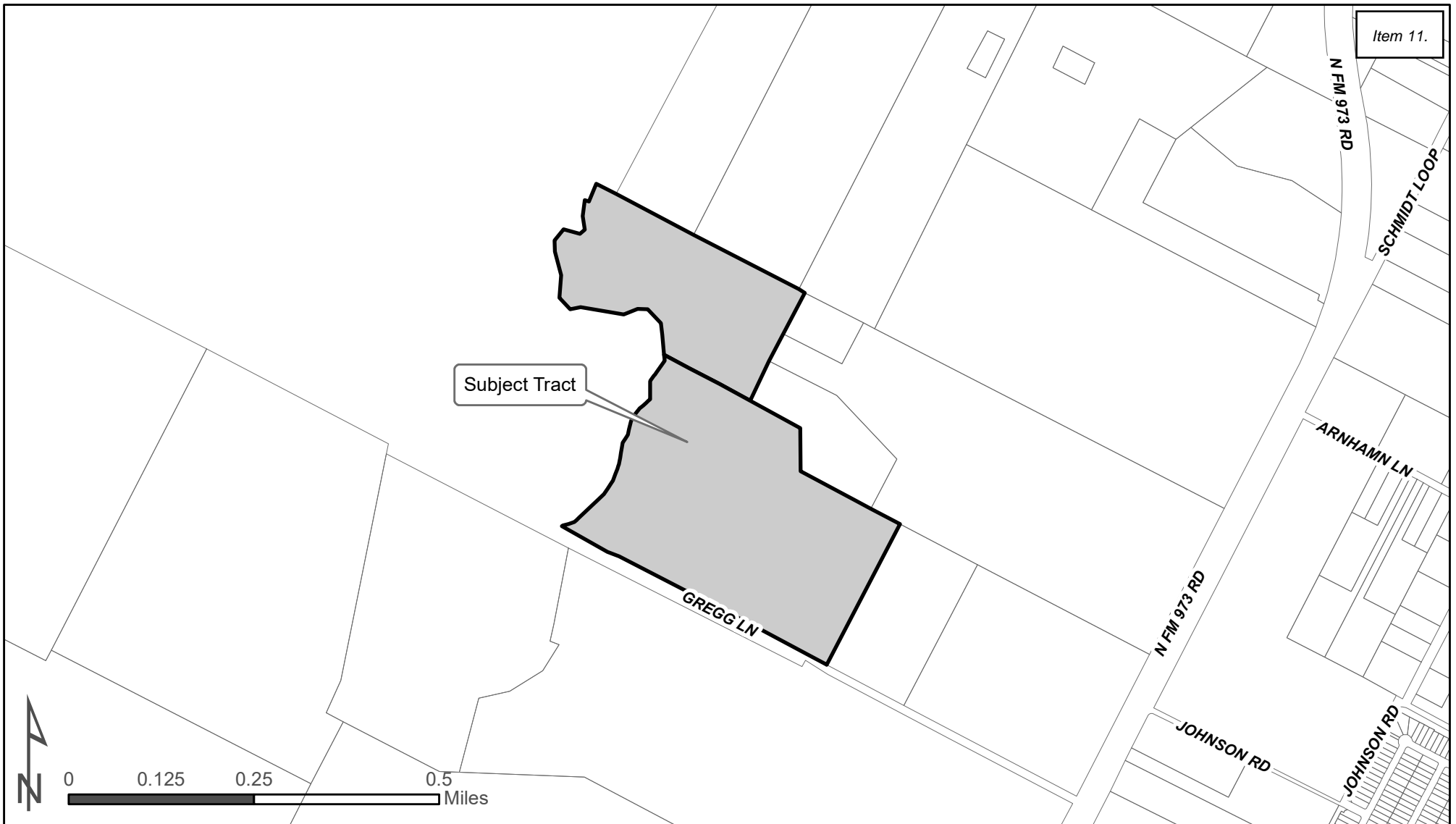
LEGAL REVIEW: Yes
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Annexation Map
- Ordinance
- Post Annexation Provision of Services Agreement

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the first reading of an ordinance annexing 93.775 acres of land, more or less, located in Travis County, including the abutting streets, roadways, and rights-of-way into the corporate limits of the city, at the request of the property owner and approving an agreement for the provision of services for the annexed area.

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



Proposed Annexation Area

90.345 Acres +/-

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF MANOR, TEXAS ANNEXING 93.775 ACRES OF LAND, MORE OR LESS, LOCATED IN TRAVIS COUNTY, INCLUDING THE ABUTTING STREETS, ROADWAYS, AND RIGHTS-OF-WAY INTO THE CORPORATE LIMITS OF THE CITY, AT THE REQUEST OF THE PROPERTY OWNER; APPROVING AN AGREEMENT FOR THE PROVISION OF SERVICES FOR THE ANNEXED AREA; MAKING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE; AND PROVIDING FOR OPEN MEETINGS AND OTHER RELATED MATTERS.

WHEREAS, the City of Manor, Texas, is a home rule municipality authorized by State law to annex territory lying adjacent and contiguous to the City;

WHEREAS, the owners of the property, as hereinafter described, made written request for the City to annex such property in compliance with the *Tex. Loc. Gov't. Code*;

WHEREAS, the property is adjacent and contiguous to the present city limits;

WHEREAS, the City Council heard and has decided to grant the owners' request that the City annex said property;

WHEREAS, a public hearing was conducted prior to consideration of this Ordinance in accordance with §43.0673 of the *Tex. Loc. Gov't. Code*;

WHEREAS, notice of the public hearing was published not more than twenty (20) nor less than ten (10) days prior to the public hearing;

WHEREAS, the City intends to provide services to the property to be annexed according to the agreement for the provision of services attached hereto as Exhibit "B".

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

SECTION 1. That all of the above premises and findings of fact are found to be true and correct and are incorporated into the body of this Ordinance as if copied in their entirety.

SECTION 2. All portions of the following described properties (hereinafter referred to as the "Annexed Property"), not previously annexed into the City, including the abutting streets, roadways and rights-of-way, are hereby annexed into the corporate limits of the City of Manor:

Tract One:

Being 59.765 acres of land, more or less, being a portion of that certain tract of land stated

to contain 60.292 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, as described in Distribution Deed recorded in Document No. 2020120760 Official Public Records, Travis County, Texas, and being the same land conveyed to the Carrillo Family Partnership in Document No. 2013001967, Official Public Records, Travis County, Texas, said 59.765 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Tract Two:

Being 30.580 acres of land, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, being a Western portion of that certain called 39.4 acre tract described in Deed recorded in Document No. 2004009801 Official Public Records, Travis County, Texas, said 30.580 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

Tract Three:

Being 3.43 acres of land, more or less, situated in the Sumner Bacon Survey No. 62, Abstract No. 63 in Travis County, Texas, being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (ETJ), said 3.43 tract of land being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

SECTION 3. That the provision of services agreement submitted herewith is hereby approved as part of this Ordinance, made a part hereof and attached hereto as Exhibit "B".

SECTION 4. That the future owners and inhabitants of the Annexed Property shall be entitled to all of the rights and privileges of the City as set forth in the provisions of services agreement attached hereto as Exhibit "B", and are further bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be hereafter adopted.

SECTION 5. That the official map and boundaries of the City, heretofore adopted and amended be and hereby are amended so as to include the Annexed Property as part of the City of Manor.

SECTION 6. That the Annexed Property shall be temporarily zoned Agricultural District "A" as provided in the City Zoning Ordinance, as amended, until permanent zoning is established therefore.

SECTION 7. That 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 8. That this Ordinance shall take effect immediately from and after its passage and publication in accordance with the provisions of the *Tex. Loc. Gov't. Code*.

SECTION 9. That it is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED FIRST READING on this 16th day of November 2022.

FINALLY PASSED AND APPROVED on this _____ day of _____, 2022.

ATTEST:

CITY OF MANOR, TEXAS

Lluvia T. Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

Exhibit “A”

ANNEXED PROPERTY DESCRIPTION
+/- 93.775 Acres

Tract One

EXHIBIT A (1 OF 12)



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

59.765 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013001967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2016051094 of the Official Public Records of Travis County, Texas, from which a TxDot Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

THENCE North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.10 feet to a calculated point in the approximate centerline of Wilbarger Creek;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;

1662-001-59.765 ACS

EXHIBIT A (2 OF 12)

6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;
7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°03'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.74 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;

1662-001-59.765 ACS

EXHIBIT A (3 OF 12)

- 29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;
- 30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;
- 31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;
- 32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60.292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

THENCE South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar at 20.62 feet, and continuing for a total distance of 1100.33 feet to a 1/2 " rebar with 'Chaparral' cap set;

THENCE South 00°41'52" East, crossing the 60.292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60.292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

THENCE South 62°04'50" East with the north line of the 60.292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

THENCE South 61°50'55" East, continuing with the north line of the 60.292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60.292 acre tract, same being the northwest corner of said 15.74 acre tract;

THENCE South 27°32'42" West, with the east line of the 60.292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

Surveyed on the ground on August 3, 2020.

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).

Attachments: Drawing 1662-001-59.765ac

Paul J. Flugel 1-18-2021

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



1662-001-59.765 ACS



Tract Two

EXHIBIT A (5 OF 12)

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

30.580 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

THENCE North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

1662-001-30.580 AC

EXHIBIT A (6 OF 12)

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°38'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 61.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

EXHIBIT A (7 OF 12)

- 30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
- 31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
- 32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
- 33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
- 34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
- 35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
- 36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
- 37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
- 38. North 06°24'18" East, a distance of 49.34 feet to a to a calculated point;
- 39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
- 40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

THENCE South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

THENCE North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

THENCE South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.36 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

THENCE South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 57.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

1662-001-30.580 AC

EXHIBIT A (8 OF 12)

THENCE South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

Surveyed on the ground on August 3, 2020.

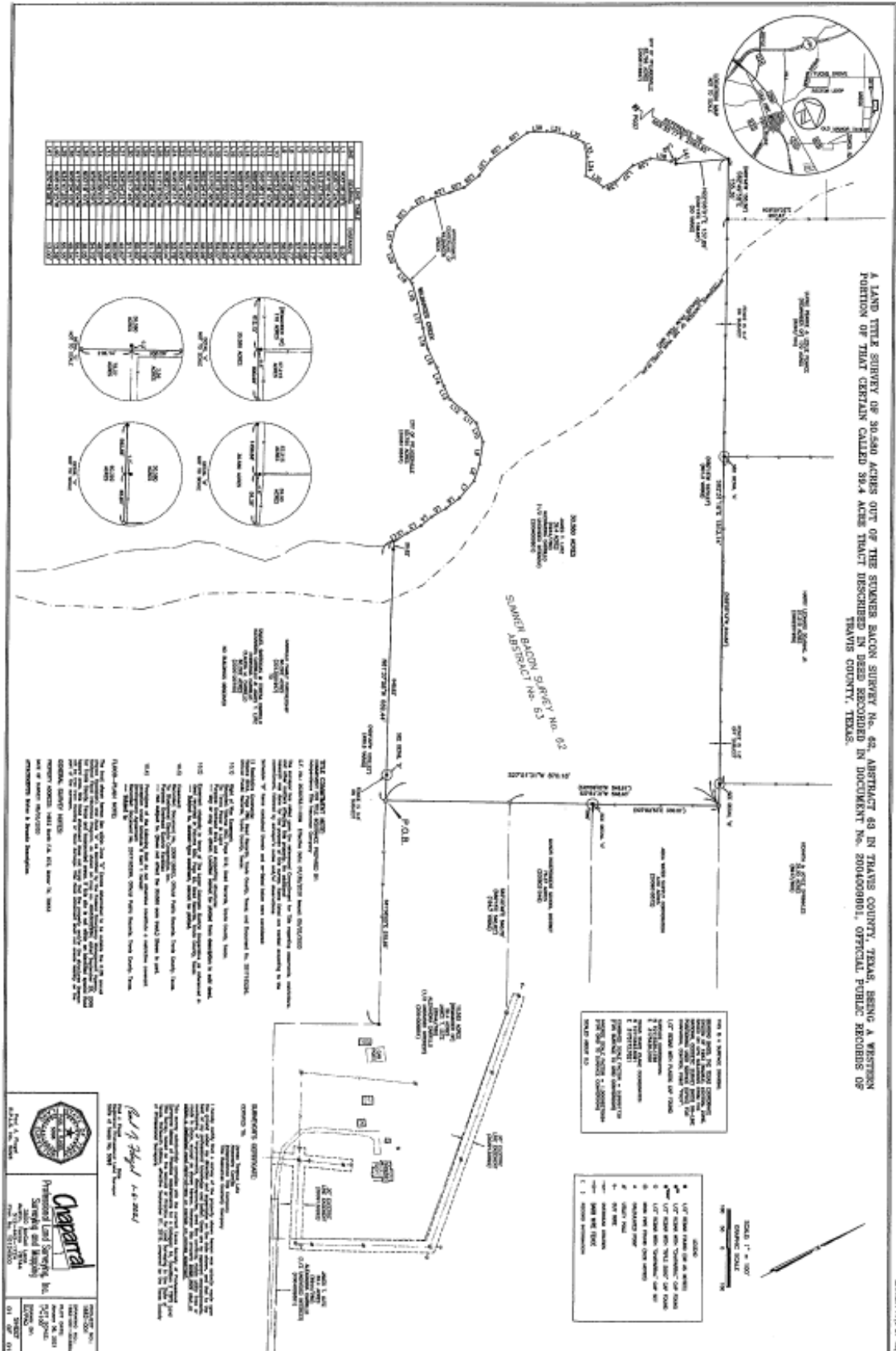
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-30.580ac

Paul J. Flugel 1-6-2021
Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



1662-001-30.580 AC



Tract Three

EXHIBIT A (10 OF 12)



3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

GREGG LANE ANNEXATION

LEGAL DESCRIPTION

BEING 3.43-acres of land, more or less, situated in the Sumner Bacon Survey No. 62 Abstract No. 63 in Travis County, Texas; being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (E.T.J.); said 3.43-acre tract of land being more particularly described by metes and bounds as follows with bearings and coordinates referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 5/8-inch iron rod (N = 10,113,364.790, E = 3,179,217.978) found on the northeastern right of way of said Gregg Lane, for the southeastern corner of a called 59.765-acre tract of land to Gregg Lane Dev., LLC as described in a Special Warranty Deed W/Vendor's Lien in Document No. 2021051168 of the Official Public Records of Travis County, the southwestern corner of a called 15.74 acre tract of land to The Board of Trustees of the Manor Independent School District in a General Warranty Deed in Document No. 2016051094, the same being an approximate corner of the City of Manor Full Purpose City Limits;

THENCE: South 61°59'11" East a distance of 1049.87 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 15.74-acre tract, the southwestern line of a called 36.14-acre tract to the United States of America Department of Transportation Federal Aviation Administration as described in a General Warranty Deed in Document No. 2014113251 of the Official Public Records of Travis County, to a calculated point for a corner of the City of Manor Full Purpose City Limits;

THENCE: South 26°55'54" West a distance of 39.90 feet along a line of the City of Manor Full Purpose City Limits, across said Gregg Lane to a calculated point on the southwestern line of said Gregg Lane, the Northeastern line of the called remainder of a 146.75-acre tract to Enfield Partners, LLC et al as described in Document No. 2019013312 of the Official Public Records of Travis County, Texas, for a corner of the City of Manor Full Purpose City Limits;

THENCE: North 62°31'06" West a distance of 1218.23 feet along the southwestern line of said Gregg Lane, the northeastern line of the remainder of the said 146.75-acre tract of land to a calculated point for the northeastern corner of a called 2.630-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020123032 of the Official Public Records of Travis County, Texas;

THENCE: North 62°05'29" West a distance of 1895.89 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.630-acre tract to a calculated point for the northwestern corner of the said 2.630-acre tract, the northeastern corner of a called 2.341-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020165985 of the Official Public Records of Travis County, Texas;

THENCE: North 62°38'23" West a distance of 143.76 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.341-acre tract to a calculated point;

THENCE: North 86°45'39" East a distance of 86.71 feet across said Gregg Lane to a calculated point on the northeastern line of said Gregg Lane for the southwestern corner of the said 59.765-acre tract;

EXHIBIT A (11 OF 12)

THENCE: South 62°17'26" East a distance of 2133.10 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 59.765-acre tract to the **POINT OF BEGINNING** and CONTAINING an area of 3.43-acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

05-28-2021
Date:



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Gregg Lane Annexation

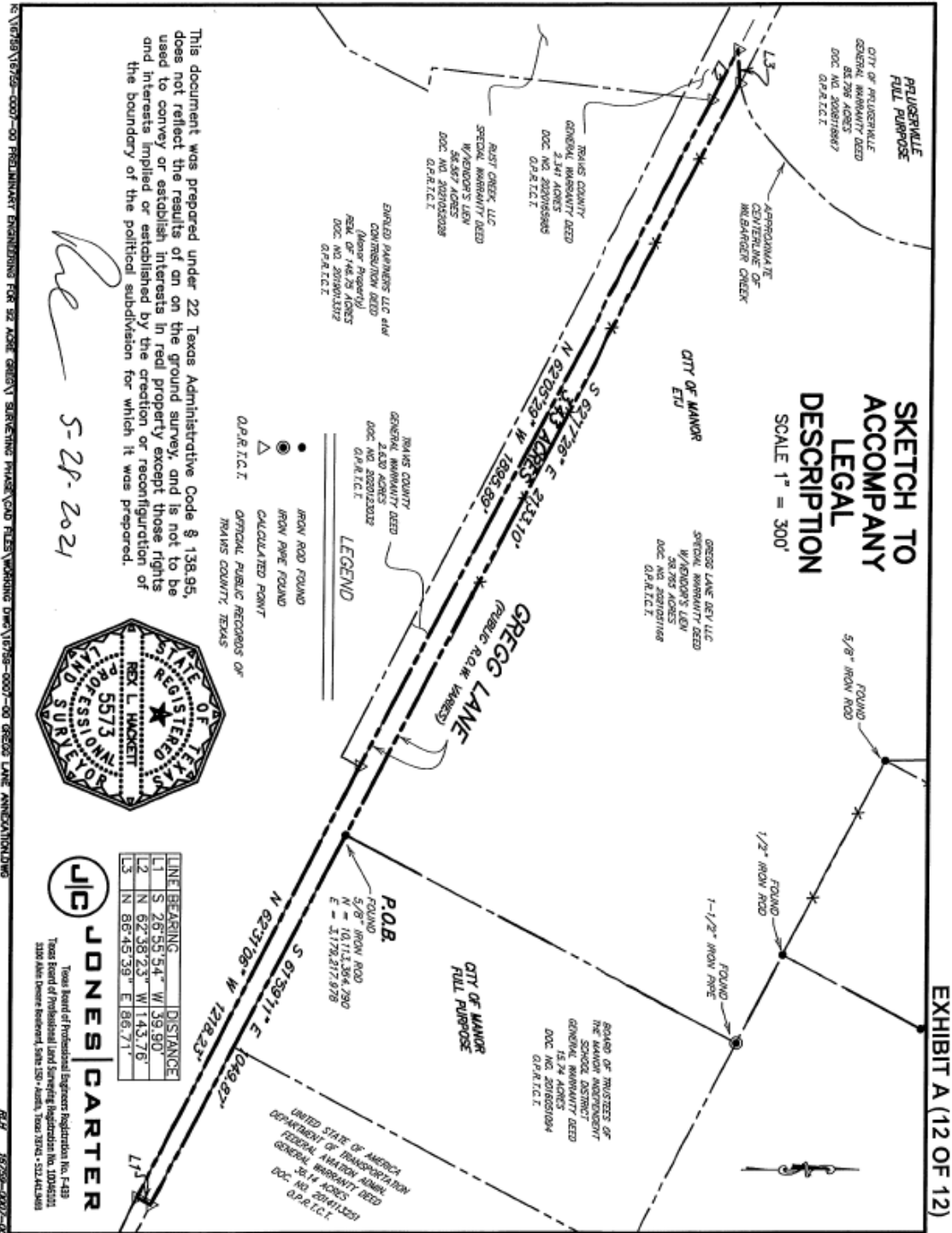


Exhibit “B”
AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES
FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

AGREEMENT REGARDING POST-ANNEXATION PROVISION OF SERVICES FOR PROPERTY TO BE ANNEXED INTO THE CITY OF MANOR

This Agreement Regarding Post-Annexation Provision of Services for Property to be Annexed into the City of Manor (the “Agreement”) is entered into by and between the City of Manor, Texas, a municipal corporation (“City”), and Gregg Lane Development, LLC and (“Landowner”), both of which may be referred to herein singularly as “Party” or collectively as the “Parties.”

RECITALS

WHEREAS, upon the request of the Landowner, the City intends to institute annexation proceedings for an area of land described more fully hereinafter and attached hereto (the “subject property”);

WHEREAS, Section 43.0672, Loc. Gov't. Code, requires the Parties to enter into a written agreement identifying a list of public services to be provided to the subject property and a schedule for the provision of those services that are not otherwise provided on the effective date of the annexation;

WHEREAS, this Agreement is being entered into by and between the Parties to comply with Texas Local Government Code, Chapter 43, Sub-Chapter C-3, Section 43.0672, prior to the City’s consideration of an ordinance annexing the subject property, it being understood, acknowledged and agreed by the Parties that annexation of the subject property is a condition precedent to this Agreement becoming effective;

WHEREAS, this Agreement shall be deemed effective on the effective date of an ordinance approved by the City annexing the subject property (the “Effective Date”).

WHEREAS, the subject property is not included in the municipal annexation plan and is exempt from the requirements thereof;

WHEREAS, infrastructure provided for herein and that existing are sufficient to service the subject property on the same terms and conditions as other similarly situated properties currently within the City limits and no capital improvements are required to offer municipal services on the same terms and conditions as other similarly situated properties within the City; and

WHEREAS, it is found that all statutory requirements have been satisfied and the City is authorized by *Chapter 43, Loc. Gov't. Code*, to annex the subject property into the City;

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

The following services and schedule represent the provision of services agreed to between the Landowner of the subject property and the City establishing a program under which the City will provide municipal services to the subject property, as required by section 43.0672 of the Texas Local

Government Code. The services detailed herein will be provided at a level consistent with service levels provided to other similarly situated areas within the City.

The following services will be provided for the subject property on the Effective Date of annexation:

(1) **General Municipal Services.** Pursuant to the requests of the landowner and this Agreement, the following services shall be provided immediately from the effective date of the annexation:

A. Police protection as follows:

Routine patrols of areas, radio response to calls for police service and all other police services now being offered to the citizens of the City. Upon annexation, police protection will be provided to the subject property at a level consistent with the service to other areas of the City with similar population density and characteristics. The City's police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.

B. Fire protection and Emergency Medical Services as follows:

Fire protection by agreement between the City and the ESD's present personnel and equipment of the ESD fire fighting force and the volunteer fire fighting force with the limitations of water available. Radio response for Emergency Medical Services with the present contract personnel and equipment of the ESD.

C. Solid waste collection services as follows:

Solid waste collection and services as now being offered to the citizens of the City. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and private refuse collection operator. The residential solid waste collection services include garbage collection, recycling, bulky item collection and yard waste collection. Commercial solid waste collection services are also available. This service will be provided for a fee to any person within the subject property requesting the service after the Effective Date of annexation, provided that a privately owned solid waste management service provider is unavailable. If the subject property is already receiving service, the City may not prohibit solid waste collection by the privately owned solid waste management service provider, nor may the City offer solid waste collection services for a period of two (2) years following the Effective Date of the annexation unless a privately owned solid waste management service provider is or becomes unavailable, as established by Texas Local Government Code section 43.0661. If a landowner uses the services of a privately owned solid waste management service provider or services are available from a privately owned solid waste management service provider during the two (2) years following annexation, the City will not provide solid waste collection services to that landowner.

D. Animal control as follows:

Service by present personnel, equipment and facilities or by contract with a third party, as provided within the City.

E. Maintenance of City-owned parks and playgrounds within the City.

F. Inspection services in conjunction with building permits and routine City code enforcement services by present personnel, equipment and facilities. Municipal Court and General Administration services will also be available to property owners and residents in the subject property on the same basis those facilities are available to current City property owners and residents.

G. Maintenance of other City facilities, buildings and service.

H. Land use regulation as follows:

On the effective date of annexation, the zoning jurisdiction of the City shall be extended to include the annexed area, and the use of all property therein shall be grandfathered; and shall be temporarily zoned "Agricultural District "A"" with the intent to rezone the subject property upon request of the landowner or staff. The Planning & Zoning Commission and the City Council will consider rezoning the subject property at future times in response to requests submitted by the landowner(s) or authorized city staff. The City will impose and enforce its adopted ordinances, including but not limited to, zoning, subdivision development, site development and building code regulations within the subject property upon the Effective Date of the annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the subject property will be reviewed for compliance with City standards.

(2) **Scheduled Municipal Services.** Due to the size and vacancy of the subject property, the plans and schedule for the development of the subject property, the following municipal services will be provided on a schedule and at increasing levels of service as provided herein:

A. Water service and maintenance of water facilities as follows:

(i) Inspection of water distribution lines as provided by statutes of the State of Texas.

(ii) In accordance with the applicable rules and regulations for the provision of water service, water service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a water certificate of convenience and necessity ("CCN") for the subject properties, or portions thereof as applicable, or absent a water CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of water service. If connected to the City's water utility system, the subject properties' owner shall construct the internal water lines and pay the costs of line extension and construction of such facilities necessary to provide water service to the subject properties as required in City ordinances. Upon acceptance of the water lines within the subject properties and any off-site improvements, water service will be provided by the City

utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City; subject to all the ordinances, regulations and policies of the City in effect from time to time. The system will be accepted and maintained by the City in accordance with its usual acceptance and maintenance policies. New water line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances of the City in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a water well that is in use on the effective date of the annexation and is in compliance with applicable rules and regulations shall be permitted and such use may continue until the subject properties' owner requests and is able to connect to the City's water utility system.

B. Wastewater service and maintenance of wastewater service as follows:

- (i) Inspection of sewer lines as provided by statutes of the State of Texas.
- (ii) In accordance with the applicable rules and regulations for the provision of wastewater service, wastewater service will be provided to the subjects properties, or applicable portions thereof, by the utility holding a wastewater CCN for the subject properties, or portions thereof as applicable, or absent a wastewater CCN, by the utility in whose jurisdiction the subject properties, or portions thereof as applicable, are located, in accordance with all the ordinances, regulations, and policies of the City in effect from time to time for the extension of wastewater service. If connected to the City's wastewater utility system, the subject properties' owner shall construct the internal wastewater lines and pay the costs of line extension and construction of facilities necessary to provide wastewater service to the subject properties as required in City ordinances. Upon acceptance of the wastewater lines within the subject properties and any off-site improvements, wastewater service will be provided by the City utility department on the same terms, conditions and requirements as are applied to all similarly situated areas and customers of the City, subject to all the ordinances, regulations and policies of the City in effect from time to time. The wastewater system will be accepted and maintained by the City in accordance with its usual policies. Requests for new wastewater line extensions will be installed and extended upon request under the same costs and terms as with other similarly situated customers of the City. The ordinances in effect at the time a request for service is submitted shall govern the costs and request for service. The continued use of a septic system that is in use on the effective date of the annexation and is in compliance with all applicable rules and regulations shall be permitted and such use may continue until the subject property owner requests and is able to connect to the City's wastewater utility system.

C. Maintenance of streets and rights-of-way as appropriate as follows:

- (i) Provide maintenance services on existing public streets within the subject property and other streets that are hereafter constructed and finally accepted by the City. The maintenance of the streets and roads will be limited as follows:

(A) Emergency maintenance of streets, repair of hazardous potholes, measures necessary for traffic flow, etc.; and

(B) Routine maintenance as presently performed by the City.

(ii) The City will maintain existing public streets within the subject property, and following installation and acceptance of new roadways by the City as provided by city ordinance, including any required traffic signals, traffic signs, street markings, other traffic control devices and street lighting, the City will maintain such newly constructed public streets, roadways and rights-of-way within the boundaries of the subject property, as follows:

(A) As provided in C(i)(A)&(B) above;

(B) Reconstruction and resurfacing of streets, installation of drainage facilities, construction of curbs, gutters and other such major improvements as the need therefore is determined by the governing body under City policies;

(C) Installation and maintenance of traffic signals, traffic signs, street markings and other traffic control devices as the need therefore is established by appropriate study and traffic standards; and

(D) Installation and maintenance of street lighting in accordance with established policies of the City;

(iii) The outer boundaries of the subject property abut existing roadways. The Landowner agrees that no improvements are required on such roadways to service the subject property.

(3) **Capital Improvements.** Construction of the following capital improvements shall be initiated after the effective date of the annexation: None. Upon development of the subject property or redevelopment, the landowner will be responsible for the development costs the same as a developer in a similarly situated area under the ordinances in effect at the time of development or redevelopment. No additional capital improvements are necessary at this time to service the subject property the same as similarly situated properties. When deemed necessary, capital improvement acquisition or construction will occur in accordance with applicable ordinances and regulations and the adopted capital improvement plans of the City, as applicable and amended, which are incorporated herein by reference.

(4) **Term.** If not previously expired, this agreement expires at the end of ten (10) years.

(5) **Property Description.** The legal description of the subject property is as set forth in the Annexation Ordinance and exhibits attached to the Annexation Ordinance to which this Agreement is attached.

(6) **Binding Effect/Authority.** This Agreement binds and inures to the benefit of the Parties and

their respective heirs, successors, and permitted assigns. Each Party further warrants that each signatory to this Agreement is legally authorized to bind the respective individual or entity for the purposes established herein.

(7) **Choice of Law.** This Agreement will be construed under the laws of the State of Texas, without regard to choice-of-law rules of any jurisdiction. Venue for any dispute shall lie exclusively in Travis County, Texas.

(8) **Counterparts.** This Agreement may be executed in any number of counterparts with the same effect as if all signatory Parties had signed the same document. All counterparts will be construed together and will constitute one and the same instrument.

(9) **Legal Construction.** If any provision in this Agreement is for any reason found to be unenforceable, to the extent the unenforceability does not destroy the basis of the bargain among the Parties, the unenforceability will not affect any other provision hereof, and this Agreement will be construed as if the unenforceable provision had never been a part of the Agreement. Whenever context requires, the singular will include the plural and neuter include the masculine or feminine gender, and vice versa. Headings in this Agreement are for reference only and are not intended to restrict or define the text of any section. This Agreement will not be construed more or less favorably between the Parties by reason of authorship or origin of language.

(10) **Entire Agreement.** This Agreement contains the entire Agreement between the Parties relating to the rights herein granted and the obligations herein assumed and cannot be varied except by written agreement of the Parties. Any oral representation or modification concerning this instrument shall be of no force and effect except for any subsequent modification in writing, signed by the Party to be charged.

[signature pages follow]

EXECUTED and AGREED to by the Parties this the ____ day of _____, 20 ____.

ATTEST:

THE CITY OF MANOR, TEXAS

Lluvia T. Almaraz, City Secretary

Dr. Christopher Harvey, Mayor

LANDOWNER:**Gregg Lane Dev LLC.**By: Name (print): SHAWN VEMBURYTitle: MANAGERDate: 10/27/22

Subject Property Description

Tract One

EXHIBIT A (1 OF 12)



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

59.765 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 59.765 ACRES, BEING A PORTION OF THAT CERTAIN TRACT OF LAND STATED TO CONTAIN 60.292 ACRES, MORE OR LESS, OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS AS DESCRIBED IN DISTRIBUTION DEED RECORDED IN DOCUMENT NO. 2020120760 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SAME LAND CONVEYED TO THE CARRILLO FAMILY PARTNERSHIP IN DOCUMENT NO. 2013001967, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 59.765 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found in the north right-of-way of Gregg Lane (variable width right-of-way), being the southeast corner of said 60.292 acre tract, and also the southwest corner of a 15.74 acre tract described in Document No. 2018051094 of the Official Public Records of Travis County, Texas, from which a TxDot Type II disk found in the north right-of-way of Gregg Lane, for the southeast corner of a 36.14 acre tract described in Document No. 2014113251 of the Official Public Records of Travis County, Texas bears South 62°01'41" East a distance of 1995.25 feet;

THENCE North 62°17'26" West, with the south line of the 60.292 acre tract, same being the north right-of-way line of Gregg Lane, a distance of 2133.10 feet to a calculated point in the approximate centerline of Wilbarger Creek;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of said 60.292 acre tract, and the east line of an 85.796 acre tract described Document No. 2008118667 of the Official Public records of Travis County, Texas, the following thirty-two (32) courses:

1. North 73°18'55" East, a distance of 46.89 feet to a to a calculated point;
2. North 65°28'25" East, a distance of 50.67 feet to a to a calculated point;
3. North 51°10'42" East, a distance of 48.58 feet to a to a calculated point;
4. North 48°30'24" East, a distance of 46.23 feet to a to a calculated point;
5. North 49°14'49" East, a distance of 52.77 feet to a to a calculated point;

1662-001-59.765 ACS

EXHIBIT A (2 OF 12)

6. North 45°14'55" East, a distance of 55.96 feet to a to a calculated point;
7. North 43°43'26" East, a distance of 52.86 feet to a to a calculated point;
8. North 41°05'22" East, a distance of 48.00 feet to a to a calculated point;
9. North 32°42'55" East, a distance of 42.39 feet to a to a calculated point;
10. North 36°20'34" East, a distance of 43.28 feet to a to a calculated point;
11. North 24°58'46" East, a distance of 45.09 feet to a to a calculated point;
12. North 20°50'58" East, a distance of 58.26 feet to a to a calculated point;
13. North 11°43'28" East, a distance of 55.36 feet to a to a calculated point;
14. North 12°03'40" East, a distance of 59.87 feet to a to a calculated point;
15. North 11°44'50" East, a distance of 49.40 feet to a to a calculated point;
16. North 20°31'26" East, a distance of 49.47 feet to a to a calculated point;
17. North 26°12'00" East, a distance of 48.98 feet to a to a calculated point;
18. North 19°47'54" East, a distance of 56.22 feet to a to a calculated point;
19. North 08°36'09" East, a distance of 45.62 feet to a to a calculated point;
20. North 32°55'35" East, a distance of 52.23 feet to a to a calculated point;
21. North 47°27'44" East, a distance of 55.81 feet to a to a calculated point;
22. North 45°04'59" East, a distance of 51.38 feet to a to a calculated point;
23. North 43°53'12" East, a distance of 32.75 feet to a to a calculated point;
24. North 08°50'46" East, a distance of 41.41 feet to a to a calculated point;
25. North 05°45'16" West, a distance of 32.84 feet to a to a calculated point;
26. North 01°15'08" East, a distance of 35.86 feet to a to a calculated point;
27. North 14°04'03" East, a distance of 26.74 feet to a to a calculated point;
28. North 34°11'10" East, a distance of 54.41 feet to a to a calculated point;

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EXHIBIT A (3 OF 12)

- 29. North 26°59'21" East, a distance of 41.68 feet to a to a calculated point;
- 30. North 36°09'53" East, a distance of 43.97 feet to a to a calculated point;
- 31. North 25°00'27" East, a distance of 44.74 feet to a to a calculated point;
- 32. North 00°27'57" East, a distance of 24.90 feet to a to a calculated point for the northwest corner of the 60.292 acre tract, being the southwest corner of a 39.4 acre tract described in Document No. 2004009801 of the Official Public Records of Travis County, Texas ;

THENCE South 61°38'01" East with the south line of said 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar at 20.62 feet, and continuing for a total distance of 1100.33 feet to a 1/2 " rebar with 'Chaparral' cap set;

THENCE South 00°41'52" East, crossing the 60.292 acre tract a distance of 308.96 feet to a 1/2" rebar found for an interior corner of the 60.292 acre tract, same being the southernmost southwest corner of the 39.4 acre tract;

THENCE South 62°04'50" East with the north line of the 60.292 acre tract, same being the south line of the 39.4 acre tract, a distance of 551.18 feet to a 1/2" rebar found with plastic cap for the southeast corner of the 39.4 acre tract;

THENCE South 61°50'55" East, continuing with the north line of the 60.292 acre tract, a distance of 250.39 feet to a 2" iron pipe found in for the northeast corner of the 60.292 acre tract, same being the northwest corner of said 15.74 acre tract;

THENCE South 27°32'42" West, with the east line of the 60.292 acre tract, same being the west line of said 15.74 acre tract, a distance of 1131.13 feet to the **POINT OF BEGINNING**; containing 59.765 acres of land, more or less;

Surveyed on the ground on August 3, 2020.

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).

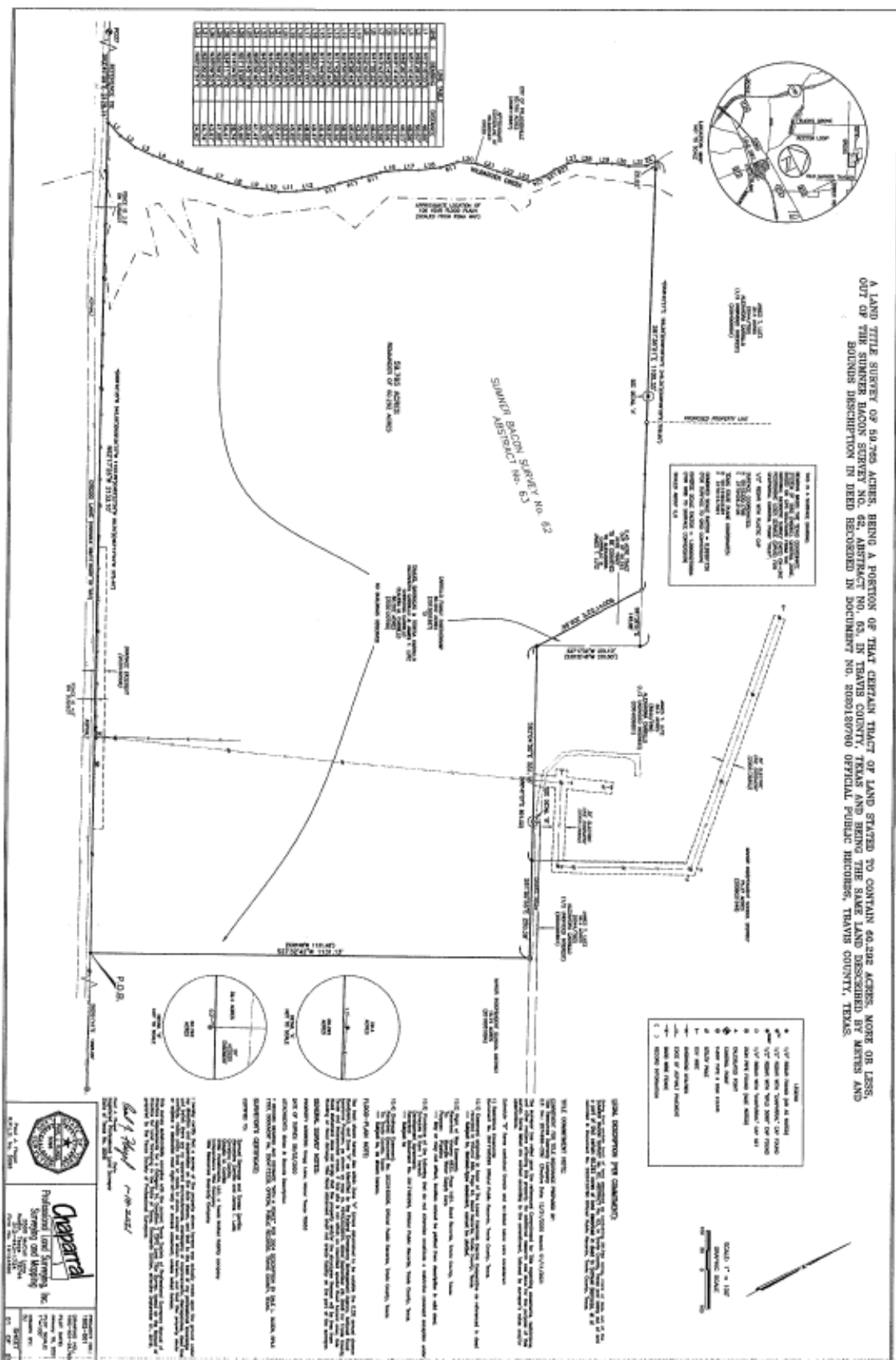
Attachments: Drawing 1662-001-59.765ac

Paul J. Flugel 1-18-2021

Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



1662-001-59.765 ACS



Tract Two

EXHIBIT A (5 OF 12)

Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

30.580 ACRES
SUMNER BACON SURVEY No. 62, ABSTRACT No. 63
TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 30.580 ACRES OUT OF THE SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63, IN TRAVIS COUNTY, TEXAS, BEING A WESTERN PORTION OF THAT CERTAIN CALLED 39.4 ACRE TRACT DESCRIBED IN DEED RECORDED IN DOCUMENT NO. 2004009801 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID 30.580 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES & BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar with 'CHAPARRAL' cap set in the north line of a 60.292 acre tract described in Document No. 2013001967 of the Official Public Records of Travis County, Texas, same being the south line of said 39.4 acre tract, from which a 1/2" rebar found for the northernmost northeast corner of the 60.292, same being an angle point in the south line of the 39.4 acre tract, bears South 61°38'05" East a distance of 575.95 feet;

THENCE North 61°37'58" West with the south line of the 39.4 acre tract, same being the north line of the 60.292 acre tract, passing a 1/2" rebar found at a distance of 648.82 feet, and continuing 20.62 feet, for total distance of 669.44 feet to a calculated point in the approximate centerline of Wilbarger Creek, also being the west line of the 39.4 acres and the being also the east line of an 85.769 acre tract described Document No. 2008118667 of the Official Public Records of Travis County, Texas;

THENCE with the approximate centerline of Wilbarger Creek, being the west line of the 39.4 acre tract and the east line of 85.796 acres described in Document No. 2008118667 of the Official Public Records of Travis County, Texas, the following forty (40) courses:

1. North 00°28'28" East, a distance of 9.07 feet to a to a calculated point;
2. North 05°17'24" West, a distance of 31.85 feet to a to a calculated point;
3. North 01°00'43" West, a distance of 39.99 feet to a to a calculated point;
4. North 13°37'54" West, a distance of 36.17 feet to a to a calculated point;
5. North 03°30'27" West, a distance of 43.17 feet to a to a calculated point;
6. North 10°14'35" West, a distance of 42.68 feet to a to a calculated point;

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EXHIBIT A (6 OF 12)

7. North 22°31'57" West, a distance of 57.70 feet to a to a calculated point;
8. North 44°39'48" West, a distance of 45.77 feet to a to a calculated point;
9. North 54°56'29" West, a distance of 58.93 feet to a to a calculated point;
10. North 82°53'28" West, a distance of 51.24 feet to a to a calculated point;
11. South 71°16'10" West, a distance of 39.96 feet to a to a calculated point;
12. South 66°38'21" West, a distance of 51.94 feet to a to a calculated point;
13. North 89°22'53" West, a distance of 39.25 feet to a to a calculated point;
14. North 83°41'50" West, a distance of 51.08 feet to a to a calculated point;
15. North 89°13'01" West, a distance of 53.52 feet to a to a calculated point;
16. North 76°23'07" West, a distance of 54.75 feet to a to a calculated point;
17. North 76°02'03" West, a distance of 65.60 feet to a to a calculated point;
18. North 78°19'56" West, a distance of 54.07 feet to a to a calculated point;
19. South 73°52'38" West, a distance of 52.35 feet to a to a calculated point;
20. North 82°54'47" West, a distance of 58.96 feet to a to a calculated point;
21. North 48°39'03" West, a distance of 54.65 feet to a to a calculated point;
22. North 21°40'43" West, a distance of 61.82 feet to a to a calculated point;
23. North 00°14'42" East, a distance of 52.83 feet to a to a calculated point;
24. North 08°20'31" East, a distance of 53.76 feet to a to a calculated point;
25. North 08°21'04" East, a distance of 38.04 feet to a to a calculated point;
26. North 12°10'56" West, a distance of 48.92 feet to a to a calculated point;
27. North 26°26'40" West, a distance of 51.72 feet to a to a calculated point;
28. North 09°59'30" West, a distance of 51.78 feet to a to a calculated point;
29. North 09°26'58" West, a distance of 65.60 feet to a to a calculated point;

1662-001-30.580 AC

EXHIBIT A (7 OF 12)

- 30. North 23°17'46" East, a distance of 51.71 feet to a to a calculated point;
- 31. North 34°54'31" East, a distance of 42.87 feet to a to a calculated point;
- 32. North 48°43'04" East, a distance of 60.00 feet to a to a calculated point;
- 33. South 79°51'17" East, a distance of 39.39 feet to a to a calculated point;
- 34. South 58°38'03" East, a distance of 48.87 feet to a to a calculated point;
- 35. North 59°05'59" East, a distance of 54.70 feet to a to a calculated point;
- 36. North 00°19'10" East, a distance of 38.05 feet to a to a calculated point;
- 37. North 15°36'04" West, a distance of 56.41 feet to a to a calculated point;
- 38. North 06°24'18" East, a distance of 49.34 feet to a to a calculated point;
- 39. North 34°41'25" East, a distance of 55.35 feet to a to a calculated point;
- 40. North 08°45'25" West, a distance of 12.36 feet to a to a calculated point;

THENCE South 70°46'58" East, a distance of 13.00, to a 1/2" rebar found for an angle point in the west line of the 39.4 acres, same being the east line of the 85.796 acres;

THENCE North 22°06'01" East, a distance of 137.89 feet to a 1/2" rebar with 'CHAPARRAL' cap found for the northwest corner of the 39.4 acre tract, same being an interior corner of the 85.796 acre tract;

THENCE South 62°49'58" East, with the north line of the 39.4 acre tract, same being a south line of the 85.796 acre tract, a distance of 155.36 feet to a 1/2" rebar found for an angle point on the north line of the 39.4 acre tract, also being the southernmost northeast corner of the 85.796 acre tract, also being the southwest corner of a 170 acre tract described in Volume 8293, Page 104 of the Deed Records of Travis County, Texas;

THENCE South 62°31'16" East, continuing with the north line of the 39.4 acre tract, same being the south line of said 170 acre tract, being the south line of a 57.215 acre tract described in Document No. 2002251950 of the Official Public Records of Travis County, Texas; also being the south line of 39.00 acres described in Volume 8947, Page 802 of the Real Property Records of Travis County, Texas; a distance of 1513.14 feet to a 1/2" iron pipe found in the south line of the 39.00 acre tract, for the most northernmost corner of the 39.4 acre tract, same being the northwest corner of a 3.56 acre tract described in Document No. 2009010572 of the Official Public Records of Travis County, Texas;

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EXHIBIT A (8 OF 12)

THENCE South 27°51'31" West, with an east line of the 39.4 acre tract, same being the west line of said 3.56 acre tract, also being the west line of a 75.37 acre tract described in Document No. 2008031946 of the Official Public Records of Travis County, Texas, passing a 1/2" iron pipe found for the most westerly southwest corner of said 75.37 acre tract at a distance of 548.40 feet and continuing 321.78 feet, for a total distance of 870.18 feet to the **POINT OF BEGINNING**, containing 30.580 acres of land, more or less.

Surveyed on the ground on August 3, 2020.

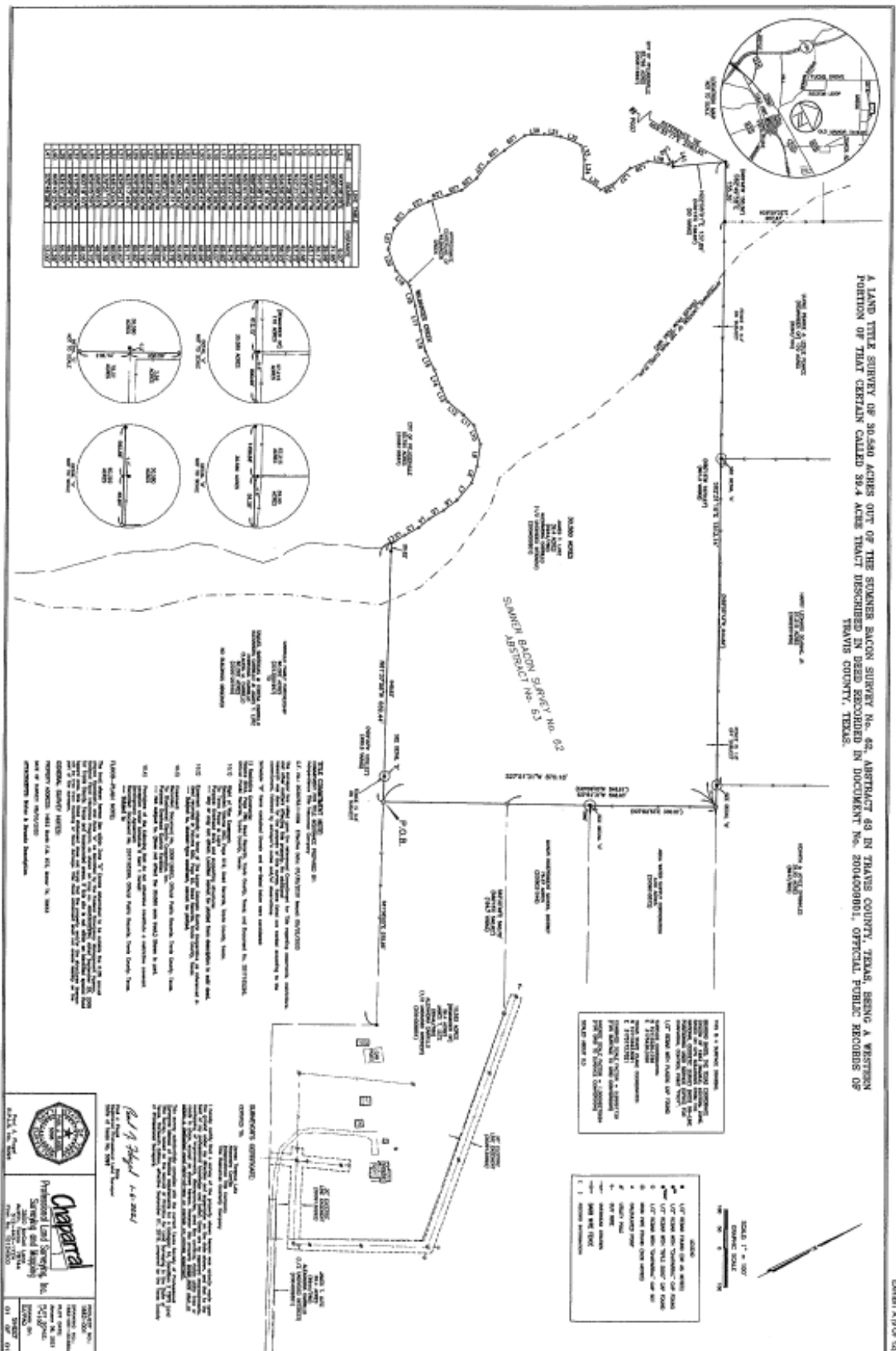
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from the National Geodetic Survey (NGS) On-line Positioning User Service (OPUS).

Attachments: Drawing 1662-001-30.580ac

Paul J. Flugel 1-6-2021
Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
TBPLS Firm No. 10124500



1662-001-30.580 AC



Tract Three

EXHIBIT A (10 OF 12)



3100 Alvin Devane Blvd, Suite 150
Austin, Texas 78741
Tel: 512.441.9493
Fax: 512.445.2286
www.jonescarter.com

GREGG LANE ANNEXATION

LEGAL DESCRIPTION

BEING 3.43-acres of land, more or less, situated in the Sumner Bacon Survey No. 62 Abstract No. 63 in Travis County, Texas; being a portion of Gregg Lane (Right-of-Way Varies) in the City of Manor, Texas Extra Territorial Jurisdiction (E.T.J.); said 3.43-acre tract of land being more particularly described by metes and bounds as follows with bearings and coordinates referenced to the Texas Coordinate System of 1983, Central Zone:

BEGINNING: at a 5/8-inch iron rod (N = 10,113,364.790, E = 3,179,217.978) found on the northeastern right of way of said Gregg Lane, for the southeastern corner of a called 59.765-acre tract of land to Gregg Lane Dev., LLC as described in a Special Warranty Deed W/Vendor's Lien in Document No. 2021051168 of the Official Public Records of Travis County, the southwestern corner of a called 15.74 acre tract of land to The Board of Trustees of the Manor Independent School District in a General Warranty Deed in Document No. 2016051094, the same being an approximate corner of the City of Manor Full Purpose City Limits;

THENCE: South 61°59'11" East a distance of 1049.87 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 15.74-acre tract, the southwestern line of a called 36.14-acre tract to the United States of America Department of Transportation Federal Aviation Administration as described in a General Warranty Deed in Document No. 2014113251 of the Official Public Records of Travis County, to a calculated point for a corner of the City of Manor Full Purpose City Limits;

THENCE: South 26°55'54" West a distance of 39.90 feet along a line of the City of Manor Full Purpose City Limits, across said Gregg Lane to a calculated point on the southwestern line of said Gregg Lane, the Northeastern line of the called remainder of a 146.75-acre tract to Enfield Partners, LLC et al as described in Document No. 2019013312 of the Official Public Records of Travis County, Texas, for a corner of the City of Manor Full Purpose City Limits;

THENCE: North 62°31'06" West a distance of 1218.23 feet along the southwestern line of said Gregg Lane, the northeastern line of the remainder of the said 146.75-acre tract of land to a calculated point for the northeastern corner of a called 2.630-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020123032 of the Official Public Records of Travis County, Texas;

THENCE: North 62°05'29" West a distance of 1895.89 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.630-acre tract to a calculated point for the northwestern corner of the said 2.630-acre tract, the northeastern corner of a called 2.341-acre tract of land to Travis County as described in a General Warranty Deed in Document No. 2020165985 of the Official Public Records of Travis County, Texas;

THENCE: North 62°38'23" West a distance of 143.76 feet continuing along the southwestern line of said Gregg Lane, the northeastern line of the said 2.341-acre tract to a calculated point;

THENCE: North 86°45'39" East a distance of 86.71 feet across said Gregg Lane to a calculated point on the northeastern line of said Gregg Lane for the southwestern corner of the said 59.765-acre tract;

EXHIBIT A (11 OF 12)

THENCE: South 62°17'26" East a distance of 2133.10 feet along the northeastern line of said Gregg Lane, the southwestern line of the said 59.765-acre tract to the **POINT OF BEGINNING** and CONTAINING an area of 3.43-acres of land, more or less.

This document was prepared under 22 Texas Administrative Code § 138.95, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared.



Rex L. Hackett
Registered Professional Land Surveyor No. 5573
rhackett@jonescarter.com

05-28-2021
Date:



Page 2 of 2

K:\16759\16759-0007-00 Preliminary Engineering for 92 Acre Greg\1 Surveying Phase\Documents Created\16759-0007-00
Gregg Lane Annexation



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
 - Parkland fee-in-lieu of \$550 per residential lot is also be paid (\$149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
 - 5' side setback, 10 rear setback
 - 60% lot coverage residential, 85% lot coverage commercial

This item was recommended for approval with modifications. P&Z wanted to see better access to Park B.

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

- Letter of Intent
- PUD
- Aerial Image
- FLUM
- Thoroughfare Plan
- GST Facility Preliminary Plan
- Engineer Comments and Conformance Letter
- Notice Letter and Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX with modifications for better access to Park B.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X – with modifications		

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Gregg Lane PUD – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the “Property”)

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City’s long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

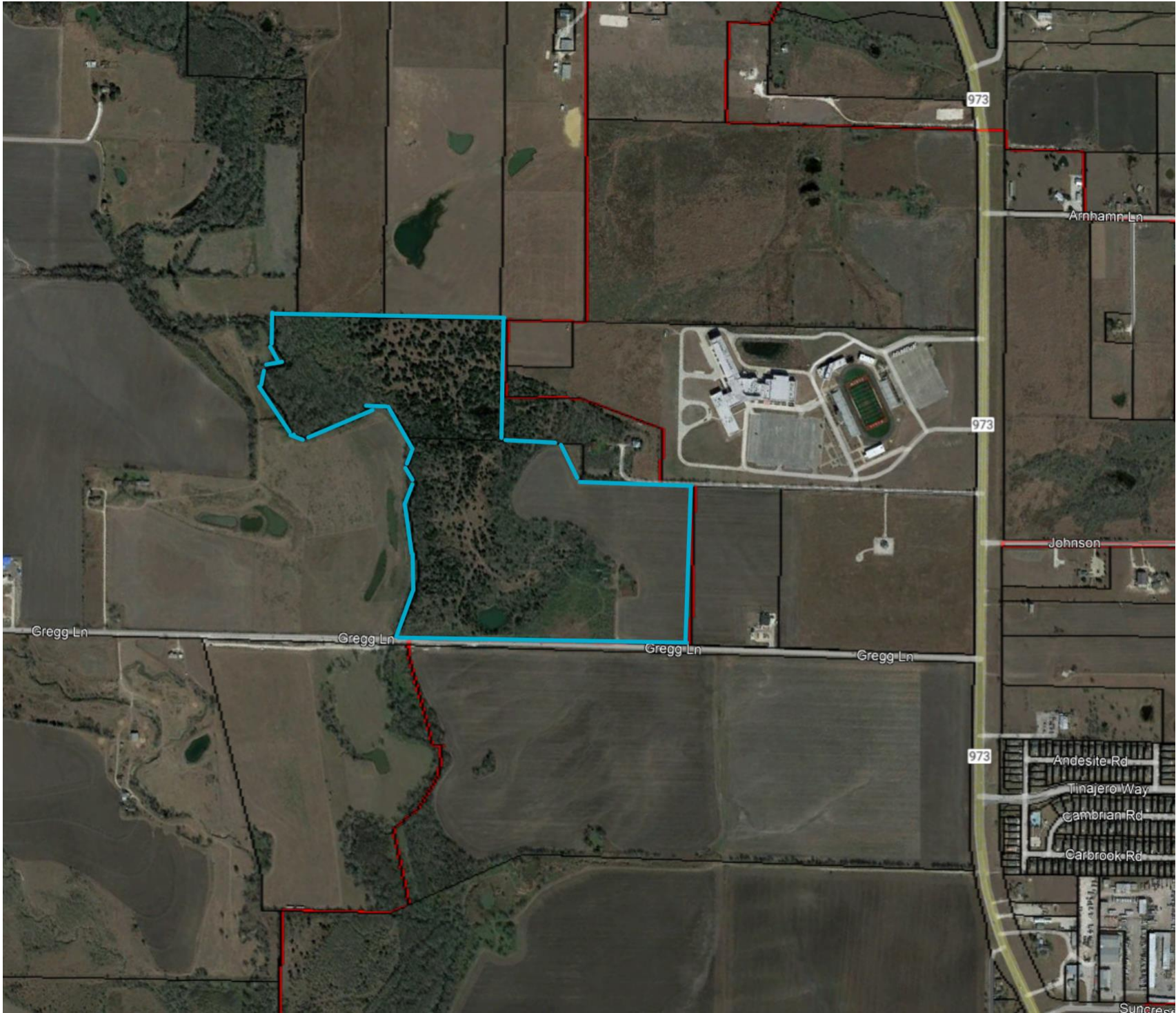
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

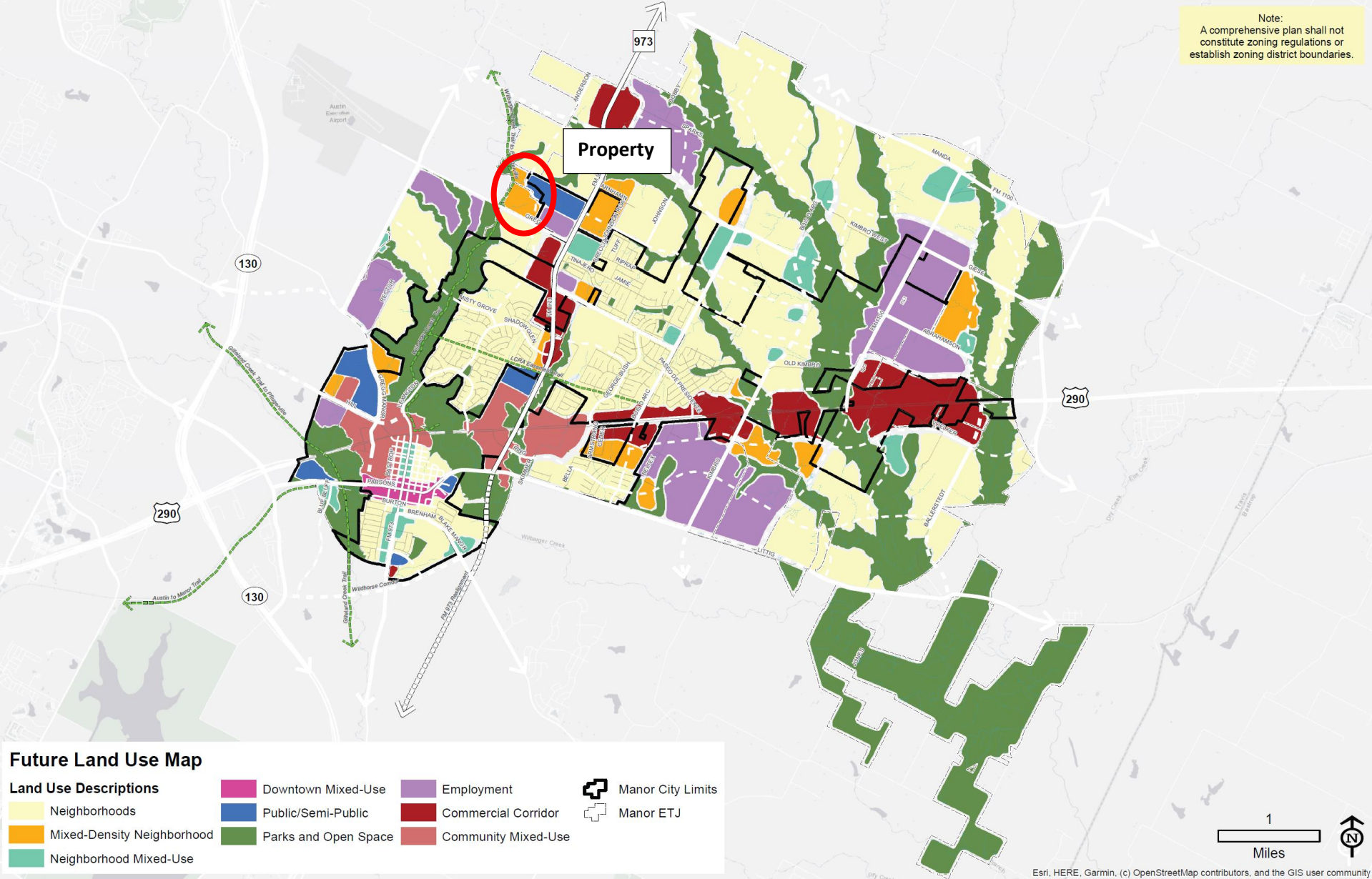
Sincerely



Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor (*via electronic delivery*)





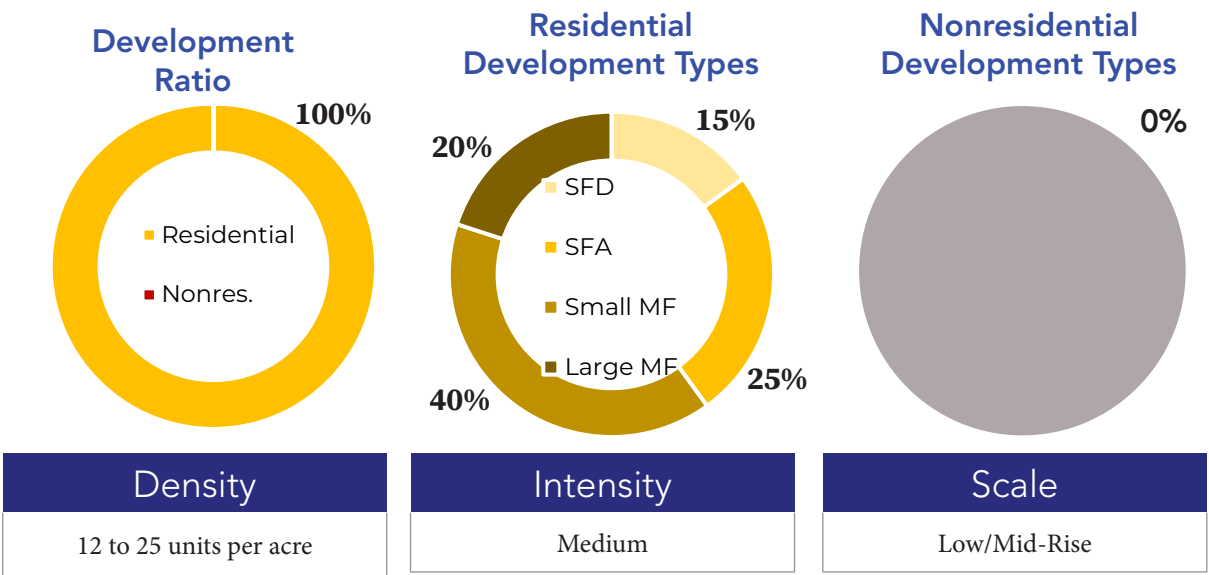
MIXED DENSITY NEIGHBORHOODS

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

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

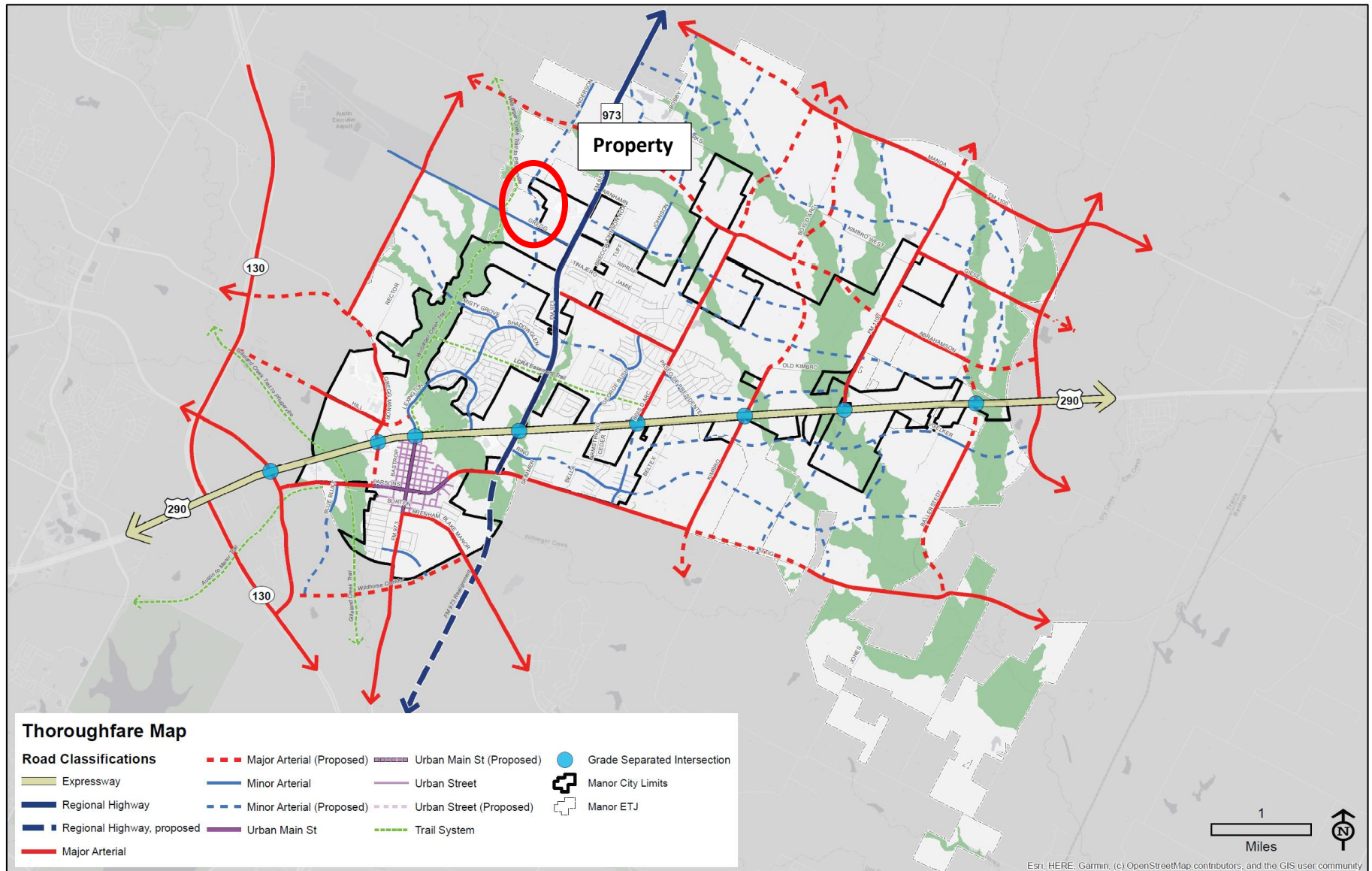
This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard

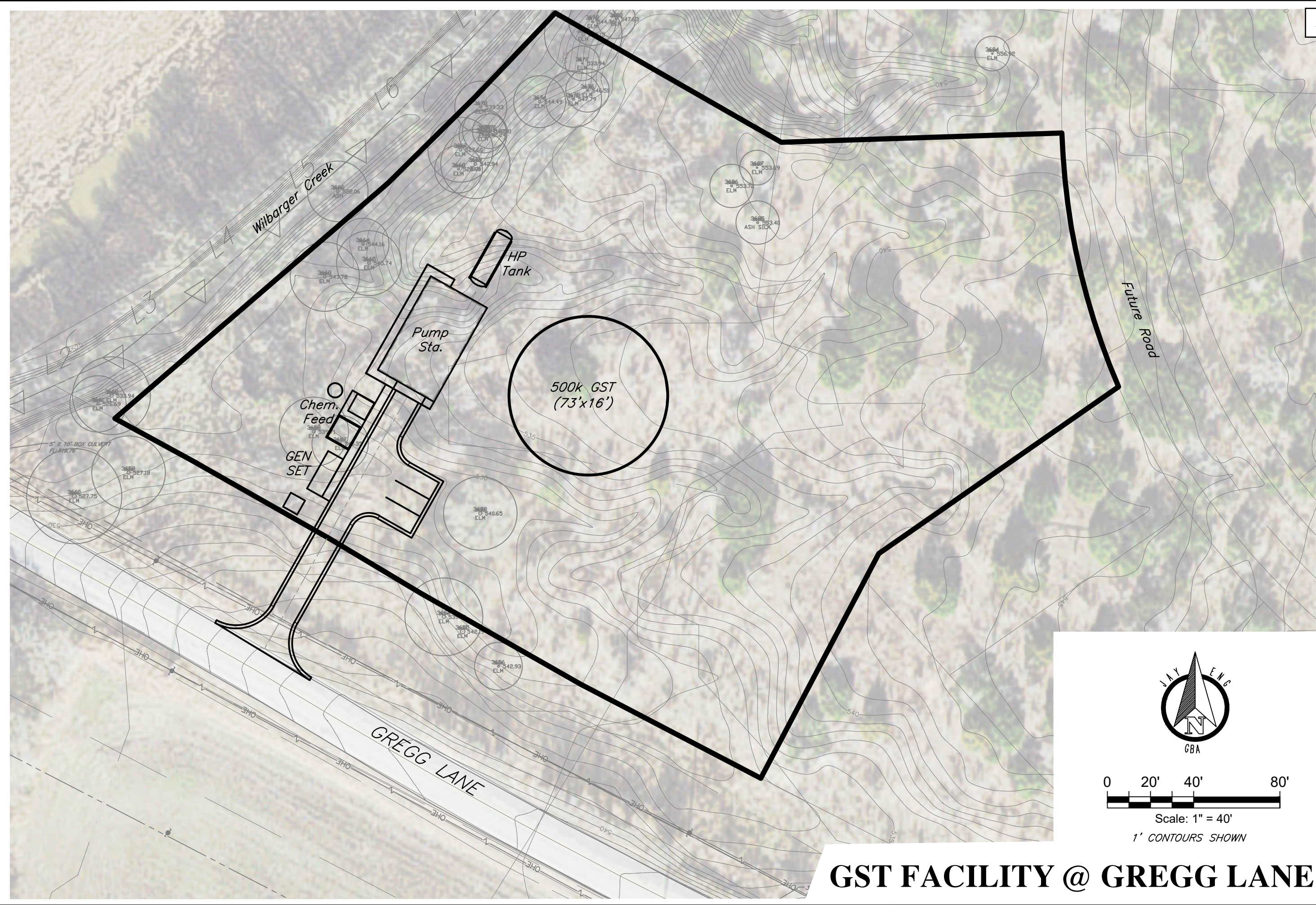


DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)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

THOROUGHFARE MAP



G:\15318\Civil 3D\Production Drawings\Exhibits\15318_GST Facility Gregg Lane_Exh 1.dwg



GST FACILITY @ GREGG LANE



1500 County Road 269
Leander, TX 78641

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

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD (*Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.
2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.
3. The required City signature blocks were not provided.
4. No secondary access for the site was provided.
5. The typical PUD notes were not included with the submittal.
6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
7. The proposed minimum lot size does not mean City zoning requirements.
8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.
9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.
13. The PUD should be labeled as Preliminary Site Plan for PUD.
14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.
20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City's template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: "PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA."

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186'. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. The PUD should be labeled as Preliminary Site Plan for PUD.

This label is now provided along with the PUD title.

14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.

This information is provided under item #22 under PUD Notes.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

This information has been provided under item #10 under PUD Data Tables.

19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

This information has been provided in the land plan and under PUD Data Tables, item #6.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- 3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.**
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- 6. The PUD should list any proposed variances from City of Manor Code of Ordinances.**
- 7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.**
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.
- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
- ~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~
- ~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.
- ~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.
- ~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~
- ~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.
22. Please provide a copy of the land plan that is referenced in the comment responses.
23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.
- 24. The proposed collector roadway needs to be realigned to the west.**

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK A

1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 5' concrete sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10. (1) Pet Waste Station

TRAIL

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK B

1. 5' concrete sidewalk (Site Connectivity)
2. (1) Gazebo
3. (1) Retention Pond Fountain

- 4. Benches (300' Approximate Spacing)
- 5. Trash Receptacles (300' Approximate Spacing)

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- ~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- ~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~
- ~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~
- ~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

-

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

*29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.*

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, October 12, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Preliminary PUD, submitted by Aneil Naik and received by our office on September 30, 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 Preliminary PUD to Scott Dunlop at the City of Manor for signatures.

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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
 Case Number: 2021-P-1338-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 Preliminary PUD Site 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.

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

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

BACKGROUND/SUMMARY:

This PUD consists of 272 residential lots, 1 commercial lot, 1 utility lot, 12.5 acres Nature Preserve and 3.5 acres of Parkland. The residential are 190 lots at 50' and 82 lots at 60' wide.

Enhancement over traditional zoning in the PUD include:

- Parkland amenities and trails including a portion of the Wilbarger Creek Regional Trail
 - Parkland fee-in-lieu of \$550 per residential lot is also be paid (\$149,600)
- Landscape buffers along Gregg Lane and unloaded collector
- Masonry subdivision walls along Gregg Lane and unloaded collector
- Land donation to the City of 2 acres for a water Ground Storage Tank and pressurization facility

PUD variances include:

- 50' wide residential lots
 - 5' side setback, 10 rear setback
 - 60% lot coverage residential, 85% lot coverage commercial

This item was postponed by the P&Z

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

- | | |
|---|--|
| <ul style="list-style-type: none"> • Letter of Intent • PUD • Aerial Image • FLUM | <ul style="list-style-type: none"> • Thoroughfare Plan • GST Facility Preliminary Plan • Engineer Comments and Conformance Letter • Notice Letter and Mailing Labels |
|---|--|

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council postpone item until the December 21, 2022, Regular Council Meeting.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None X - postpone
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DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

June 3, 2021

Mr. Thomas M. Bolt
City Manager
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Gregg Lane PUD – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the “Property”)

Dear Mr. Bolt:

As representatives of the owner of the Property, we respectfully submit the enclosed Planned Unit Development Application package. The project is titled Gregg Lane PUD and consists of a 90.345-acre tract of land. The Property is located north of Gregg Lane to the west of FM 973.

The proposed development is anticipated to be a mix of commercial use, residential use, and publicly accessible open space. The development is planned to include two acres for commercial retail development, as well as 264 single-family homes on varying lot sizes to provide diverse housing options. Additionally, the PUD will include a public trail and open space connection from north to south, intended to contribute to the City’s long-term plans for Wilbarger Creek.

A future roadway is anticipated to bisect the Property based on the Manor Roadway Map. Annexation, zoning, platting, site plan, and building permits are anticipated to be needed in order to develop the 90.345 acres. The site is currently included in a development agreement which stipulates that upon submission of any permit the property owner must voluntarily annex into the City limits. We are requesting concurrent review of these permits, beginning with this PUD application alongside the annexation application.

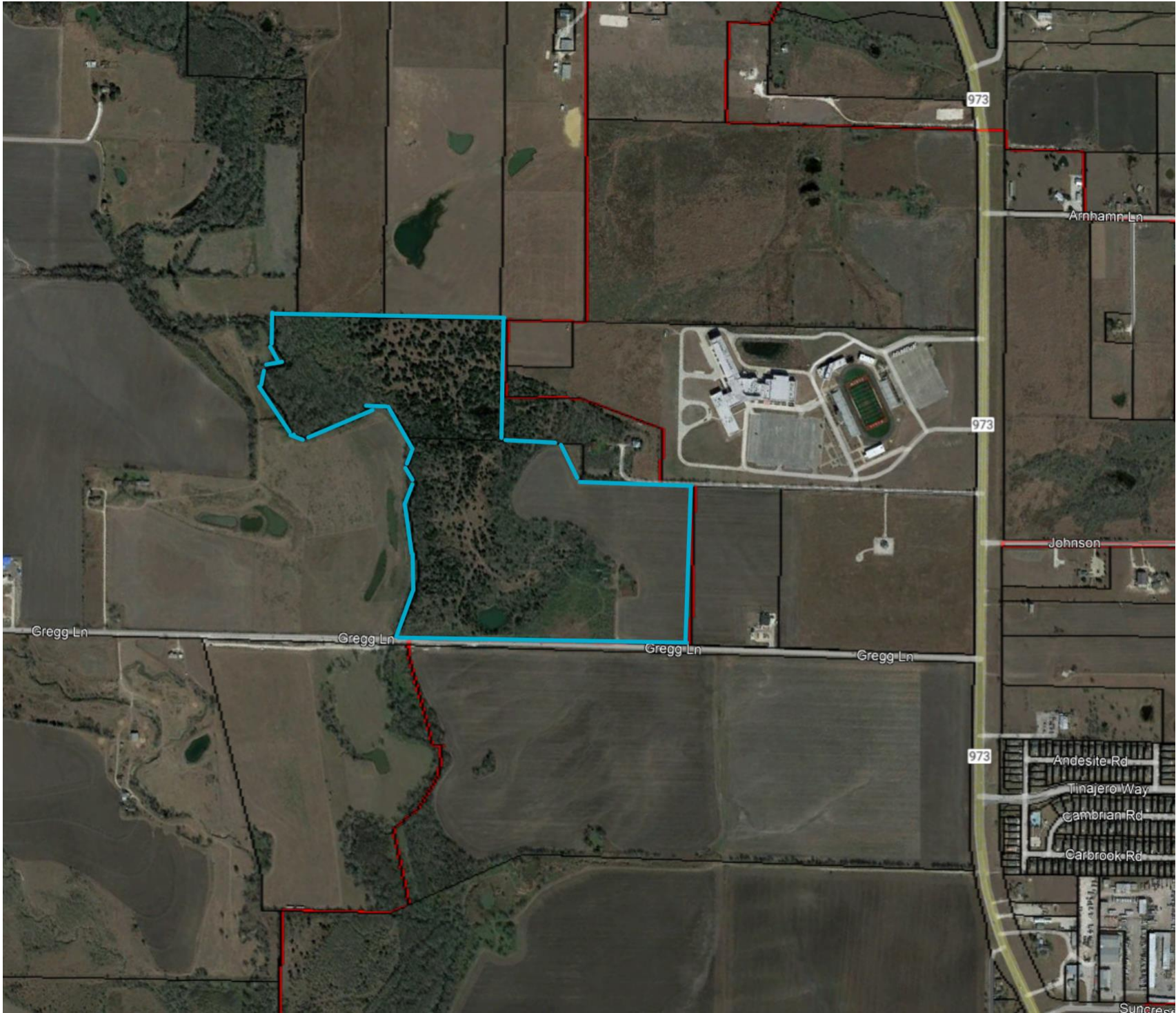
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

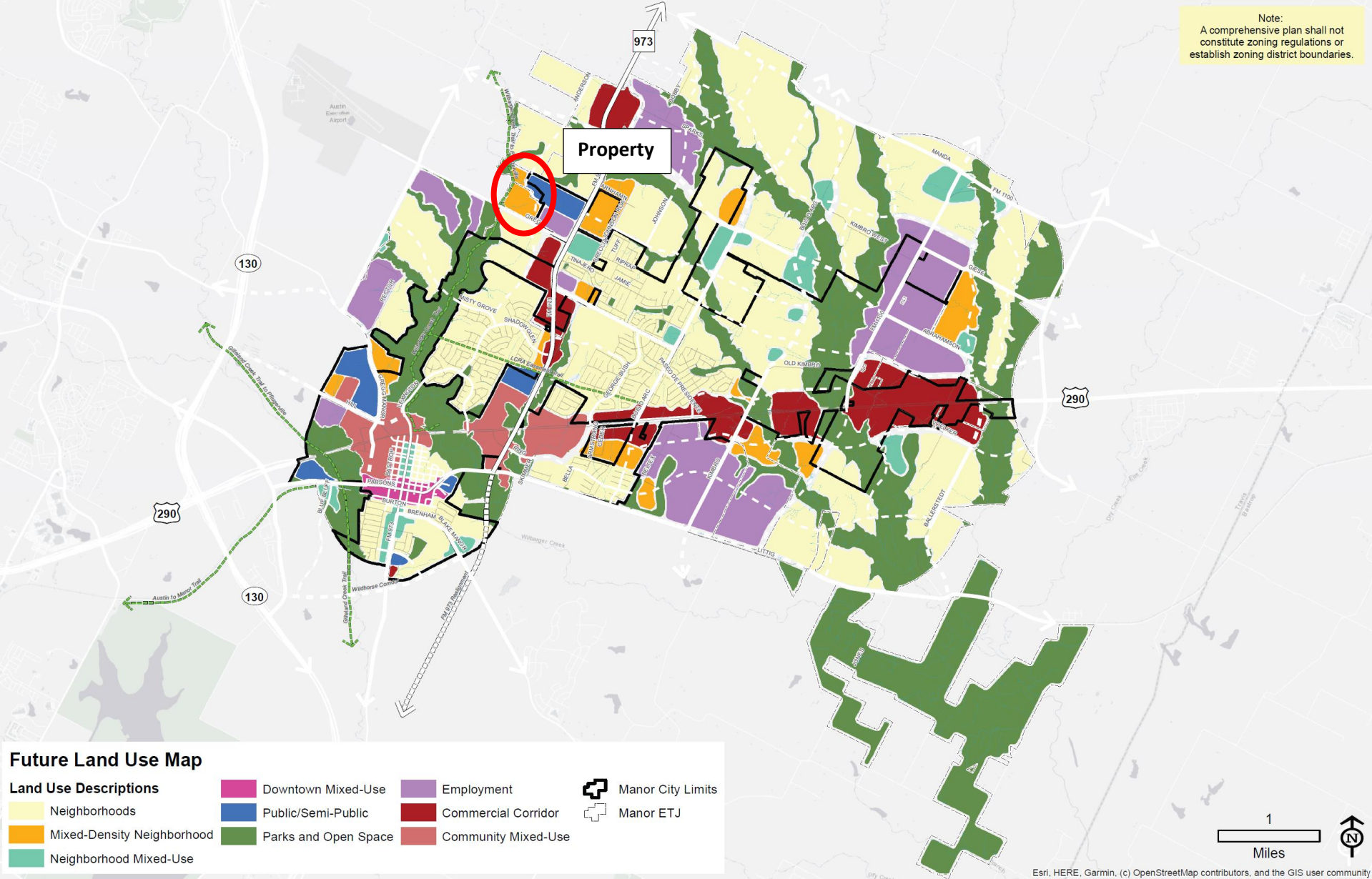
Sincerely



Leah M. Bojo

cc: Scott Dunlop, Development Services Director, City of Manor (*via electronic delivery*)





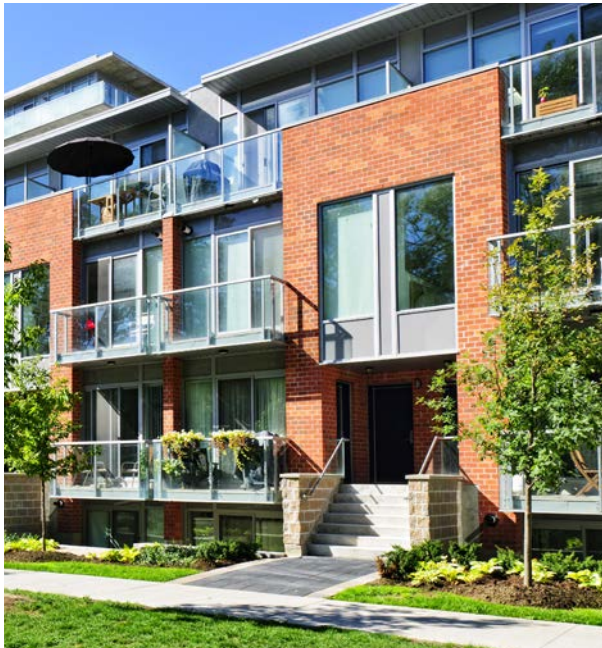
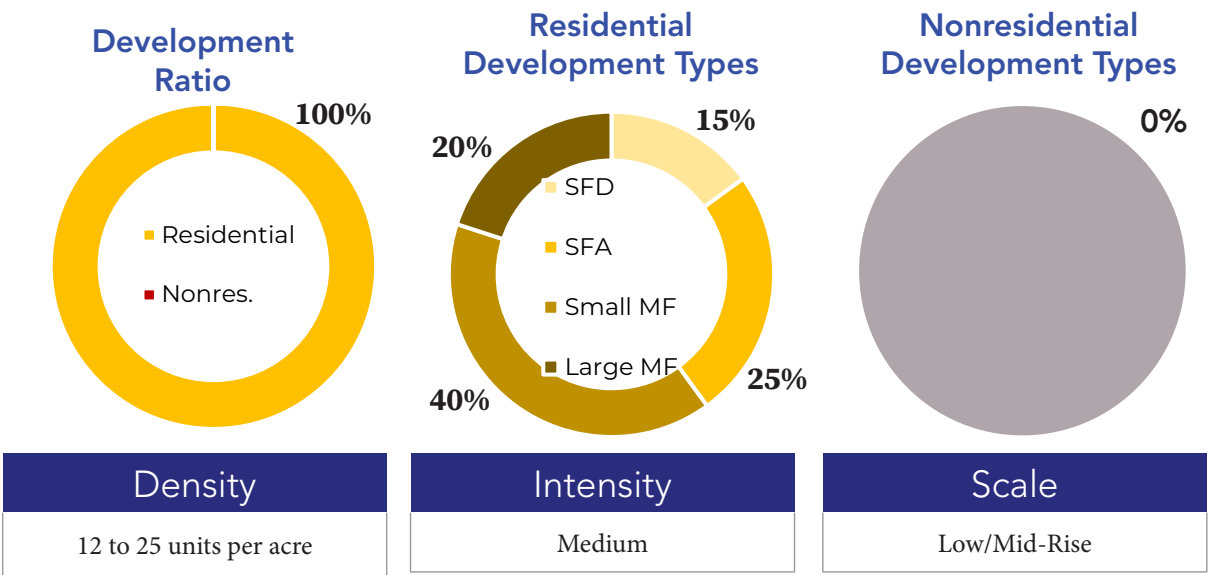
MIXED DENSITY NEIGHBORHOODS

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

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

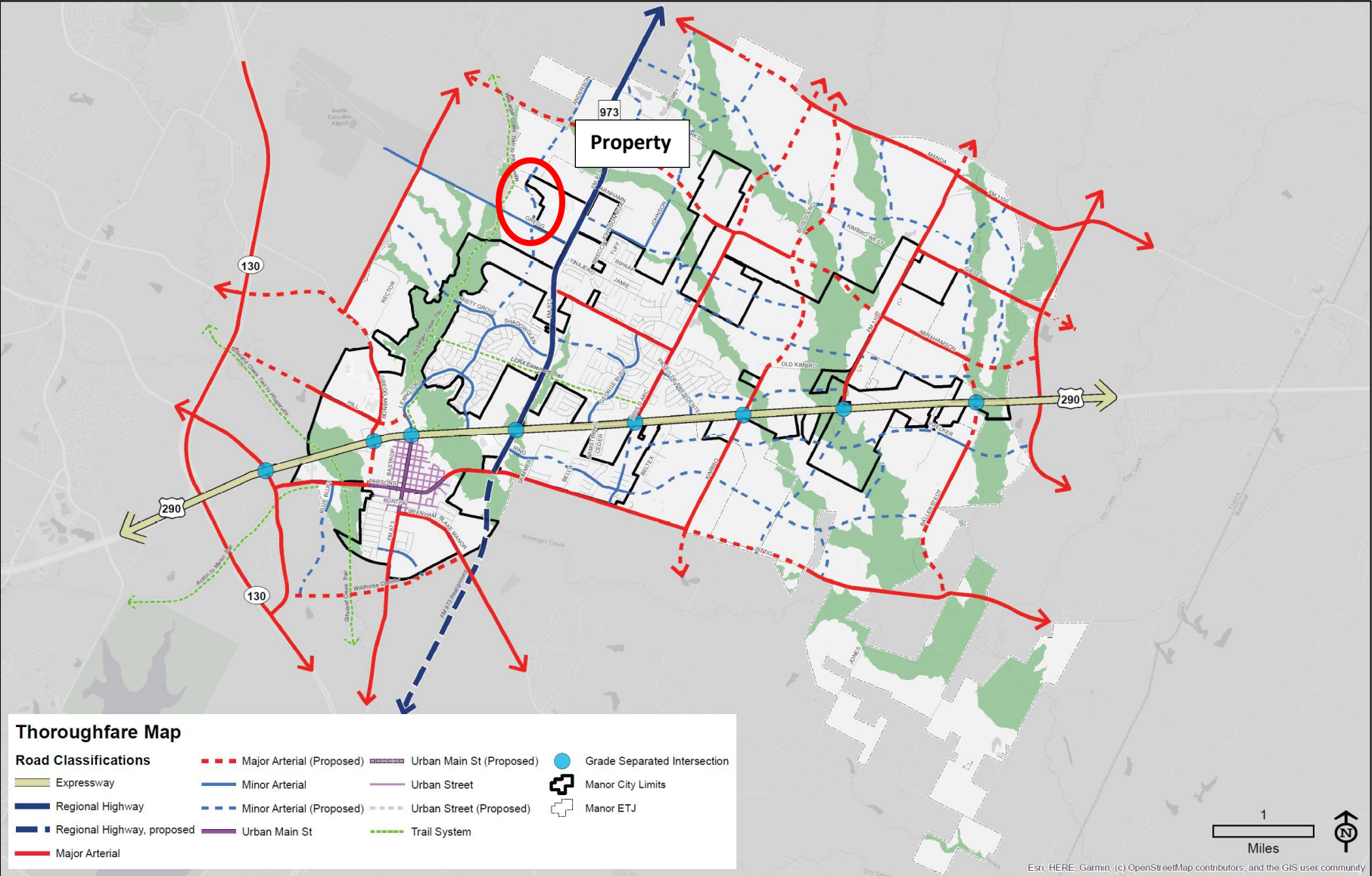
This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

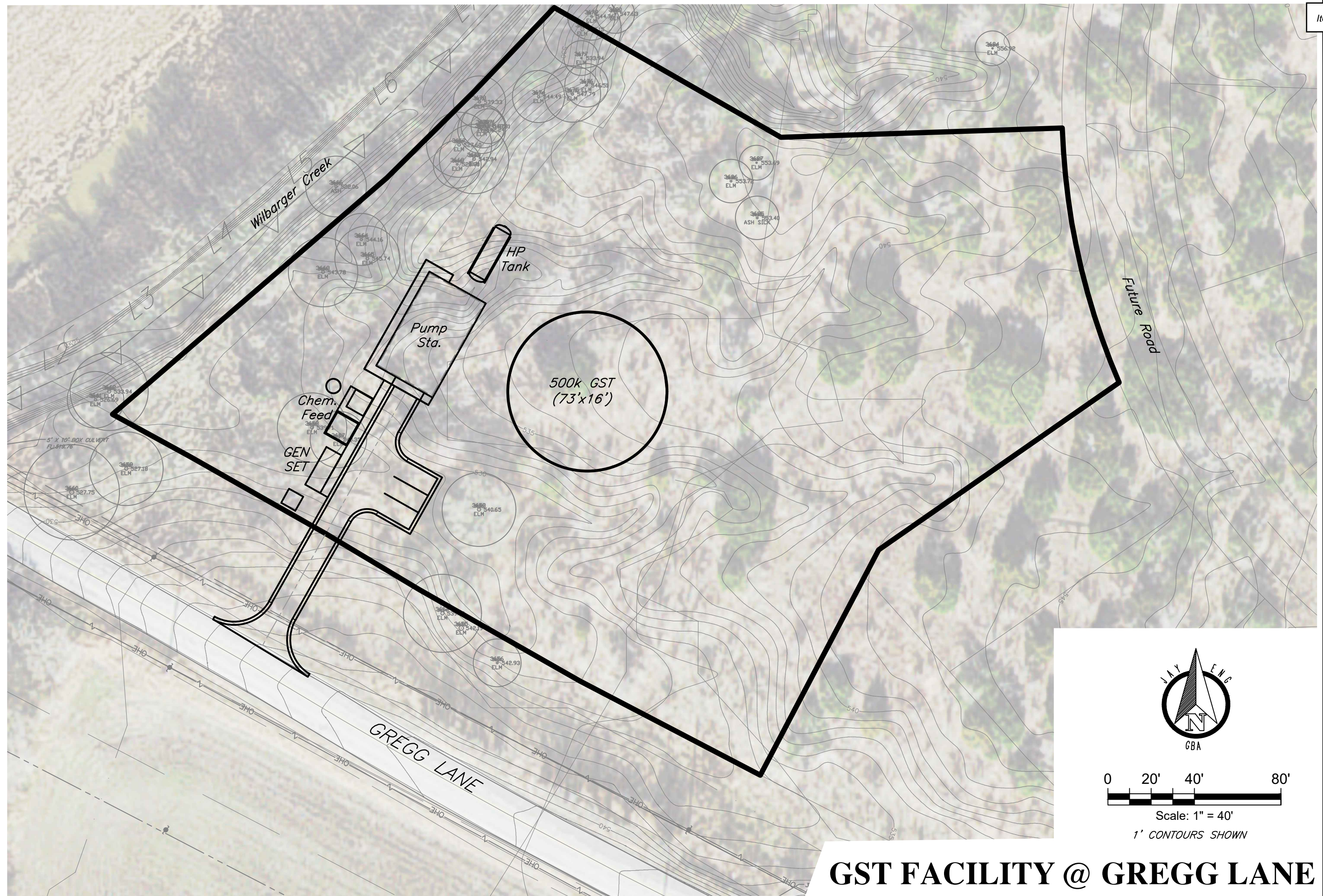
Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



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

THOROUGHFARE MAP







1500 County Road 269
Leander, TX 78641

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

Date: Friday, July 2, 2021

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor, TX. 78653

Dear Aneil Naik,

The first submittal of the New Haven Development Preliminary PUD (*Zoning Request*) submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185.

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 (737) 247-7557 or by email at pgray@gbateam.com.

1. The PUD should have a name.
2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.
3. The required City signature blocks were not provided.
4. No secondary access for the site was provided.
5. The typical PUD notes were not included with the submittal.
6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
7. The proposed minimum lot size does not mean City zoning requirements.
8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.
9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.
10. Will any parkland be dedicated to the City?

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.
12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.
13. The PUD should be labeled as Preliminary Site Plan for PUD.
14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.
17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.
20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

March 7, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached an update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments and our design team response to each.

1. *The PUD should have a name.*

The PUD is titled "Newhaven PUD".

2. *The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.*

Our design team appreciates the example provided by the City. We have updated our plan to adhere to this same format.

3. *The required City signature blocks were not provided.*

Our current plan has signature blocks for both Planning & Zoning Commission Chair and Mayor (for City Council).

4. *No secondary access for the site was provided.*

The development includes a plan to construct a portion of the north-south collector which intersects with Gregg Lane. The second point of access stubs to the tract north of the Newhaven PUD site for continuation of access once that property is developed.

5. *The typical PUD notes were not included with the submittal.*

Based on the City's template example, the notes have been incorporated into the PUD plan.

6. *The PUD should list any proposed variances from City of Manor Code of Ordinances.*

All variances have been incorporated into the PUD plan document. For example, lot widths are reflected under item #2 in the Data Tables section.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	40 feet / 50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%
Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. *The proposed minimum lot size does not meet City zoning requirements.*

The proposed minimum lot size is a requested modification with this PUD application.

8. *Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.*

This information is now reflected under item #23 under PUD Notes: "PARKLAND SHOWN ON THE PARKLAND DEDICATION CHART REPRESENTS PARKLAND THAT WILL BE DEDICATED TO THE CITY THROUGH AN EASEMENT. ALL PARKLAND WILL BE MAINTAINED BY THE DEVELOPER AND/OR HOA."

9. *Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.*

Topographic information is now provided on the land plan. Parkland is located in areas where the slope is less than or equal to 5%, as indicated in item #15 under PUD Notes.

10. *Will any parkland be dedicated to the City?*

Yes. This information is reflected under item #6 in the PUD Data Tables.

11. *Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial.*

Lot depth after right-of-way dedication is 186'. The note for a 25-foot setback for the commercial area is under item #11 in the PUD Notes section. The usable portion of commercial is provided under item #1 in the PUD Data Tables.

12. *Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.*

Permitted uses are provided under item #9 in the PUD Data Tables.

13. The PUD should be labeled as Preliminary Site Plan for PUD.

This label is now provided along with the PUD title.

14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provided on the PUD.

This information is provided under item #22 under PUD Notes.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

The open space areas will have amenities such as a playground, a shade structure, and a gazebo, as outlined in the land plan.

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood.

The project will develop in accordance with the environmental assessment for the site, per item #20 under PUD Notes.

17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.

This development has coordinated with property to south for development of both driveways and an interconnected trail system. In addition, with the development immediately adjacent to the high school, this development will provide a variety of dwelling units.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

This information has been provided under item #10 under PUD Data Tables.

19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.

This information is provided in the land plan exhibit, including the extension of the north-south collector.

20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.

This information has been provided in the land plan and under PUD Data Tables, item #6.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

This information has been provided in the land plan and under PUD Data Tables, item #8.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Monday, May 9, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. 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 (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- 3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.**
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- 6. The PUD should list any proposed variances from City of Manor Code of Ordinances.**
- 7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.**
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.
- ~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~
- ~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~
- ~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~
15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.
16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.
- ~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~
18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.
- ~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~
- ~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~
21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.
22. Please provide a copy of the land plan that is referenced in the comment responses.
23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.
- 24. The proposed collector roadway needs to be realigned to the west.**

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

July 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued May 9th, 2022, and our design team response to each.

3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.

These items have been updated in the PUD document. The P&Z Chairperson signature block has the corrected name of Julie Leonard. The Mayor signature block has the corrected name of is Dr. Christopher Harvey.

6. The PUD should list any proposed variances from City of Manor Code of Ordinances.
A variances table has been added into the PUD plan document.

For ease of reference, the table below lists all requested variances.

Item	Standard Code	Variance Requested
Setback – Front	25 feet	25 feet (20 feet on cul-de-sac)
Setback – Side	7.5 feet	5 feet
Setback – Rear	20 feet	10 feet
Lot Width	70 feet	50 feet / 60 feet
Lot Coverage – Res. Main	40%	60%
Lot Coverage – Res. Main + Accessory	50%	65%

Lot Coverage – Comm. Main	60%	85%
Lot Coverage – Comm. Main + Accessory	70%	85%
Landscape	2 trees/lot	1 tree/lot
Parkland	Non-floodplain	Within floodplain

7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.

Understood. The plan has been updated such that all lots have a minimum frontage of 50 feet in width (unless on a knuckle). The lot layout was amended to remove all lots that had 40 feet of roadway frontage.

11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.

The commercial portion depth has been dimensioned and called out in the PUD. Usable site area for commercial is provided in the Land Uses table under #1. Commercial has a total land area of 2.6 acres and represents 3% of the total development area. The commercial area is 300 feet deep from anticipated right-of-way.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided.

Yes, the park areas will have amenities. Those are listed below and described in the PUD document with a referenced location under #7.

NATURE PRESERVE

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK A

1. (1) Shade Structure
2. (1) 2-5 yrs. Playground Structure
3. (1) 5-12 yrs. Playground Structure
4. (1) Swing Set
5. (2) Independent Play Equipment
6. 5' concrete sidewalk (Site Connectivity)
7. (1) Trash Receptacle
8. (2) Picnic Tables
9. (2) Benches
10. (1) Pet Waste Station

TRAIL

1. 5' concrete sidewalk (Site Connectivity)
2. Benches (300' Approximate Spacing)

PARK B

1. 5' concrete sidewalk (Site Connectivity)
2. (1) Gazebo
3. (1) Retention Pond Fountain

- 4. Benches (300' Approximate Spacing)
- 5. Trash Receptacles (300' Approximate Spacing)

16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.

This document is included as an attachment to this comment response. See attachment.

18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.

Proposed Streets will be included and shown on the Preliminary Plan at the time of submittal.

21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.

Information required to demonstrate the adequacy of water, drainage, sewage facilities, and other necessary utilities will be provided to the City. As this PUD document is limited in the scope of what can be shown, we would propose that adequacy of utilities be demonstrated within the Public Improvements Construction Plans that will need to be submitted and approved by the City of Manor.

22. Please provide a copy of the land plan that is referenced in the comment responses.

This statement was in reference to the image at the top left in the PUD document itself, which reflects land uses, right-of-way widths, etc.

23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.

We propose to meet parkland requirements by paying the base amount parkland fee. Further, since our previous submittal, we have coordinated with City staff in regard to a lot for needed City water infrastructure and improvements.

24. The proposed collector roadway needs to be realigned to the west.

The roadway has been realigned further west to both accommodate the existing resident north of our site and to align with the design of the North-South Collector being constructed by the KB Homes site to our northeast.

In addition to this updated submittal, we are providing you with the Development Agreement which contains language for concurrent processing, as well as language outlining the process between the traffic impact analysis (TIA) and subdivision improvements.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 2, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2021-P-1338-ZO
Job Address: Gregg Lane Development Preliminary PUD, Manor 78653

Dear Aneil Naik,

The subsequent submittal of the New Haven Development Preliminary PUD submitted by Drenner Group and received on September 30, 2022, have been reviewed for compliance with the City of Manor Site Development/Zoning Ordinance 185. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The PUD should have a name.~~
- ~~2. The submitted PUD was not provided in the correct format for City review. An example PUD plan will be provided.~~
- ~~3. The required City signature blocks were not provided. The provided blocks have incorrect names. The P&Z Chairperson is Julie Leonard. The Mayor is Dr. Christopher Harvey.~~
- ~~4. No secondary access for the site was provided.~~
- ~~5. The typical PUD notes were not included with the submittal.~~
- ~~6. The PUD should list any proposed variances from City of Manor Code of Ordinances.~~
- ~~7. The proposed minimum lot size does not mean City zoning requirements. Lots that are less than fifty (50) feet wide need to be alley loaded only.~~
- ~~8. Information for parks should be provided. Typically parks are conveyed to the City but maintained by the HOA.~~
- ~~9. Please provide labels for topographical data. Parkland is to be located in areas where the slope is less than or equal to 5%.~~
- ~~10. Will any parkland be dedicated to the City?~~
- ~~11. Provide the depth of the proposed commercial portion of the PUD. There is a 25' setback for commercial. Provide information on how much of the site is usable for commercial. Commercial lots are required to be a minimum depth of 250' after any ROW dedication.~~

~~12. Either the commercial uses you want or the ones not proposed for the site should be included on the PUD.~~

~~13. The PUD should be labeled as Preliminary Site Plan for PUD.~~

~~14. How wide the proposed trail going to be. What material is proposed for the trail? This information should be provide on the PUD.~~

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

~~16. The City's Zoning Ordinance requires that information be submitted describing the environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood. Please provide a copy of the environmental assessment for the site.~~

~~17. Details of the relationship of the proposed development to adjacent uses in terms of harmonious use and design, setbacks, maintenance of property values and negative impacts should be provided.~~

~~18. The City Zoning Ordinance requires that the proposed streets should be shown on the Preliminary Plan in order to show that the streets have sufficient width and suitable grades and that the streets have been designed to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings. Please provide ROW widths for all proposed streets.~~

~~19. The coordination of streets should be shown on the Preliminary Plan so as to show that a convenient system consistent with the Thoroughfare Plan of the City will be created as is required by City Ordinance.~~

~~20. The location, size and configuration of open space areas should be shown on the Preliminary Plan to ensure that such areas are suitable for intended recreation and conservation uses.~~

~~21. Information should be provided to demonstrate the adequacy of water, drainage, sewage facilities, garbage disposal and other utilities necessary for essential services for residents and occupants.~~

~~22. Please provide a copy of the land plan that is referenced in the comment responses.~~

~~23. There is a minimum requirement for non-floodplain parkland. Please provide locations and acreage of proposed parklands that are non-floodplain. Areas within the 100-year floodplain may not be utilized to meet City Parkland dedication requirements.~~

~~24. The proposed collector roadway needs to be realigned to the west.~~

-

Additional comments

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

29. Gregg Lane should have a 15' landscaping buffer:

A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, a minimum ten (10) foot landscape buffer, measured from the edge of the collector right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native tree (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

Gregg Lane and the collector should have masonry walls along them

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

34. The requested Commercial building coverage of 85% should be changed to 70%.

35. Corner side setbacks should stay at 15'.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

39. The "PUD Notes" should be removed.

40. The note for #1 "Approved Land Uses" appear to be copied from a previous PUD and are not acceptable or relevant anymore. The ones that were modified or added are duplicates of the PUD Data Table notes.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg Lane will be 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. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

DRENNER GROUP

Leah Bojo
direct dial: (512) 807-2918
lbojo@drennergroupp.com

September 29, 2022

Mr. Scott Dunlop
Interim City Manager
Development Services Director
P.O. Box 387
Manor, Texas 78653

Via Electronic Delivery

Re: Newhaven PUD (formerly "Gregg Lane PUD") – Comment Response – Planned Unit Development (PUD) Application for the 90.345-acre property located at Gregg Lane, Travis County, Texas (the "Property")

Dear Mr. Dunlop:

Please find attached the second update to the Planned Unit Development (PUD) application Project 2021-P-1338-ZO. Below you will find City staff comments issued September 2, 2022, and our design team response to each.

15. Will the parkland have any amenities like bathrooms, benches, lights, etc. If so, then the proposed quantity and size should be provided. The list provided and the described in the PUD do not match, clarify what amenities will be installed. Also, provide the dimensions for each of the structures/amenities.

Leah Bojo and Aneil Naik met with City staff on 09/16/2022. City staff confirmed the amenities provided under #7 suffice to resolve this comment.

25. Under 9)Utilities verify the LUEs for SF and commercial. Example; SF LUEs is 1 LUE/Lot.

These amounts have been confirmed and the table is now accurately updated.

26. Verify who will provide the water. Confirm that the water will be provided by Manville.

We have confirmed decertification from Manville and Aqua. Water service will be provided by the City of Manor, which is reflected in the PUD.

27. Floodplain parkland will not count but a fee-in-lieu can be paid per the code.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

28. The parkland proposed does not meet the minimum subdivision requirements for dedication to the city. The fee-in-lieu for the parkland be approved with the PUD so it doesn't have to be a separate request.

We will move forward with requesting a fee-in-lieu for parkland. The request language is now included with the PUD.

*29. Gregg Lane should have a 15' landscaping buffer:
A minimum fifteen (15) foot landscape buffer, measured from the edge of the Gregg Lane right of way, shall be provided. Four (4), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and fifteen (15), minimum three (3) gallon, shrubs shall be planted per 200 linear feet of landscape buffer.*

The PUD now incorporates the landscape buffer as well as the above-provided note.

30. A minimum four (4) foot wide, concrete sidewalk shall be provided within the Gregg Lane Landscape Buffer or the expanded right of way for Gregg Lane. Location and alignment of the sidewalk shall be coordinated during the Preliminary Plan stage of development.

This sidewalk will be provided with the development and is now reflected in the PUD.

31. The collector road should have a 10' landscaping buffer. For internal, unloaded collector roadways, measured from the edge of the Gregg Lane right of way, shall be provided. One (1), minimum three (3) inch caliper, Type A large or Type B medium native trees (as defined by the Manor Code of Ordinances) and five (5), minimum three (3) gallon, shrubs shall be planted per 50 linear feet of landscape buffer.

The PUD now incorporates the landscape buffer as well as the above-provided note.

Gregg Lane and the collector should have masonry walls along them

The PUD now incorporates the masonry wall with masonry columns.

32. Masonry wall shall be provided along the rear and side lot lines of lots that back up to an unloaded collector and Gregg Lane. Masonry shall include brick, stone, stucco or concrete panel fencing. Stone or brick columns shall be provided a minimum of every 300 feet. Walls should be minimized and varied whenever possible to avoid a tunnel effect along the collector roadway.

The PUD now incorporates the masonry wall with masonry columns.

33. The requested Residential building coverages of 60% and 65% should be changed to 50% and 60%.

The PUD will comply with Residential building coverage and is now updated to reflect this percentage.

34. The requested Commercial building coverage of 85% should be changed to 70%.

The PUD will comply with Commercial building coverage and is now updated to reflect this percentage.

35. Corner side setbacks should stay at 15'.

The PUD will comply with the setbacks and is now updated to reflect this distance.

36. In Note 5 the minimum landscaping for single family is two (2) two-inch trees but then in note 12 it is requested that the variance says 1 tree/lot. There shouldn't be any modifications to the number of trees per lot since the project will be made up of 50' and 60' lots.

The PUD is now updated to reflect this corrected amount.

37. Landscaping should be per current code. The only note for landscaping that can remain is the one about landscaping in the public right-of-way by license agreement.

The PUD has been updated to remove referenced note and add that landscaping will be placed per City of Manor Code.

38. The secondary trails should be at a minimum 6' decomposed granite (or similar) with the binding that will keep it in place.

The PUD has been updated to call out concrete for this trail type.

39. The "PUD Notes" should be removed.

The PUD has been updated to remove all notes with duplicated or irrelevant information.

41. Does this land plan consider the Gregg Lane ROW dedication? ROW dedication along Gregg lane will be required.

The PUD does reflect this dedication and is now called out for reference.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Leah M. Bojo". The signature is fluid and cursive, with the first name "Leah" being the most prominent part.

Leah M. Bojo



1500 County Road 269
Leander, TX 78641

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

Date: Friday, October 14, 2022

Aneil Naik
Drenner Group
200 Lee Barton Drive, Suite 100
Austin TX 78704
anaik@drennergroupp.com

Permit Number 2022-P-1480-ZO
Job Address: Gregg Lane Development Final PUD, Manor 78653

Dear Aneil Naik,

We have conducted a review of the Gregg Lane Development Final PUD, submitted by you and received by our office on October 14, 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 Final PUD to Scott Dunlop at the City of Manor for signatures.

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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Preliminary PUD Site Plan

Project Name: New Haven Development Preliminary PUD
 Case Number: 2021-P-1338-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Planned Use Development for the New Haven Subdivision located near the intersections of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Engineering

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 Preliminary PUD Site 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.

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

15701 ANDERSON ROAD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

AQUA WATER SUPPLY CORP
PO BOX P
BASTROP, TEXAS 78602-1989

FORTUNE LAND INVESTMENTS LLC
223 DAKOTA DR
CEDAR PARK, TEXAS 78613-7826

LUTZ JAMES T & ALEXANDRA CARRILLO
14812 N F M RD 973
MANOR, TEXAS 78653

BOARD OF TRUSTEES OF THE MANOR
533 HIWASEE ROAD
WAXAHACHIE, TEXAS 75165-6448

57 ACRES ANDERSON RD MANOR LLC
109 GROSEBECK LN
LEANDER, TEXAS 78641-4036

MONARCH RANCH AT MANOR LLC
310 ENTERPRISE DR
OXFORD, MISSISSIPPI 38655-2762

GAB MANOR LLC
4517 THREE ARROWS CT
CEDAR PARK, TEXAS 78613-4838

MANOR INDEPENDENT SCHOOL
DISTRICT
PO BOX 359
MANOR, TEXAS 78653-0359



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion and possible action on an Ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Applicant: SEC Planning, LLC

Owner: Blackburn Group

BACKGROUND/SUMMARY:

This PUD amendment is to add a new unloaded collector to the plan in accordance with the new thoroughfare plan for the city. This new roadway will connect south to Silent Falls Way in Shadowglen. Adding the road caused the loss of 9 lots, which were added in a cul-de-sac in the rear of the property. The new road is adjacent to an open space lot, so the amount of parkland in the PUD increased from 22.2 to 22.9 acres. No other changes were made. The original PUD was approved on Jan. 19, 2022.

This item was recommended for approval by the P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
- PUD Amendment
- Current approved PUD
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the first reading of an ordinance Amending the Final Planned Use Development for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING ORDINANCE 636 TO MODIFY THE PLANNED UNIT DEVELOPMENT SITE PLAN FOR THE MONARCH RANCH FINAL PLANNED UNIT DEVELOPMENT; REZONING FROM PLANNED UNIT DEVELOPMENT(PUD) TO PLANNED UNIT DEVELOPMENT (PUD); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the “Property”) has requested that the Property be rezoned;

Whereas, Ordinance 636 was adopted by the City of Manor, Texas City Council (the “City Council”) on January 19, 2022;

Whereas, the owner of the Property is requesting to amend Ordinance 636 in order to modify the Planned Unit Development Site Plan for the Monarch Ranch Final Planned Unit Development;

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

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

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

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

Section 2. Amendment of Ordinance. Ordinance No. 636 is hereby modified and amended by replacing Exhibit “A” in its entirety and replacing it with a new Exhibit “A” to include the Property description and the modified planned unit development site plan for the Monarch Ranch Final PUD, attached hereto and incorporated herein as if fully set forth.

Section 3. Amendment of Conflicting Ordinances. Exhibit “A” of the City’s Ordinance 636 is hereby amended as provided in this Ordinance. All ordinances and parts of ordinances in conflict with this Ordinance are amended to the extent of such conflict. In the event of a conflict or inconsistency between this Ordinance and any code or ordinance of the city, the terms and provisions of this Ordinance shall govern.

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov’t. Code.

ORDINANCE NO.

Page 2

PASSED AND APPROVED FIRST READING on this the 16th day of November 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of December 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

EXHIBIT "A"

Property Legal Description:

Being all that certain tract or parcel of land situated in the S. Bacon Survey, Abstract No. 63, Travis County, Texas, being all of that certain called 146 3/4 acre tract of land described in the deed to Janice Thurman White Trust, Martin Payne, John Thurman Payne add Enfield Partners, LLC, recorded in Document No. 2019013312, Official Public Records, Travis County, Texas and being more particularly described by metes and bounds and follows:

BEGINNING at the South corner of the tract being described herein at a 1/2-inch iron rod found in the Northwesterly right-of-way line of F.M. 973 for the East corner of that certain called 136.342 acre tract of land described in the deed to H. Dalton Wallace, recorded in Document No. 2013210018, Official Public Records, Travis County, Texas and the South corner of said 146 3/4 acre tract of land, from which a 1/2-inch iron rod found on the Northwesterly right-of-way line of said F.M. 973 and the Southeasterly line of said 136.342 acre tract of land bears S13°18'28"W, a distance of 389.02 feet;

THENCE with the common line of said 136.342 acre tract of land said 146 3/4 acre tract of land, the following courses and distances:

N62°14'30"W, a distance of 3199.28 feet to a capped iron rod stamped "Chapparal" found for corner;

N88°59'54"W, a distance of 788.38 feet to a 1/2-inch iron rod found for the South corner of that certain called 59.072 acre tract of land described in the deed to Danny K. Fuchs and Diane F. Swanson, recorded in Document No. 2020081497, Official Public Records, Travis County, Texas and the West corner of said tract herein described;

THENCE with the East line of said 59.072 acre tract of land, the following courses and distances:

N12°37'38"E, a distance of 546.74 feet to a 4-inch wood fence corner post found for corner;

N71°31'15"E, a distance of 218.24 feet to a 5/8-inch iron rod with plastic cap stamped "Landpoint" set (herein referred to as capped iron rod set) for corner;

N53°03'35"E, a distance of 273.85 feet to a capped iron rod set for corner;

N26°39'39"E, a distance of 230.33 feet to a 1/2-inch iron rod found for corner;

N79°38'13"W, a distance of 59.13 feet to a 1/2-inch iron rod found for corner;

N06°31'39"E, passing at a distance of 649.99 feet a capped iron rod stamped "McGray" found for corner and continuing on said course for a total distance of 724.90 feet to a 1/2-

ORDINANCE NO.**Page 4**

inch iron rod found in the Southwesterly line of Gregg Lane for the East corner of said 59.072 acre tract of land and the North corner of said tract herein described;

THENCE S62°19'23"E, with the Southwesterly line of said Gregg Lane, a distance of 4059.00 feet to a capped iron rod set in the Northwesterly right-of-way line of said F.M. 973 for the East corner of said tract herein described, from which a concrete monument found on the Northeasterly line of said Gregg Lane for the South corner of that certain called 36.14 acre tract of land described in the deed to the United States of America, recorded in Document No. 2014113251, Official Public Records, Travis County, Texas bears N27°21'28"E, a distance of 32.41 feet;

THENCE with the Northwesterly right-of-way line of said F.M. 973, the following courses and distances:

S27°21'28" W for a distance of 1082.34 feet to a 1/2-inch iron rod found for the beginning of a curve to the left;

With said curve to the left, an arc length of 391.80 feet, a central angle of 09° 23'08", a radius of 2391.83 feet and a chord that bears S22°39'54"W, a distance of 391.36 feet to the POINT OF BEGINNING and containing 134.529 acres of land.

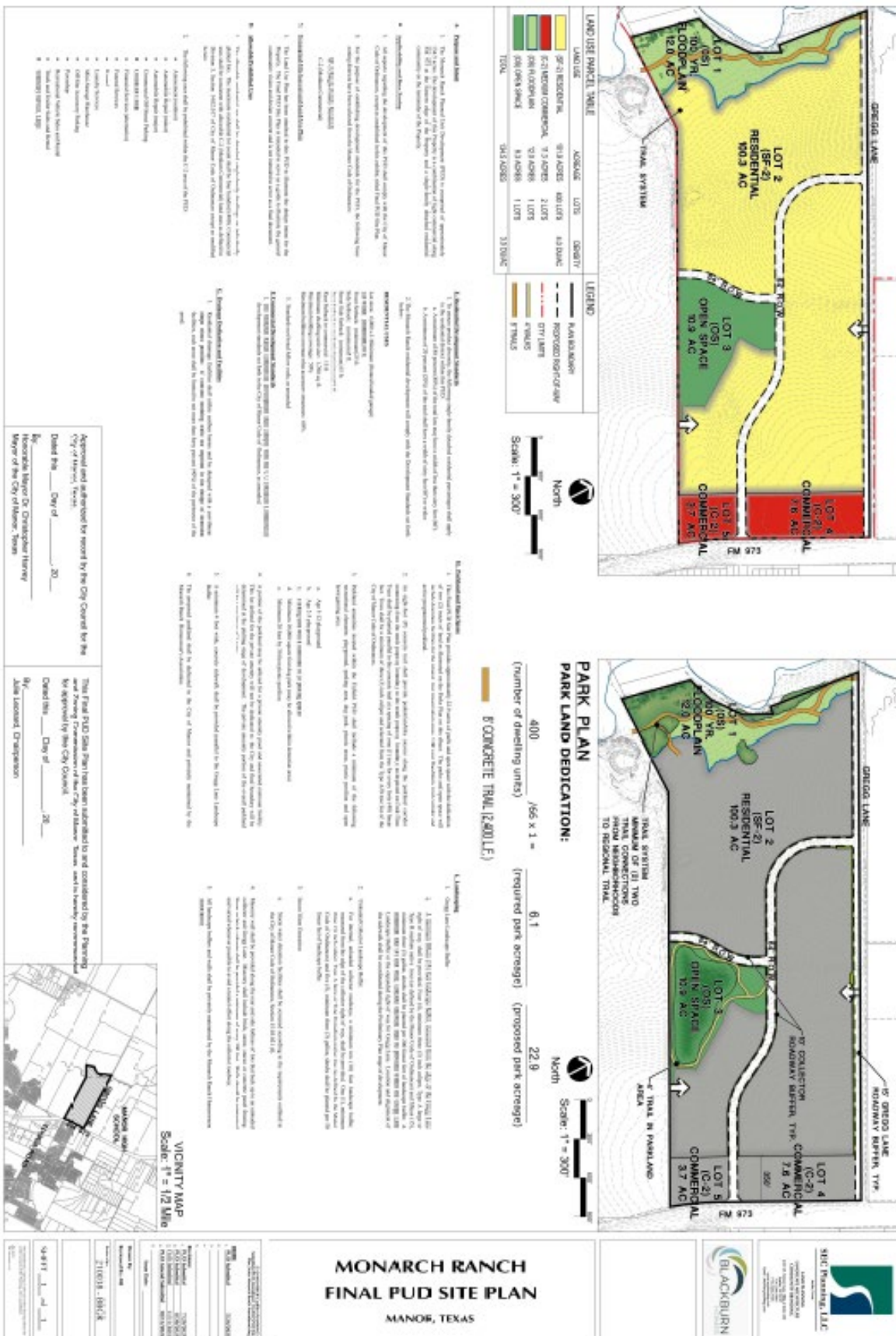
The herein referenced tract is referenced to State Plane Coordinates, Texas Central Zone, 4203.

ORDINANCE NO.

Page 5

Planned Unit Development Site Plan for the Monarch Ranch Final Planned Unit
Development
[attached]

ORDINANCE NO.





October 14, 2022

Scott Dunlop, Director of Planning
City of Manor Planning Department
105 E. Eggleston Street
Manor, Texas 78653

Re: Monarch Ranch PUD Zoning Amendment Application Letter of Intent

Monarch Ranch is approximately 134.5 acres located on the southwest corner of Gregg Lane and FM 973. The proposed project development will provide a mix of residential product offerings as well as commercial frontage along FM 973.

The Applicant requests to amend the Planned Unit Development to modify the Parkland dedication and street alignment due to plan changes.

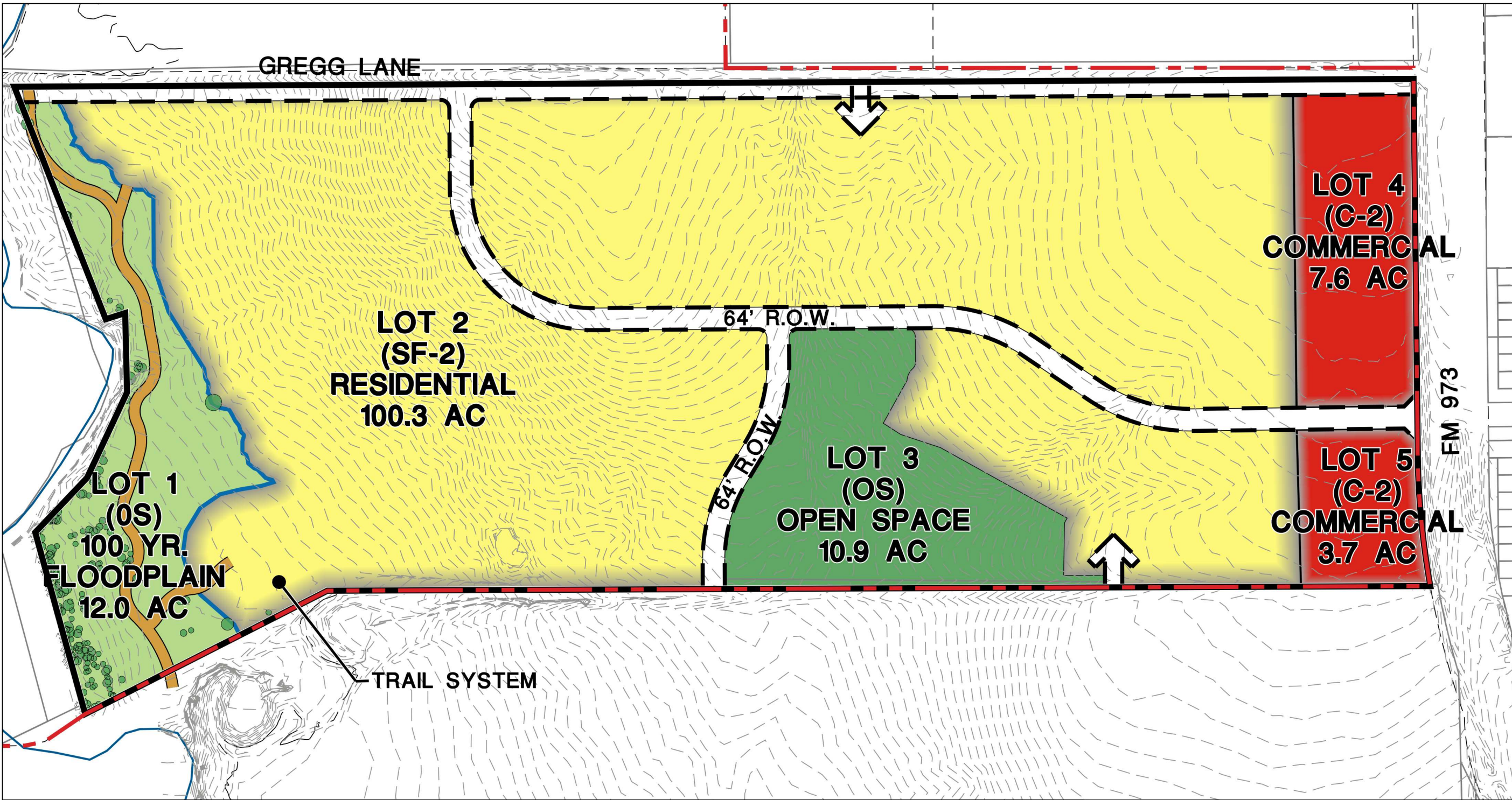
As part of the PUD zoning amendment request, the applicant is also proposing additional enhancements beyond those provided in the approved PUD. These additional enhancements are proposed to ensure cohesion throughout the community. Some of the additions as shown on the amended concept plan include the following:

- Addition of Landscape buffers along new unloaded collector
- Maintaining overall parkland acreage at or above approved plan

Thank you for your consideration of this zoning amendment request. Should you have any questions or need additional information, please do not hesitate to contact me.

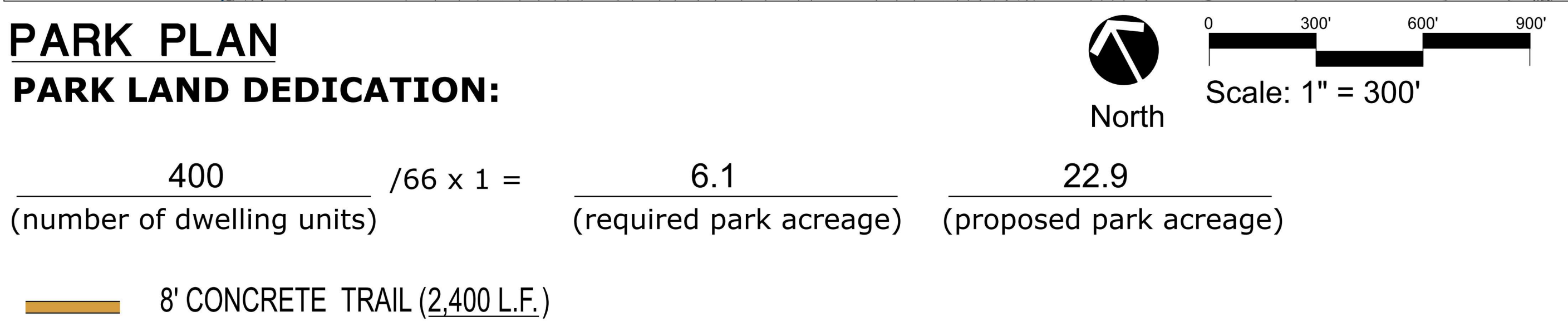
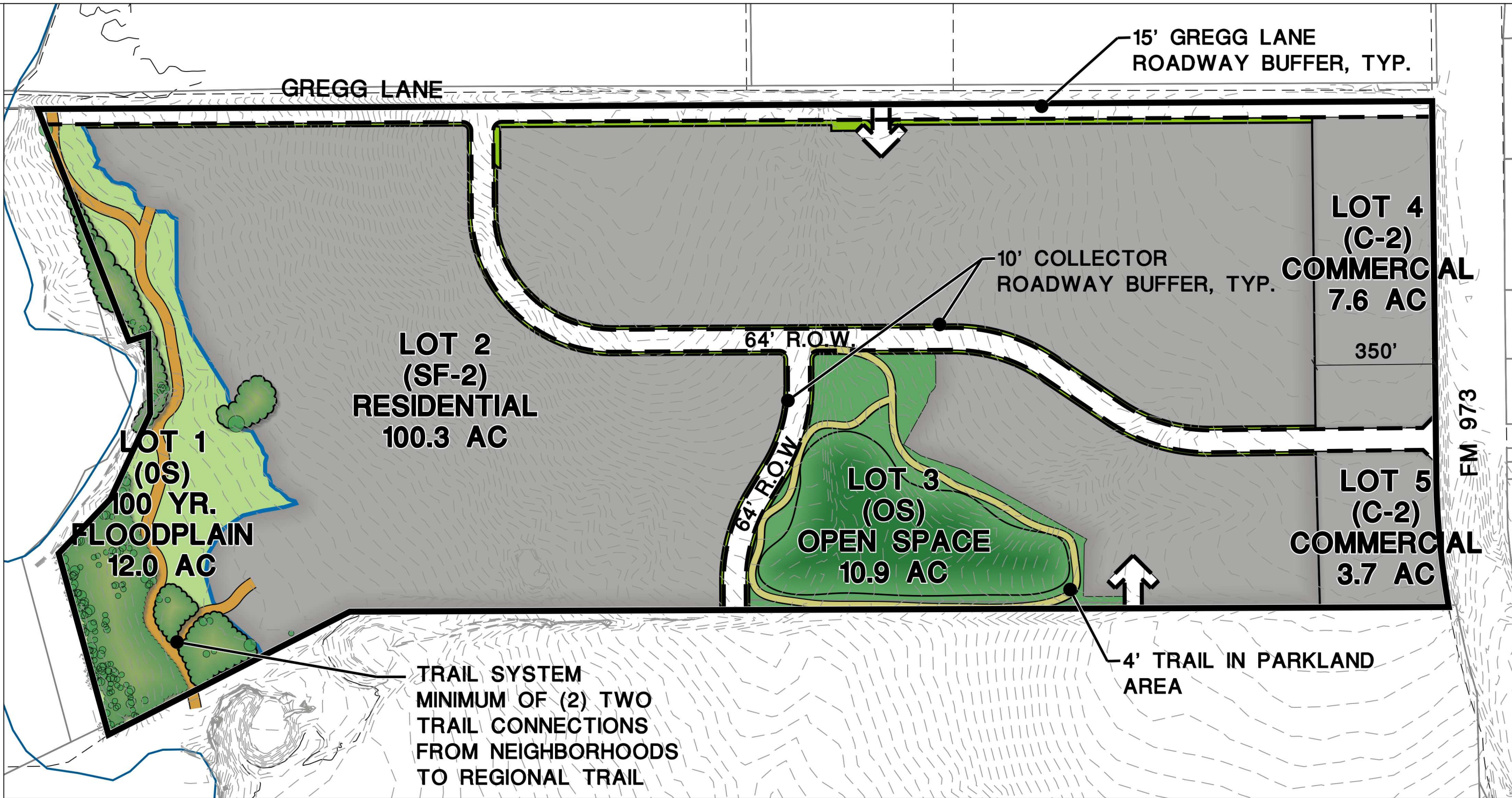
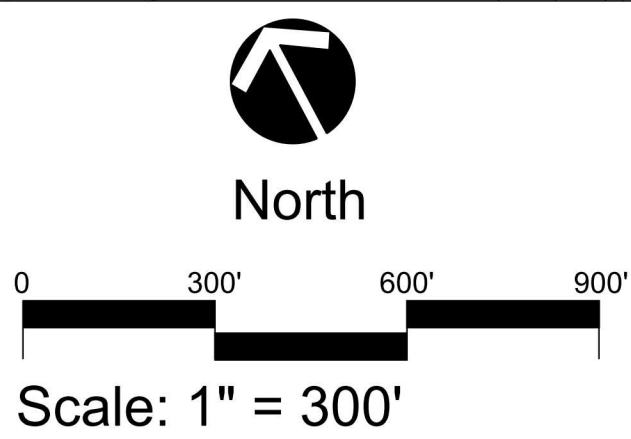
Sincerely,

Mark Baker
Principal



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

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



A. Purpose and Intent

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

B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

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

D. Allowable/Prohibited Uses

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

E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft.
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

F. Commercial Development Standards

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

G. Drainage Dedication and Facilities

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

H. Parkland and Open Space

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

I. Landscaping

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

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

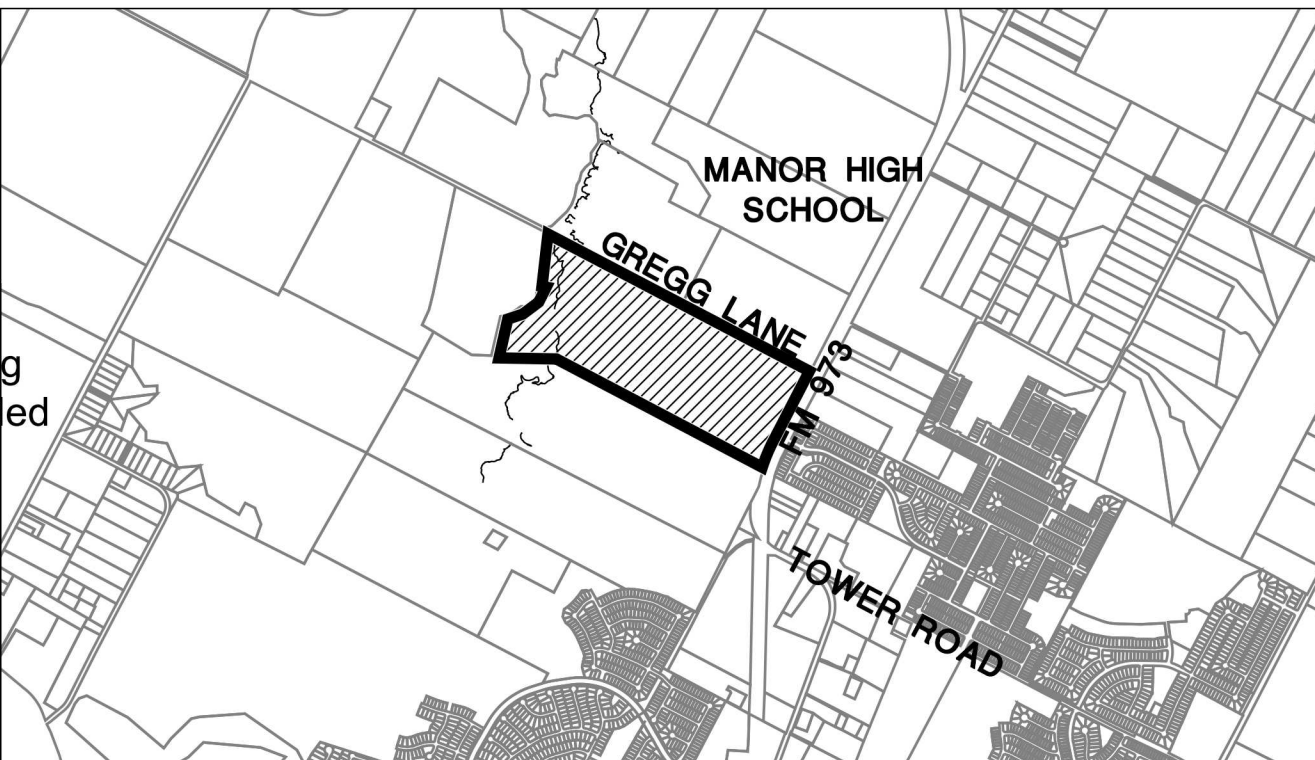
Dated this ____ Day of _____, 20__

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

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20__

By: _____
Julie Leonard, Chairperson



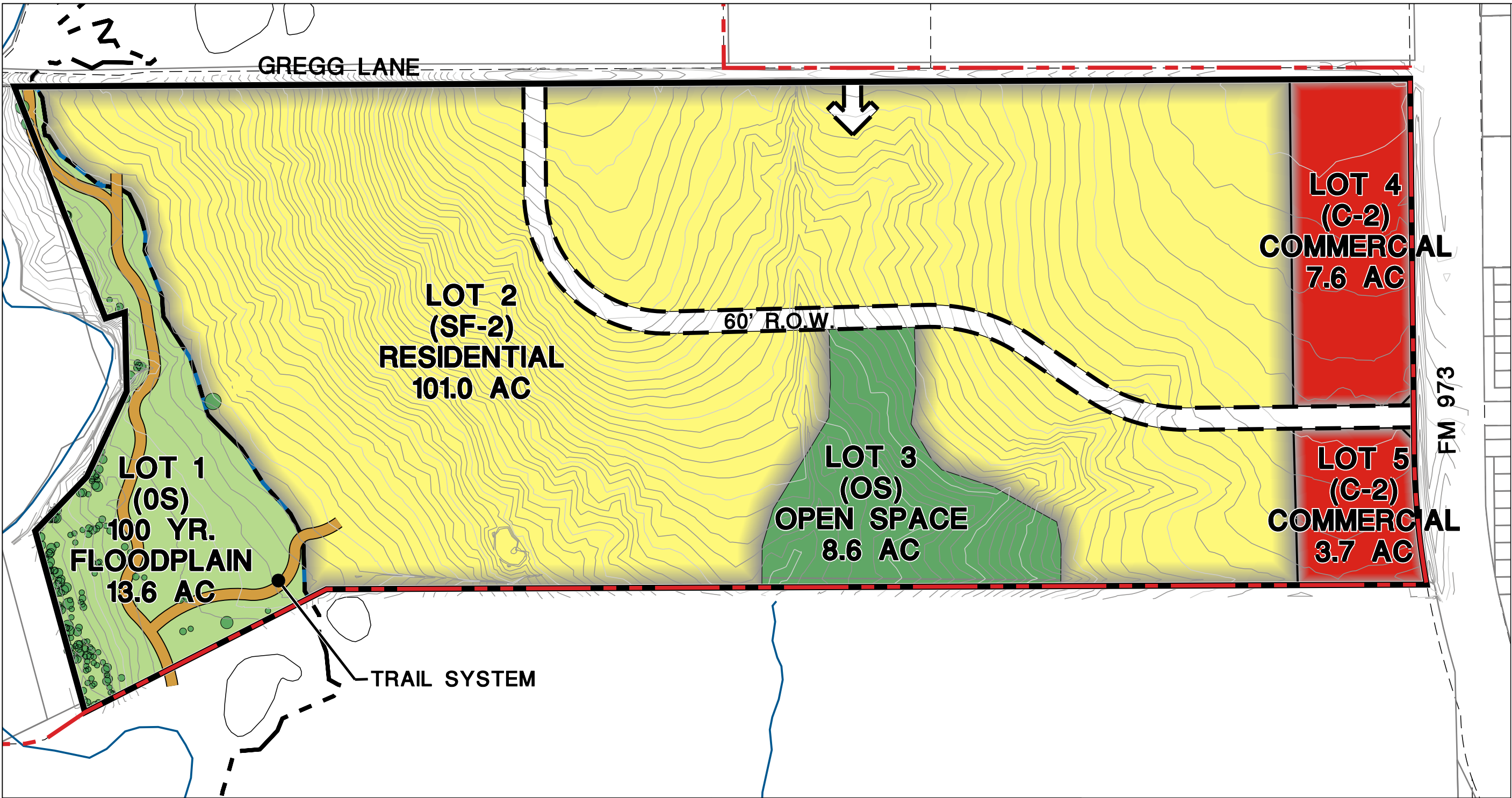
**MONARCH RANCH
FINAL PUD SITE PLAN
MANOR, TEXAS**

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals-PUD Amendment_10-2022-PUD Site Plan_Notes Monarch Ranch Amendment.dwg	
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3. PUD Submittal	11/11/2021
4. PUD Amend Submittal	10/13/2022
5.	
Issue Date:	

Drawn By:
Reviewed By: MB

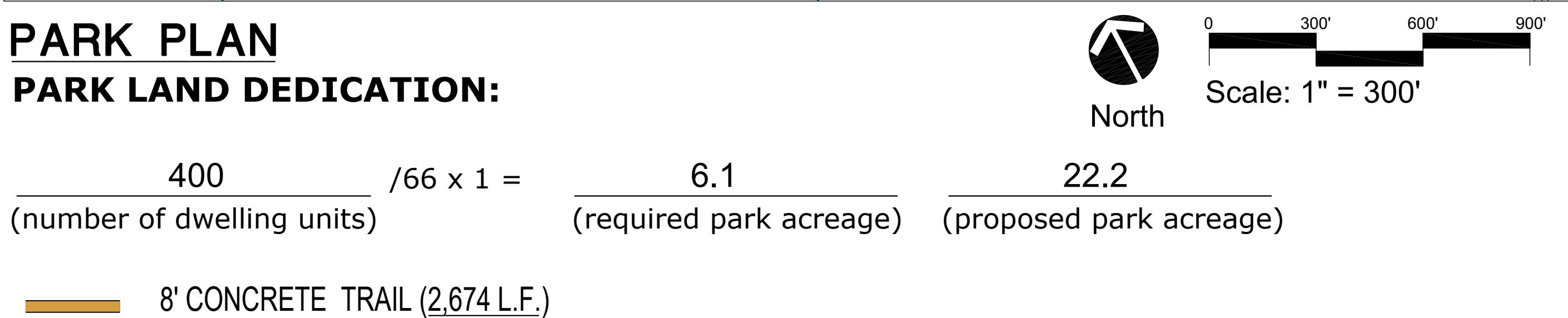
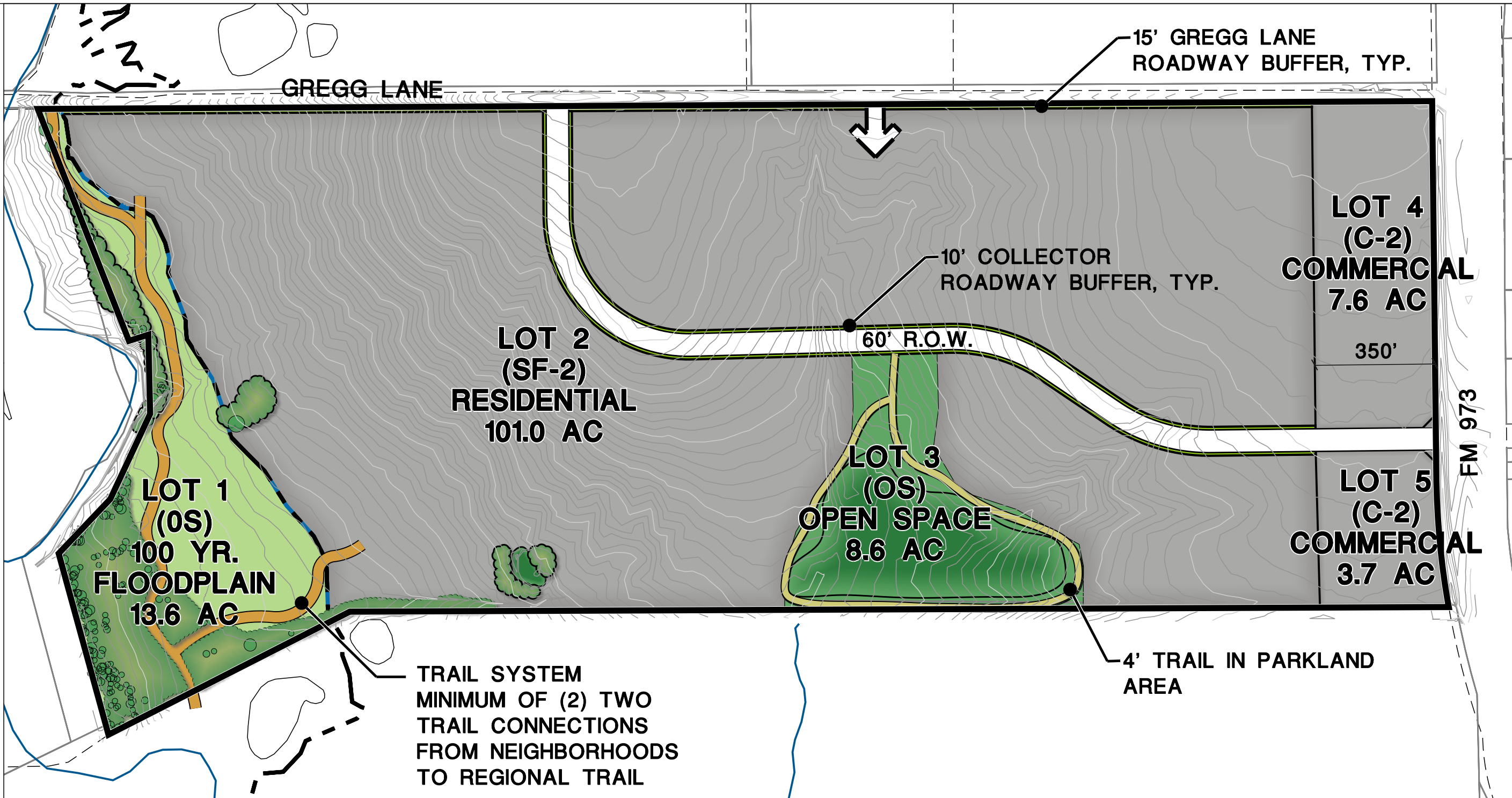
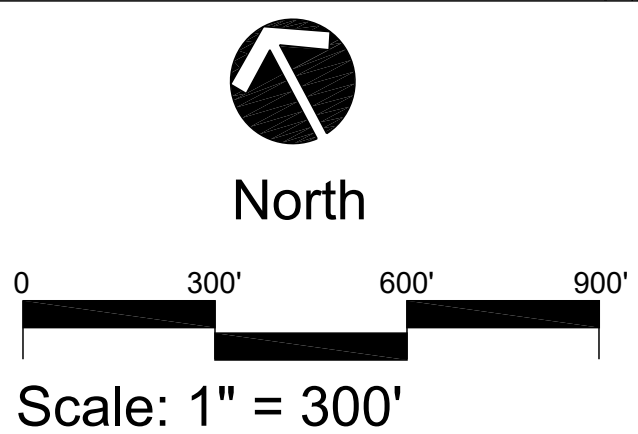
Project No.
210038 - BBGR

SHEET __1__ of __1__



LAND USE PARCEL TABLE			
LAND USE	ACREAGE	LOTS	DENSITY
(SF-2) RESIDENTIAL	101.0 ACRES	400 LOTS	4.0 DU/AC
(C-2) MEDIUM COMMERCIAL	11.3 ACRES	2 LOTS	
(OS) FLOODPLAIN	13.6 ACRES	1 LOTS	
(OS) OPEN SPACE	8.6 ACRES	1 LOTS	
TOTAL	134.5 ACRES		3.0 DU/AC

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



A. Purpose and Intent

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

B. Applicability and Base Zoning

- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Final PUD Site Plan.
- For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)

C. Conceptual Site Layout and Land Use Plan

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

D. Allowable/Prohibited Uses

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

E. Residential Development Standards

- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum of 20 percent (20%) of the total shall have a width of sixty feet (60') or wider.
- The Monarch Ranch residential development will comply with the Development Standards set forth below:

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
Lot Width: (minimum)50 ft.
Front Setback: (minimum)25 ft.
Side Setback: (minimum)5 ft.
Street Side Setback: (minimum)15 ft.
Rear Setback to residential:(minimum)10 ft.
Rear Setback to commercial: 15 ft
Minimum dwelling unit size: 1,700 sq. ft.
Maximum building coverage: 50%
Maximum building coverage plus accessory structures: 60%

- Standards not listed follow code, as amended

F. Commercial Development Standards

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

G. Drainage Dedication and Facilities

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

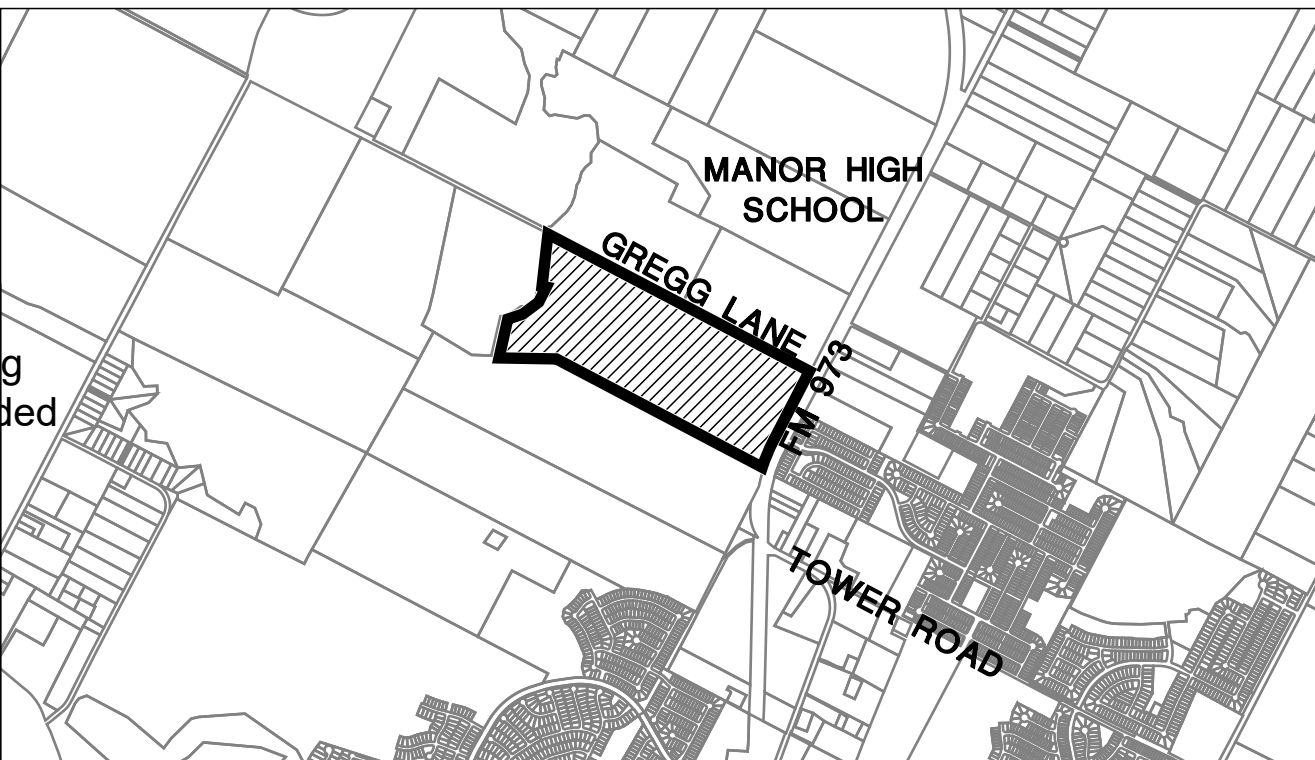
H. Parkland and Open Space

- This Final PUD Site Plan provides approximately 22.2 acres of park and open space with the dedication of two (2) tracts of land as illustrated on the Parks Plan on this sheet. The parks and open space will include detention facilities for the project, tree preservation areas, 100 year floodplain, trail corridor and active programmed parkland.
- An eight-foot (8') concrete trail shall provide pedestrian/bike access along the parkland corridor connecting from the north property boundary to the south property boundary, as depicted on Park Plan. Trees shall be planted parallel to the concrete trail at a spacing of one (1) tree for every forty (40) linear feet. Trees shall be a minimum of three (3) inch caliper and selected from the Type A/B tree list of the City of Manor Code of Ordinances.
- Parkland amenities located within the Enfield PUD shall include a minimum of the following recreational elements: playground, parking area, dog park, picnic areas, picnic pavilion and open lawn/gaming area.
 - Age 5-12 playground
 - Age 2-5 playground
 - Parking area with a minimum of 20 parking spaces
 - Minimum 10,000 square foot dog park (may be allowed within detention area)
 - Minimum 20 foot by 30 foot picnic pavilion
- A portion of the parkland may be utilized for a private amenity pool and associated restroom facility. This lot defined for the private amenity will not be dedicated to the City and final boundary will be determined at the platting stage of development. The private amenity portion of the overall parkland will be a maximum of 2 acres.
- A minimum 4 foot wide, concrete sidewalk shall be provided parallel to the Gregg Lane Landscape Buffer.
- The proposed parkland shall be dedicated to the City of Manor and privately maintained by the Monarch Ranch Homeowner's Association.

I. Landscaping

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

VICINITY MAP
Scale: 1" = 1/2 Mile



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

Dated this ____ Day of _____, 20____

By: _____
Honorable Mayor Dr. Larry Wallace Jr.
Mayor of the City of Manor, Texas

This Final PUD Site Plan has been submitted to and considered by the Planning and Zoning Commission of the City of Manor, Texas, and is hereby recommended for approval by the City Council.

Dated this ____ Day of _____, 20____

By: _____
Philip Tryon, Chairperson

Item 14.

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7903
www.secplanning.com
Email : info@secplanning.com

BLACKBURN HOMES

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

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals\Preliminary PUD Site Plan.dwg	
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3. PUD Submittal	11/11/2021
4.	
5.	
Issue Date:	

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET __1__ of __1__

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SEC Planning, LLC



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 3, 2022

SEC Planning
SEC Planning, LLC
4201 W. Parmer Lane, Bldg. A, Ste. 220
Austin TX
info@secplanning.com

Permit Number 2022-P-1481-ZO
Job Address: GREGG LN TX, MANOR 78653

Dear SEC Planning,

The submittal of the revised Monarch Ranch PUD Amendment Site Plans submitted by SEC Planning, LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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 PUD to Scott Dunlop at the City of Manor for signatures. A copy of the signed PUD will be uploaded under project files on 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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Final PUD Site Plan

Project Name: Monarch Ranch PUD Amendment
Case Number: 2022-P-1481-ZO
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Ln and N. FM 973, Manor, TX.

Applicant: SEC Planning, LLC

Owner: Blackburn Group

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 PUD Amendment 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.

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

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

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

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

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

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

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

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

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

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

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

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

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

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

CONTINENTAL HOMES OF TEXAS LP
SUITE 400 10700 PECAN PARK BLVD
AUSTIN, TX 78750-1227

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

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

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

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

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

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

WALLACE H DALTON
9505 JOHNNY MORRIS RD
AUSTIN, TX 78724-1527

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

Applicant: Jamison Civil Engineering LLC

Owner: Monarch Ranch at Manor, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan include 385 residential lots and parkland, open space and drainage lots. The plan includes a mix of 50' and 60' wide residential lots in accordance with the PUD zoning. There is a 64' unloaded collector (Tinajero Way) that extends east-west through the property then connects north to Gregg Lane. A second 64' unloaded collector extends south from Tinajero Way as Silent Falls Way. There is also a 45' ROW dedication along Gregg Lane for future expansion.

This item was recommended for approval by the P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Concept Plan
- Engineer Comments
- Conformance Letter
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

COMMON OWNERSHIP LOTS

LOT 1 BLOCK A
LOT 1 BLOCK D
LOT 1 BLOCK E
LOT 1 BLOCK F
LOT 15 BLOCK G
LOT 1 BLOCK H
LOT 16 BLOCK J
LOT 1 BLOCK K
LOT 56 BLOCK M
LOT 1 BLOCK N

ESTIMATED TIMING OF PHASES

PHASE 1 - 08/01/22, DEPENDENT ON PERMIT APPROVAL
PHASE 2 - 1 TO 2 YEARS AFTER PHASE 1, DEPENDENT ON LOT SALES
PHASE 3 - 1 TO 2 YEARS AFTER PHASE 2, DEPENDENT ON LOT SALES

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

OWNER/DEVELOPER: MONARCH RANCH AT MANOR, LLC
310 ENTERPRISE DRIVE
OXFORD, MISSISSIPPI 38655
PHONE (662) 513-4194
DAVID BLACKBURN

ACREAGE: 123.516 ACRES

SURVEY: S. BACON SURVEY, ABSTRACT NO. 63

DATE PREPARED: 05/10/2022

NUMBER OF BLOCKS: 16

NUMBER OF LOTS: 400
(SEE TABLE THIS SHEET FOR BREAKOUT)

LINEAR FEET OF NEW STREETS: 18,717 LF

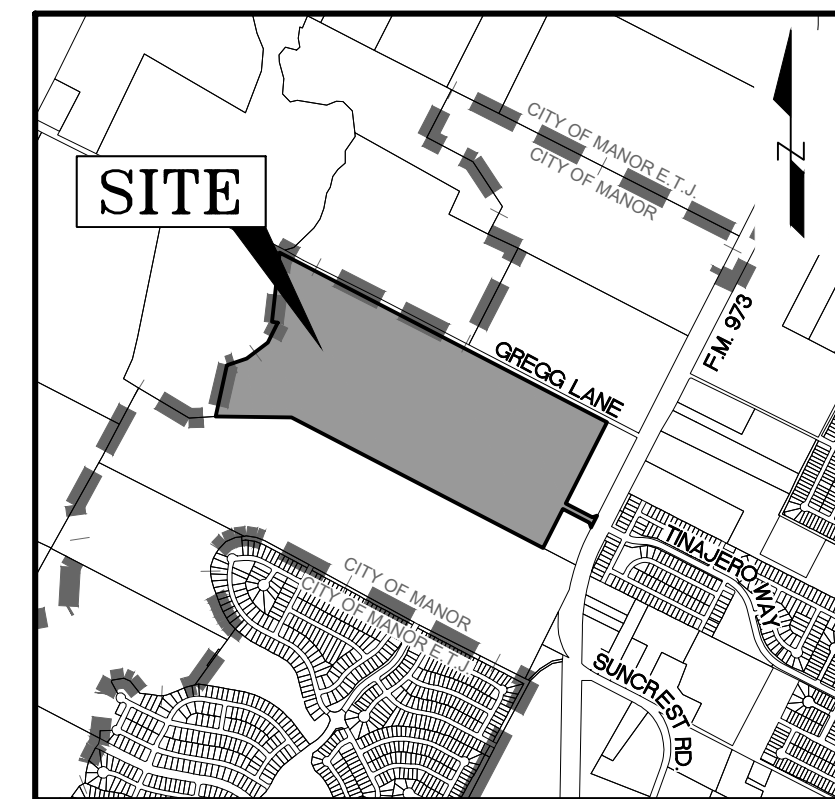
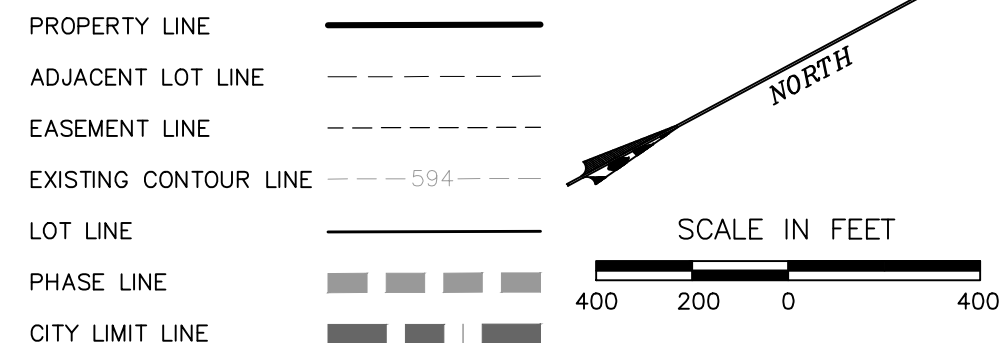
SUBMITTAL DATE: 05/10/2021

BENCHMARK: GPD DESC.: BENCHMARK #1
BEARING BASIS: TEXAS NORTH
CENTRAL ZONE,
4202, NAD 83 -
US SURVEY FEET
VERTICAL DATUM: NAVD 88
ELEVATION: 593.26'

SURVEYOR: LANDPOINT, INC.
6410 SOUTHWEST BLVD. STE 127
FORT WORTH, TEXAS 76109
PHONE (817) 554-1805
ROBERT GLEN MALOY, RPLS

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

LEGEND



LOCATION MAP

SCALE = 1" = 2000'

WATER CALCULATIONS (Per COA Criteria)

Single Family:					
Peak Hour	457 LUEs	x	3.5 people x	900 gal/person/day	= 1439550 gpd = 999.7 gpm
Peak Day	457 LUEs	x	3.5 people x	530 gal/person/day	= 847735 gpd = 588.7 gpm
Fire Demand	1000 gpm	for	1 HR		
Commercial:					
Peak Hour	72 LUEs	x	3.5 people x	900 gal/person/day	= 227331 gpd = 157.9 gpm
Peak Day	72 LUEs	x	3.5 people x	530 gal/person/day	= 133873 gpd = 93.0 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)	
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)	
Total:					
Peak Hour	529 LUEs	x	3.5 people x	900 gal/person/day	= 1666881 gpd = 1157.6 gpm
Peak Day	529 LUEs	x	3.5 people x	530 gal/person/day	= 981608 gpd = 681.7 gpm
Fire Demand	6000 gpm	for	2 HR	(No Sprinkler)	
Fire Demand	3000 gpm	for	2 HR	(With Sprinkler & 50% Reduction)	

OVERALL SUMMARY TABLE - PER PRELIMINARY PLAN

	NO. OF LOTS	TOTAL AREA (SF)	TOTAL AREA (AC)	PERCENTAGE (%)
SINGLE FAMILY LOTS	385	2,826,482	64.887	52.5%
OPEN SPACE / LANDSCAPE / DRAINAGE	15	1,372,555	31.510	25.5%
R.O.W. / STREETS*		1,181,052	27.113	22.0%
TOTAL	400	5,380,089	123.510	100.0%

WASTEWATER CAPACITY CALCULATIONS

	Unit	LUEs	Total LUEs	TOTAL POPULATION (capita)
RESIDENTIAL UNITS				
Retail / Commercial	119,800.0 sf	0.000602 LUE/unit	72	252.59
Single-Family	385.0 lots	1 LUE/unit	385	1,347.50
Multi-family	0.0 units	0.70000 LUE/unit	0	0.00
		1 LUE = 3.5 cap	457	
TOTAL EQUIVALENT POPULATION				1,600.09
Average Dry Weather Flow, gpd	70 gpd/cap			112,006.33
Average Dry Weather Flow, gpm				77.78
Peak Flow Factor				3.66
Peak Flow, gpd				409,841.92
Maximum Dry Weather Flow, gpm				284.6
Service Area, ac				135.00
Inflow/Infiltration, gpd	750 gpd/ac			101,250.00
Maximum Wet Weather Flow, gpd				511,091.92
Net Maximum Wet Weather Flow, gpm				354.9
Minimum Flow Factor				0.22
Minimum Dry Weather Flow, gpd				24,586.30
Minimum Dry Weather Flow, gpm				17.07

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

CALLLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO
64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ
14.0625%
CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

CITY OF MANOR E.T.J.
CITY OF MANOR

CALLLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051094
O.P.R.T.C.T.

CALLLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

ENFIELD PARTNERS,
LLC ETAL
3.711 ACRES
2019013312
O.P.R.T.C.T.

ENFIELD PARTNERS,
LLC ETAL
7.629 ACRES
2019013312
O.P.R.T.C.T.

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

BOUNDARY LINE TABLE

LINE	DIRECTION	LENGTH
L1	N72°21'23"E	53.74'
L2	S27°21'28"W	140.00'
L3	N17°38'37"W	53.74'

JAMISON CIVIL ENGINEERING LLC

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

JCE

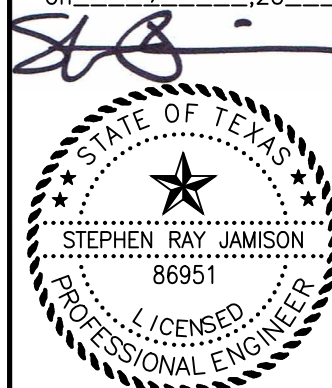
MONARCH RANCH AT MANOR

CONCEPTUAL PLAN - OVERALL

GREGG LANE & FM 973

MANOR, TEXAS 78653

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on 10/17/2022



File:	Stampshot: OVERALL	Scale (Hor.): 1"=100'	Checked By: MM	Drawn By: MM
Job No.	Scale (Vert.):	Date:	Revision 1:	Revision 2:
			Revision 3:	Revision 4:

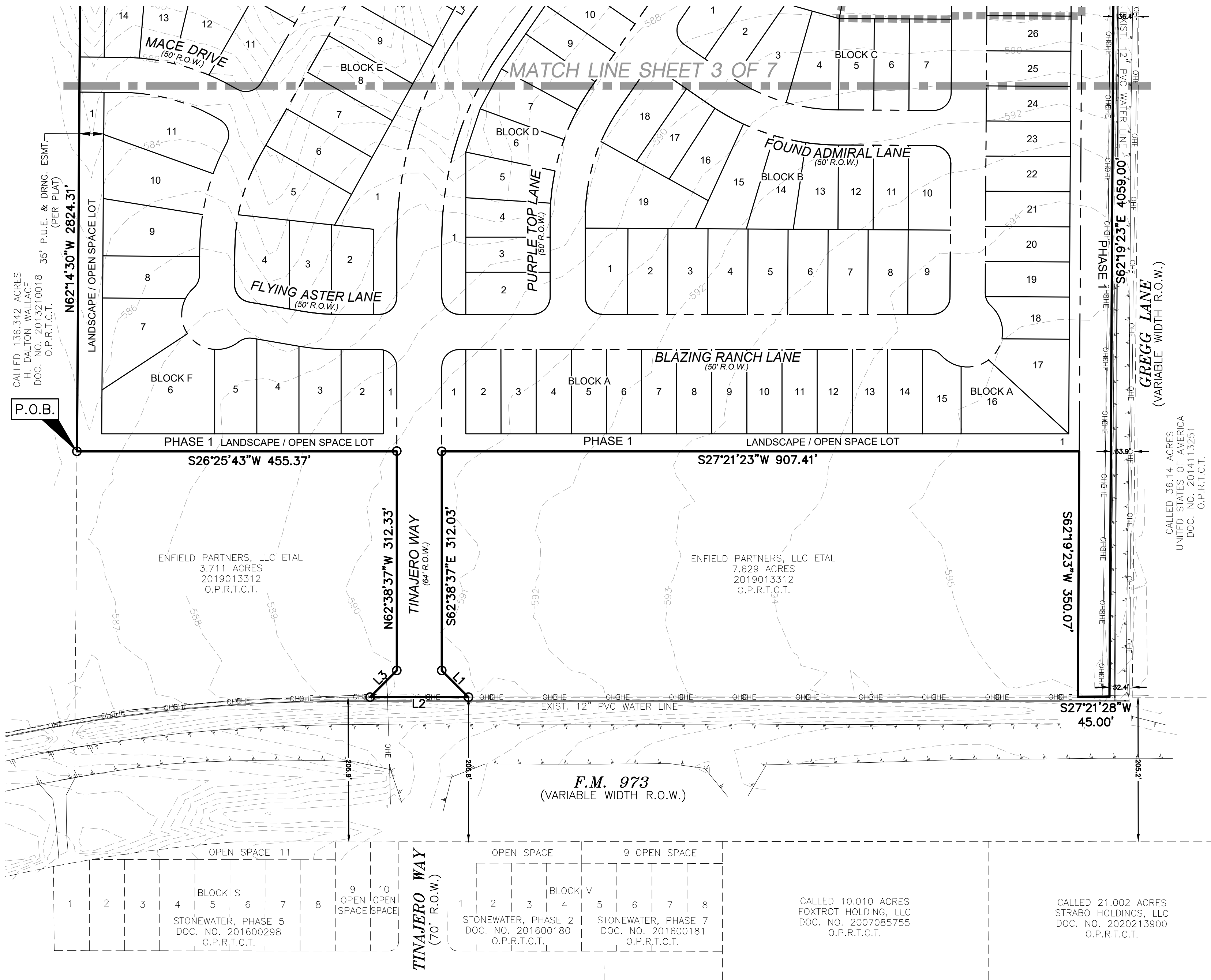
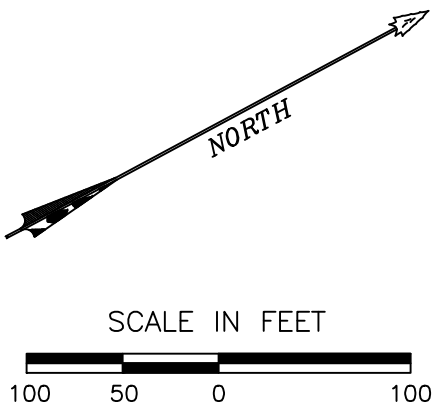
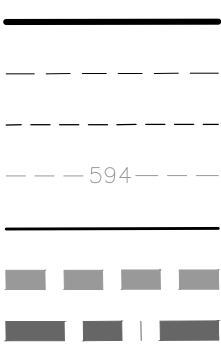
SHEET

01 of 07

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR LINE
LOT LINE
PHASE LINE
CITY LIMIT LINE



JAMISON CIVIL ENGINEERING LLC

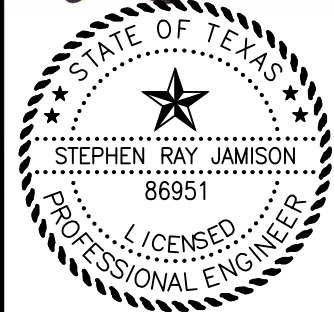
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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 1 OF 4

GREGG LANE & FM 973
MANOR, TEXAS 78653

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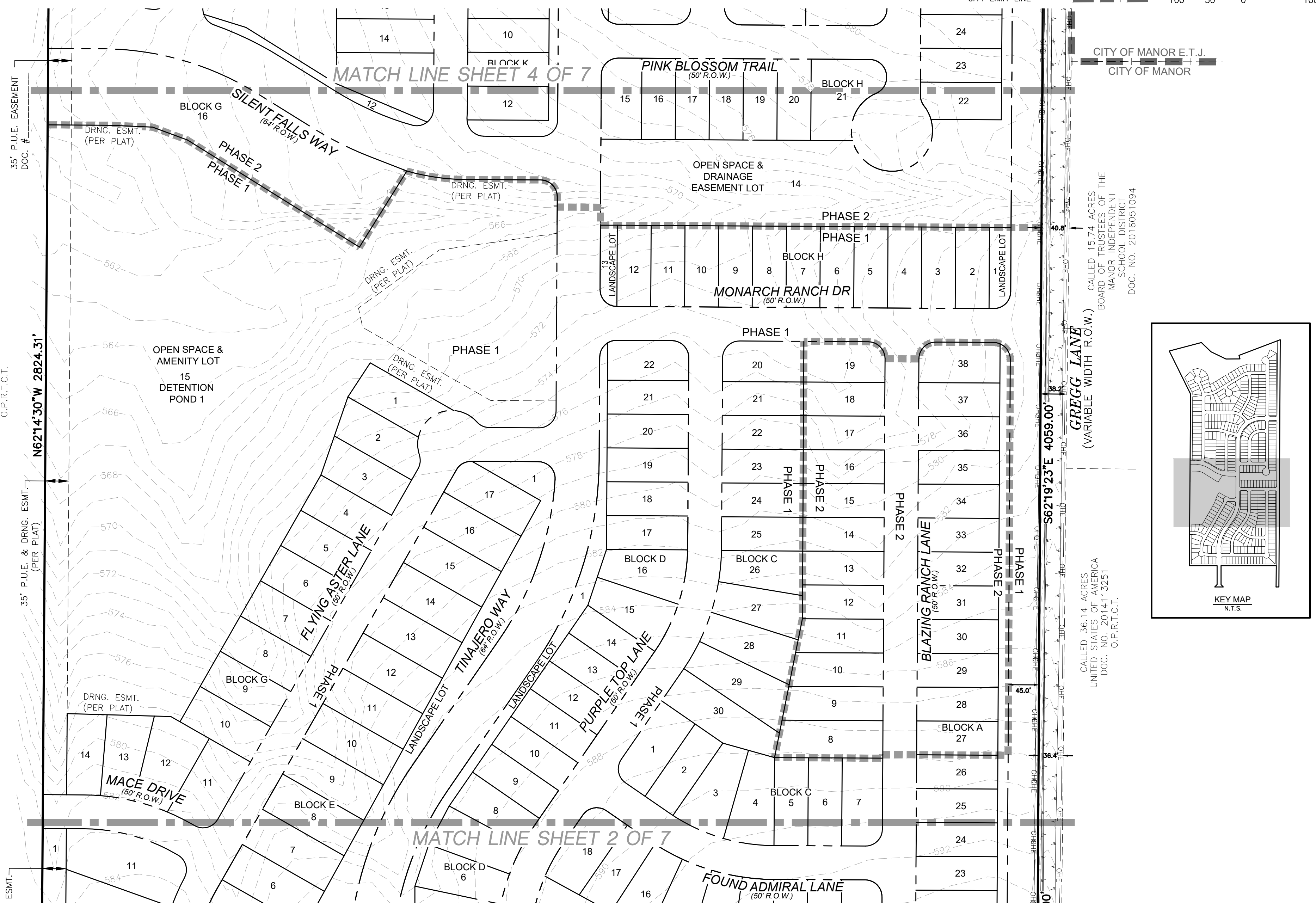
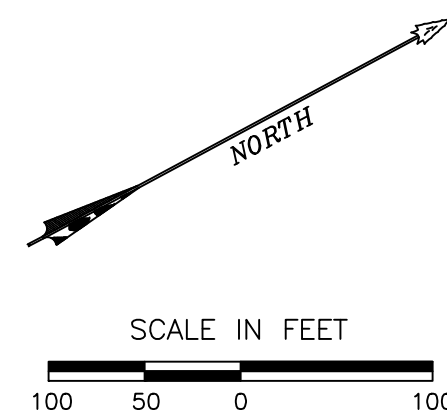
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Job No.	CONCEPTUAL				MM
Date:					
Revision 1:					
Revision 2:					
Revision 3:					
Revision 4:					

CAUTION!!!
CONTRACTOR SHALL LOCATE ANY/ALL EXISTING
UTILITIES PRIOR TO ANY SITE WORK.
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FOR DAMAGES TO ANY EXISTING UTILITIES
OR FOR ANY CONFLICTS THAT MAY ARISE DUE TO
ANY UTILITIES NOT PROPERLY LOCATED.

SHEET
02 of 07

LEGEND

PROPERTY LINE
ADJACENT LOT LINE
EASEMENT LINE
EXISTING CONTOUR
LOT LINE
PHASE LINE
CITY LIMIT LINE



CAUTION!!!
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File:

File.	Snapshot: CONCEPTUAL
Job No.	

Scale (Hor.): 1"=100'	Scale (Vert.):
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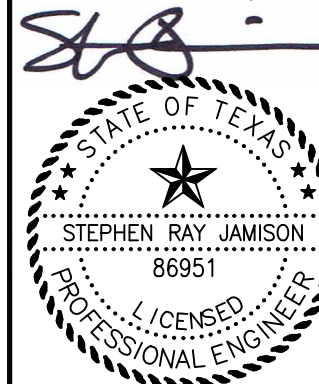
Date:	Checked By:	Drawn By: MM
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Revision 1:

Revision 2:

Revision 3:

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MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 2 OF 4
GREGG LANE & FM 973
MANOR, TEXAS 78653

JAMISON CIVIL ENGINEERING LLC

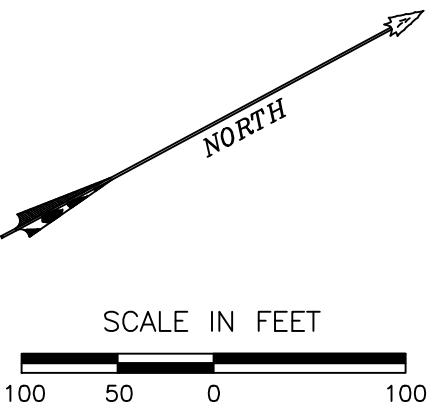
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3812 RESEARCH BLVD. #B-2
AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

FOR

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

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

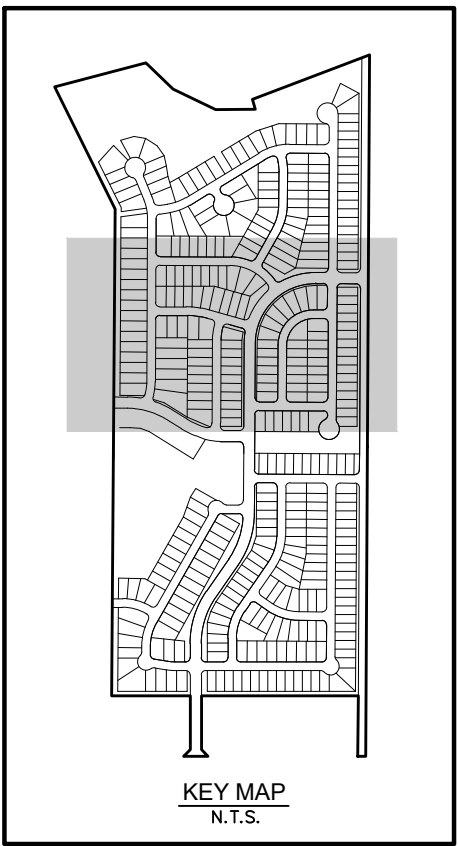


SAMUEL BARF
ALEXANDRA C
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CLA

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CHRISTINA CARRILLO 10.9375%
CLAUDIA M. CARRILLO 10.9375%
DOC. NO. 2020120760
O.P.R.T.C.T.

(VARIABLE WIDTH R.O.W.)

CITY OF MANOR E.T.J.
CITY OF MANOR



KEY MAP
N.T.S.

H:\MONARCH RANCH\DWG\PLANS\CONCEPTUAL\CONCEPTUAL.DWG

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

JAMISON CIVIL ENGINEERING LLC

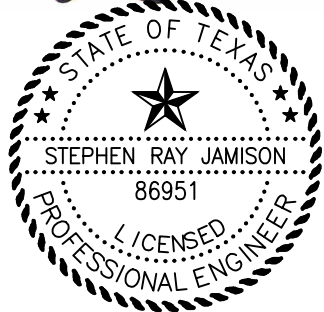
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AUSTIN, TEXAS 78750
OFFICE: (737) 484-0880
INFO@JAMISONENG.COM

JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - SHEET 3 OF 4

GREGG LANE & FM 973
MANOR, TEXAS 78653

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on 10/17/2022



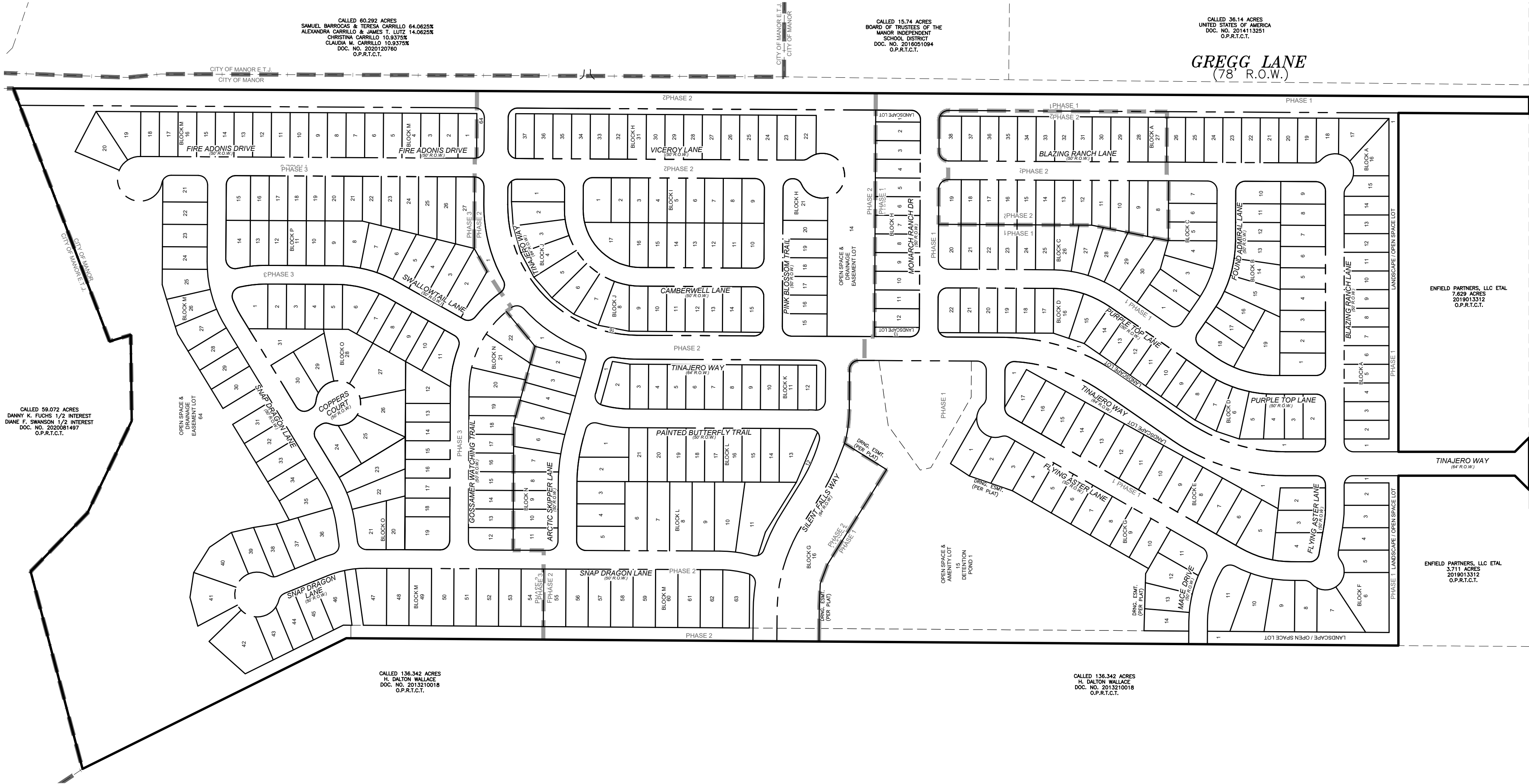
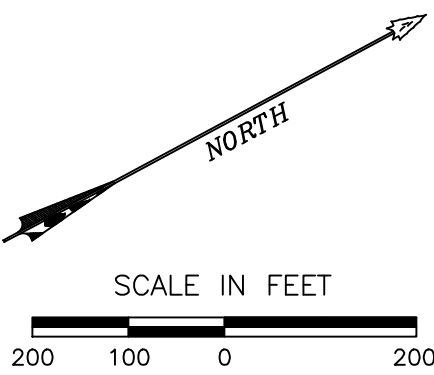
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Date:	Checked By:
Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

SHEET
04 of 07

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

LEGEND

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



CALLLED 60.292 ACRES
SAMUEL BARROCAS & TERESA CARRILLO 64.0625%
ALEXANDRA CARRILLO & JAMES T. LUTZ 14.0625%
CHRISTINA M. CARRILLO 10.8375%
CLAUDIA M. CARRILLO 10.8375%
DOC. NO. 2020120760
O.P.R.T.C.T.

CALLLED 15.74 ACRES
BOARD OF TRUSTEES OF THE
MANOR INDEPENDENT
SCHOOL DISTRICT
DOC. NO. 2016051084
O.P.R.T.C.T.

CALLLED 36.14 ACRES
UNITED STATES OF AMERICA
DOC. NO. 2014113251
O.P.R.T.C.T.

GREGG LANE
(78' R.O.W.)

CALLLED 59.072 ACRES
DANNY K. FUCHS 1/2 INTEREST
DANE F. SWANSON 1/2 INTEREST
DOC. NO. 2020081497
O.P.R.T.C.T.

CALLLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

CALLLED 136.342 ACRES
H. DALTON WALLACE
DOC. NO. 2013210018
O.P.R.T.C.T.

ENFIELD PARTNERS, LLC ETAL
7.629 ACRES
2019013312
O.P.R.T.C.T.

ENFIELD PARTNERS, LLC ETAL
3.711 ACRES
2019013312
O.P.R.T.C.T.

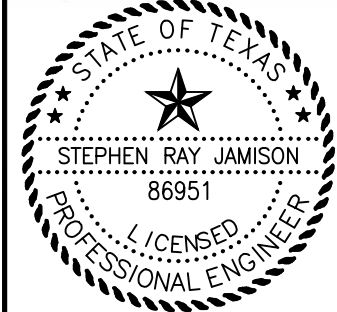
JAMISON CIVIL ENGINEERING LLC

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

JCE

MONARCH RANCH AT MANOR
CONCEPTUAL PLAN - PHASING PLAN
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/17/2022



File:	Snapshot: PHASING
Job No.	Scale (Hor.): 1"=100'
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Revision 1:	Drawn By: MM
Revision 2:	
Revision 3:	
Revision 4:	

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

SHEET
06 of 07

MONARCH RANCH AT MANOR CONCEPTUAL PLAN

CITY OF MANOR ACKNOWLEDGEMENTS

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

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

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

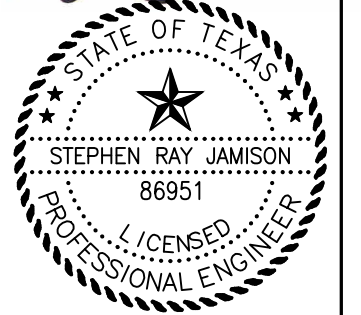
BY: _____ ATTEST: _____
DR. CHRISTOPHER HARVEY LLUVIA T. ALMARAZ,
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

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

JCE

MONARCH RANCH AT MANOR
NOTES
GREGG LANE & FM 973
MANOR, TEXAS 78653

The seal appearing on
this document was
authorized by
Stephen Ray Jamison
on 10/17/2022



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

File:	Job No.	Snapshot: CONCEPTUAL
Scale (Hor.): 1"=100'	Scale (Vert.):	Drawn By: GC
Date:	Checked By:	
Revision 1:		
Revision 2:		
Revision 3:		
Revision 4:		

SHEET
07 of 07



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, June 7, 2022

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

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor, TX. 78653

Dear Stephen Jamison,

The first submittal of the Monarch Ranch Concept Plan (*Concept Plan*) submitted by Jamison Civil Engineering LLC and received on October 18, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet that shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership.~~

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online, please go to www.mygovernmentonline.org and use the online portal to upload your drawings in PDF format.

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC

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

JCE

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

June 23, 2022

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

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP

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

Engineer Review

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

1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).

THE ANTICIPATED TIMING OF EACH PROPOSED PHASE HAS BEEN ADDED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).

THE PHASING PLAN HAS BEEN ADDED TO THE CONCEPT PLAN SET.

3. The City signature blocks should be added to the concept plan. A copy will be provided.

THE CITY SIGNATURE BLOCK HAS BEEN ADDED TO THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

4. Setbacks are not required to be shown on the Concept Plan. Please remove them.

SETBACKS HAVE BEEN REMOVED. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

5. Please provide a sheet the shows the entire tract and its relationship to adjacent properties.

PLEASE SEE THE NEW OVERALL SHEET ADDED IN THE REVISED SET OF PLANS INCLUDED WITH THIS UPDATE.

6. Please provide the location of any sites for proposed parks and all areas of common ownership.

THE LOT NUMBER AND BLOCK OF ALL LOTS WITH COMMON OWNERSHIP ARE NOW LISTED ON SHEET 1.

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

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



06/27/2022



1500 County Road 269
Leander, TX 78641

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

Date: Monday, July 18, 2022

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

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The subsequent submittal of the Monarch Ranch Concept Plan submitted by Jamison Civil Engineering LLC and received on October 18, 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 (737) 247-7557 or by email at pgray@gbateam.com.

~~1. The anticipated timing of each proposed phase of the development should be listed on the concept plan. Per City of Manor Subdivision 10.02 Article II Section 21 (c)(15).~~

~~2. A proposed phasing plan is required to be submitted with the concept plan. Per City of Manor Subdivision Ordinance 10.02 Article II Section 21(c)(16).~~

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

~~4. Setbacks are not required to be shown on the Concept Plan. Please remove them.~~

~~5. Please provide a sheet that shows the entire tract and its relationship to adjacent properties.~~

~~6. Please provide the location of any sites for proposed parks and all areas of common ownership.~~

7. PUEs are not required to be shown on the Concept Plan.

8. Topographic contours at ten-foot intervals or less should be provided on the Concept Plan.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
Jay Engineering, a Division of GBA

Jamison Civil Engineering LLC

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

JCE

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

August 4, 2022

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

Re: Monarch Ranch Concept Plan – 2022-P-1437-CP – Update 2

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

Engineer Review

The following comments have been provided by 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.

3. The City signature blocks should be added to the concept plan. A copy will be provided. The Mayor is Dr. Christopher Harvey and the P&Z Chairperson is Julie Leonard.

THE SIGNATURE BLOCKS HAVE BEEN UPDATED. PLEASE SEE THE REVISED PLANS INCLUDED WITH THIS UPDATE.

7. PUEs are not required to be shown on the Concept Plan.

PUEs ARE NO LONGER BEING SHOWN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

8. Topographic contours at tenfoot intervals or less should be provided on the Concept Plan.

THE REQUESTED CONTOURS HAVE BEEN ADDED TO THE CONCEPT PLAN. PLEASE SEE THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

9. Significant existing features on, or within 200 feet of, the property, such as railroads, roads, buildings, utilities, and drainage structures should be provided on the Concept Plan.

SIGNIFICANT EXISTING FEATURES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

10. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the development or is contiguous to the development's boundary should be provided on the Concept Plan.

THE CITY LIMIT LINES ARE NOW SHOWN ON THE REVISED CONCEPT PLAN INCLUDED WITH THIS UPDATE.

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

SINCERELY,



**Stephen R. Jamison P.E.
Jamison Civil Engineering LLC
TX PE Firm REG. #F-17756**



08/05/2022



1500 County Road 269
Leander, TX 78641

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

Date: Thursday, November 3, 2022

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

Permit Number 2022-P-1437-CP
Job Address: Monarch Ranch Concept Plan, Manor 78653

Dear Stephen Jamison,

The submittal of the revised Monarch Ranch Concept Plan Site Plans submitted by Jamison Civil Engineering LLC and received by our office on 11/3/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. 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,

Pauline Gray, P.E.
Lead AES
GBA



10/24/2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Monarch Ranch Concept Plan
 Case Number: 2022-P-1437-CP
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision located near the intersection of Gregg Ln and FM-973, Manor, Tx. The request will be posted on the agenda as follows:

**Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. Applicant: Jamison Civil Engineering LLC
 Owner: Monarch Ranch at Manor, LLC**

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 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.

United States of America (116406)
533 Hiwasse Rd Anderson Dennis Etal
Waxahachie, TX. 75165

Terry G JR & Ebony Holley
14526 Pernella Rd.
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Board of Trustees of the Manor ISD
533 Hiwasee Road Dennis Anderson Etal
Waxahachie, TX 75165

Jennifer A & Arturo Blakely
14522 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Gregg Lane Dev LLC
101 Parklane Blvd. STE 102
Sugarland TX 77478

Rose Mary & Richard Shepperd
14518 Pernella Rd.
Manor, TX 78653

Continental Homes of TexasLP STE 400
10700 Pecan Park Blvd.
Austin, TX 78750

Pflugerville ISD
PO Box 589
Pflugerville, TX 78691

Laura Patricia Guino & Javier Rosas
Aguilera
14514 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Rust Creek LLC
9606 Old Manor Road #1
Austin, TX 78724

Gamaliel & Alexandria Rodarte
14510 Pernalla Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Wallace H Dalton
9505 Johnny Morris RD.
Austin, TX 78724

Gerardo M Morales
14506 Pernella Rd.
Manor, TX 78653

Continental Homes of Texas LP Suite 400
10700 Pecan Park Blvd.
Austin, TX 78750

Foxtrot Holding LLC
14605 FM 973 N
Manor, TX 78653

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Juan P. Chaparro
14408 Pernella Rd
Manor, TX 78653

Strabo Holdings LLC
13510 Broadmeade Ave.
Austin, TX 78729

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Mary M. Clark
14404 Pernella Rd.
Manor, TX 78653

Robert Joe Buratti
6903 Geneva Dr.
Austin, TX 787233

SW Homeowners Association INC.
9601 Amerberglen Blvd. STE 150
Austin, TX 78729

Kristine A & Matthew J Escobedo
1440 Pernella Rd.
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

First Reading: Consideration, discussion and possible action on an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

Applicant: Oxford Stratton Estates LLC

Owner: Akshay Pohekar

BACKGROUND/SUMMARY:

The property owner is proposing a small boutique hotel. This use is permitted in both C-1 and DB, but DB has more favorable development standards, like setbacks, that make the project more feasible. On the draft Future Land Use Map, the property is part of the Downtown Mixed-Use category that includes commercial, business, and office uses. Downtown Business (DB) zoning is consistent with this Downtown Mixed-Use category of the FLUM.

This item was recommended for approval by the P&Z

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

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

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve the first reading of an Ordinance rezoning one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM LIGHT COMMERCIAL (C-1) TO DOWNTOWN BUSINESS (DB); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

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

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

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

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

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

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Light Commercial (C-1) to zoning district Downtown Business (DB). The Property is accordingly hereby rezoned to Downtown Business (DB).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 16th day of November 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of December 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC,
City Secretary

ORDINANCE NO.

Page 2

EXHIBIT “A”

Property Address:
302 East Parsons Street, Manor, TX 78653

Property Legal Description:
Lot 1, Block 21, Town of Manor

Letter of Intent

Date: 10/13/2022

Subject :

Request for Property re-zone from C1 to DB

Property Address:

302 E Parson St, Manor Texas 78653

Hello Sir/Madam

We are requesting to the City of Manor to consider our plea regarding above subjected property for the re-zoning from C1 to DB.

We intend to develop this property in following ways:

1. Boutique Hotel

1. Intend to add up-to 20 rooms
2. Beer Garden on the 1st floor
3. Event Hall on top floor with 4000 Sq ft offering amazing Manor City view
4. Open terrace to provide additional Seating
 1. For the beer garden client
 2. Guest renting the even hall
 3. Guest using hotel rooms

2. OR Commercial mixed used Residential Tower

1. 1st Floor will offer amazing spacious office spaces to growing downtown business.
2. Rest of the floors will offer 1, 2 and 3 bedrooms residential apartments.
3. Top Floor will provide facilitates to tenants like
 1. GYM
 2. Clubhouse
 3. Pool

Re-zoning will help us add more square footage at each floor to make facility more spacious, welcoming in heart of Historic Downtown of City of Manor.

I humbly request you to please consider our application.

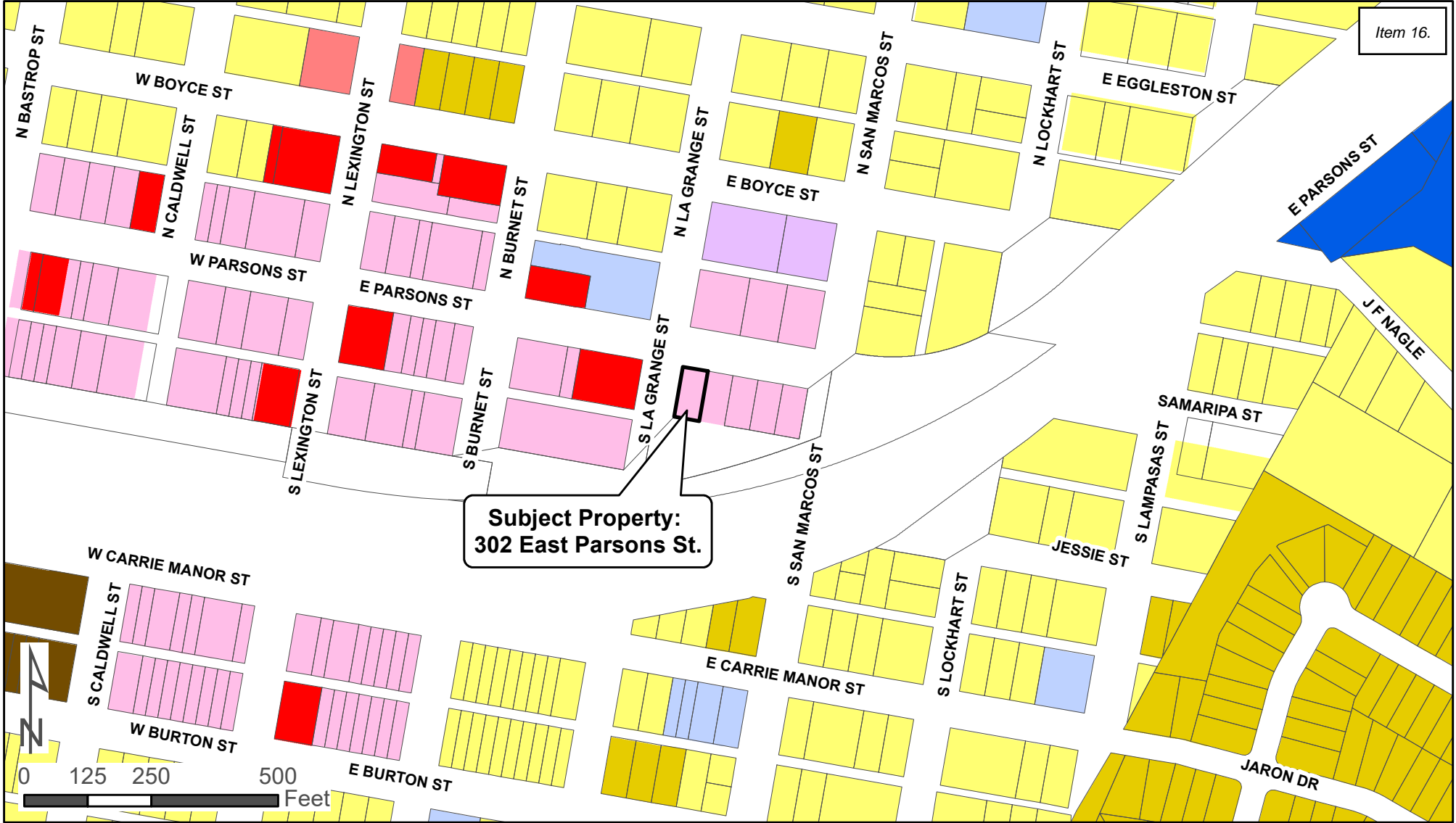
Thank you



Akshay Pohekar
Co Owner



David Sanchez
Co Owner



Current:
Light Commercial (C-1)


Proposed:
Downtown Business (DB)

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

302 E Parsons Aerial Image

Write a description for your map.

Legend

 302 E Parsons St

Item 16.

St



Old Hwy 20

La Fogata Meat Market

China's Kitchen La Fogata and Laundromat

Palabra de Dios

302 E Parsons St

212

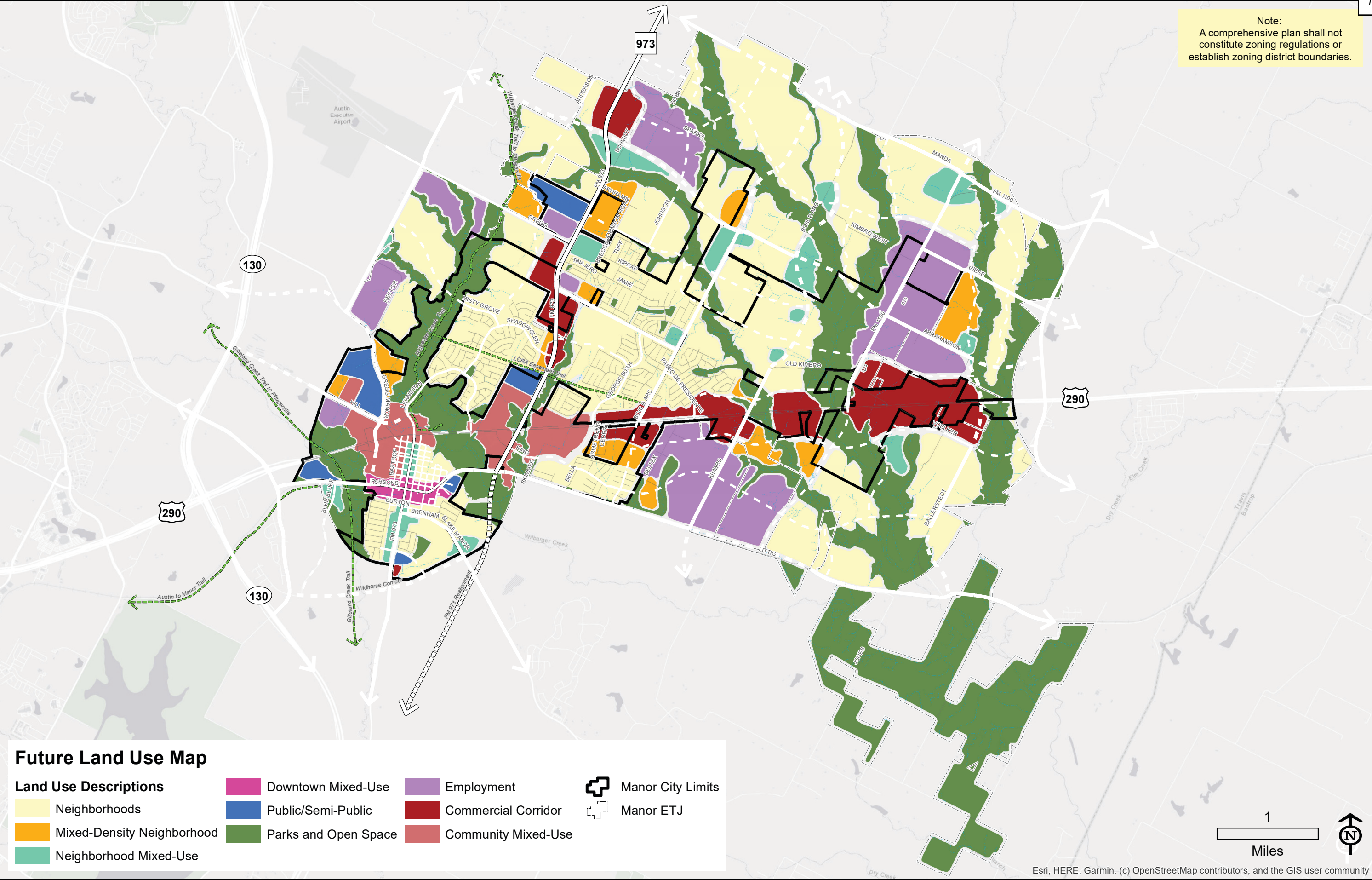
973

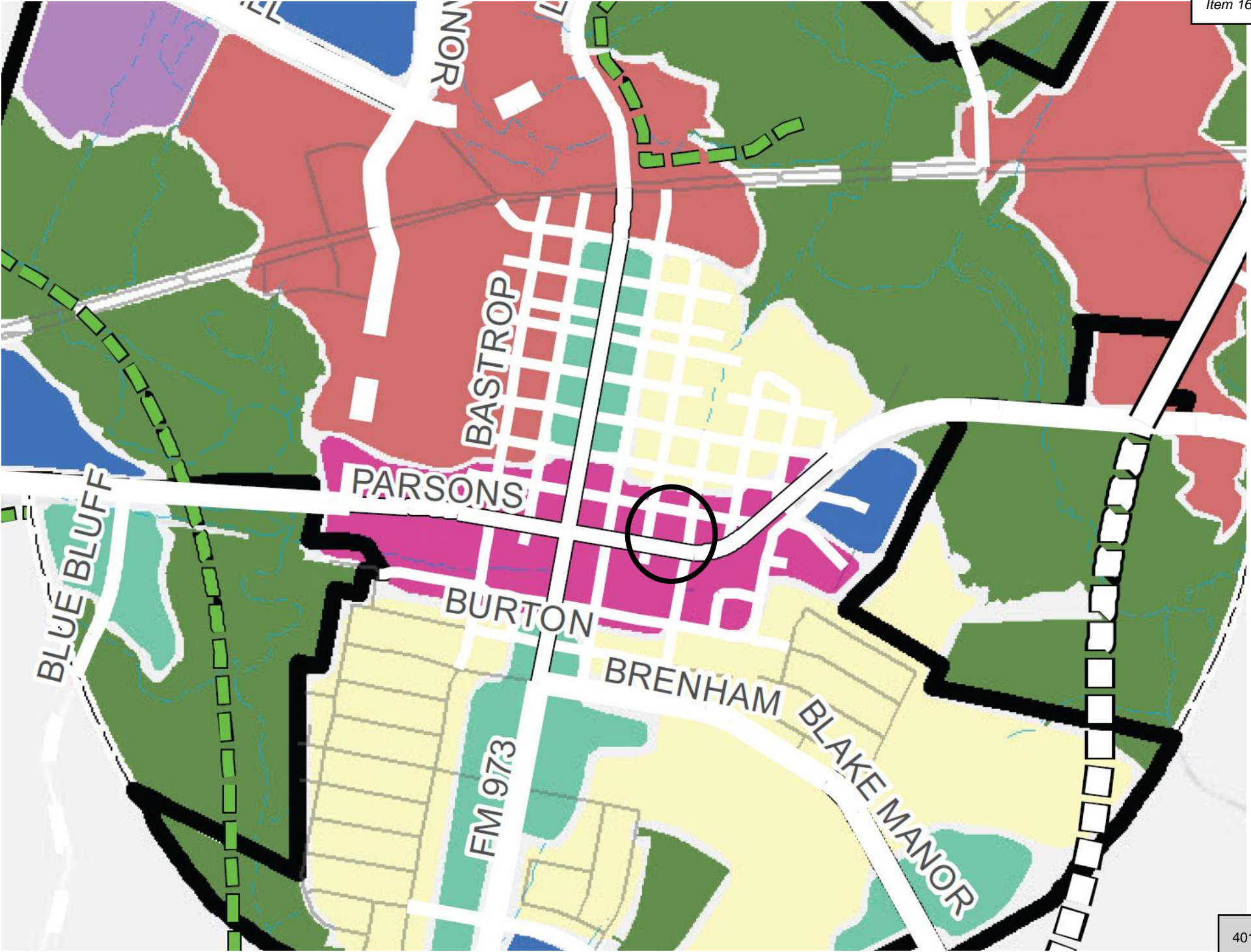
S La Grange St

S La Grange St

S San Marcos St

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





DOWNTOWN MIXED-USE

Downtown Mixed-Use is intended for the residential, commercial, business, and office uses that line the Old Highway 20 corridor and adjacent streets, including the traditional downtown shopping district of Manor.

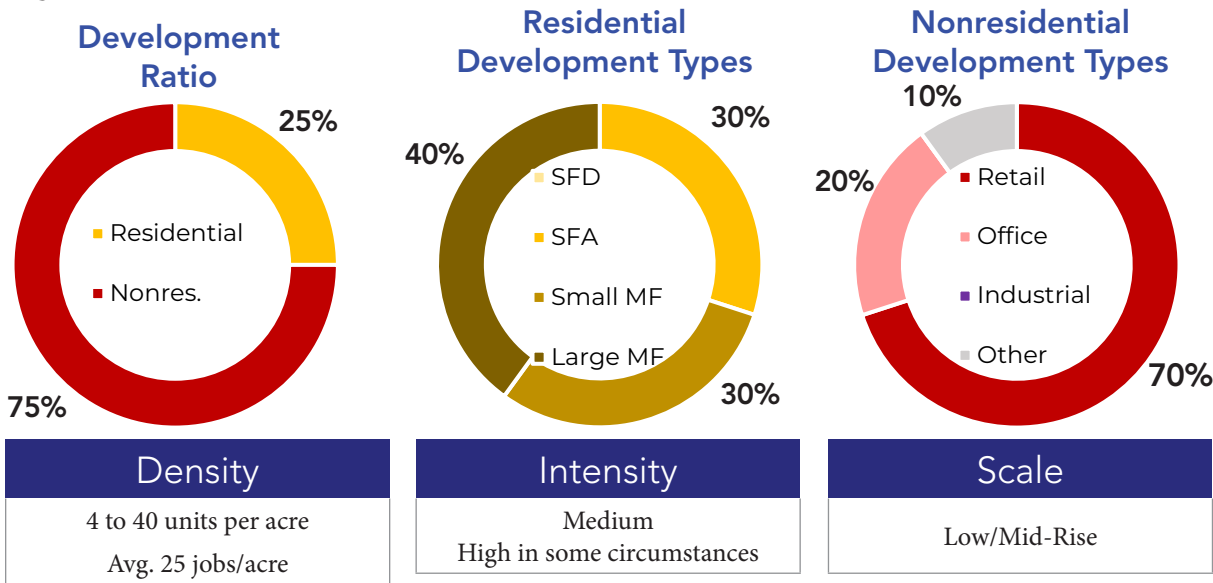
Not only is this area currently a mixed-use environment currently, but it is envisioned to see a strong reinvention via more density and a higher mix of uses in the future. This area should be designed to accommodate transit, should rail services extend to Manor from Austin. However, even if the rail does not come, a downtown that is comprised of high-density mixed-use development will still bring many opportunities and benefits to the community.

Densities range between 4 and 40 units per acre, although individual sites may achieve higher densities if they are coordinated within the rest of the area, provide superior access to services and amenities, and appropriate compatibility to adjacent uses is provided.

Here, infill development especially presents opportunities for small businesses, unique and dense housing options and potentially even small scale/artisan manufacturing.

The pedestrian environment and experience should be top priority in Downtown and feature public gathering places, active streets, engaging storefronts, and sidewalk cafes. This is the best place in Manor to double down on and invest in creating a sense of place and identity for the community.

Figure 3.10. Downtown Mixed-Use Land Use Mix Dashboard



DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●○○○○	Not considered compatible since the intent is to provide retail/services, activity centers and diversified housing to support surrounding neighborhoods and drive community identity/gathering
SFD + ADU	●○○○○	
SFA, Duplex	●○○○○	
SFA, Townhomes and Detached Missing Middle	●●●○○	This can be compatible provided that the overall Downtown Mixed Use area also contains mixed-use urban flex buildings or shopping centers with which this housing product integrates in a manner to promote walkability and transitions; these development types should be located on secondary roads rather than primary thoroughfares within Downtown, as those areas are best reserved for ground-floor retail and services
Apartment House (3-4 units)	●●●○○	
Small Multifamily (8-12 units)	●●●○○	
Large Multifamily (12+ units)	●●●○○	
Mixed-Use Urban, Neighborhood Scale	●●●●●	This is the ideal form of development within the Downtown Mixed Use category; provides for activity centers, retail, services and diverse housing options at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; design should emphasize the pedestrian experience rather than people driving automobiles
Mixed-Use Urban, Community Scale	●●●○○	Not generally considered compatible due to incompatible scale with neighborhoods, but can be depending on adjacencies to green space or more intensive uses
Shopping Center, Neighborhood Scale	●●●●○	While less preferred than a mixed-use urban flex building, the use provides for activity centers, retail and services at a scale compatible with and supportive of surrounding neighborhoods to promote walkability; becomes more compatible if a horizontal approach to mixed-use is deployed, such as inclusion of small apartments nearby or within the same site, or to match the scale of adjacent historic buildings
Shopping Center, Community Scale	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be depending on adjacencies to green space or more intensive uses; may function better on the western and eastern edges of the Downtown Mixed Use area
Light Industrial Flex Space	●●○○○	Not generally considered compatible due to incompatible scale with Downtown, but can be if particularly small-scale and included alongside more appropriate development types, or with integration of a storefront experience. Examples of appropriate uses might include maker spaces, coffee roasting, microbreweries, and similar businesses
Manufacturing	●○○○○	Not considered compatible
Civic	●●●●●	Considered supportive to the function and livability of this future land use category, government buildings, schools and community facilities can serve as activity hubs.
Parks and Open Space	●●●●●	Generally considered appropriate or compatible within all Land Use Categories.

REYES JIMMY & DIANA S
PO BOX 463
MANOR, TX 78653-0463

HUNTER HEIGHTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

SOUTHWESTERN BELL TELEPHONE
ATTN: PROPERTY TAX DEPT.
1010 PINE, 9^E-L-01
SAINT LOUIS, MO 63101

RODRIGUEZ FRANCES & MARIA DE
LEON ET AL
186 JASPER TRL
BUDA, TX 78610-3823

NERI MARIA TOBIAS & JOSE TOBIAS
309 E PARSONS ST
MANOR, TX USA 78653-5174

IGLESIA PALABRA DE DIOS
PENTECOSTES PO BOX 701
MANOR, TX 78653-0701

PALABRA DE DIOS IGLESIA PENTEC
PENTECOSTES
PO BOX 701
MANOR, TX 78653-0701

BOWEN BRADLEY G & PAULA E
18109 WHITEWATER CV
ROUND ROCK, TX 78681-3594

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

ENEMENCIA RODRIGUEZ TRUST
PARTNERS LP
10617 RIVER PLANTATION DR
AUSTIN, TX 78747-1487

C&K BROTHERS & CO LLC
201 E Parsons St
Manor, TX 78653-2441

REYES MANUEL V & BEATRICE
PO BOX 220
MANOR, TX 78653-0220

OROCIO JANET LYN
14317 LITTIG RD
MANOR, TX 78653-5254

REYES MICHELLE
308 E PARSON ST
MANOR, TX 78653- 5196

PONCE FLORINE
200 W PARSONS ST
MANOR, TX 78653- 4784

SOUTHERN PACIFIC TRANSPORTATION
COMPANY STOP 1640
1400 DOUGLAS ST
OMAHA, NE 68179-1001



10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 302 E Parsons Rezoning from C1 to DB

Case Number: 2022-P-1478-ZO

Case Manager: Michael Burrell

Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 302 East Parsons, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX.

Applicant: *Oxford Stratton Estates LLC*

Owner: *Akshay Pohekar*

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 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.

ORDINANCE NO.

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, AMENDING THE ZONING ORDINANCE BY REZONING A PARCEL OF LAND FROM AGRICULTURAL (A) TO MEDIUM COMMERCIAL (C-2); MAKING FINDINGS OF FACT; AND PROVIDING FOR RELATED MATTERS.

Whereas, the owner of the property described hereinafter (the "Property") has requested that the Property be rezoned;

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

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

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

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

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

Section 3. Rezoned Property. The Zoning Ordinance is hereby amended by changing the zoning district for the land and parcel of property described in Exhibit "A" (the "Property"), from the current zoning district Agricultural (A) to zoning district Medium Commercial (C-2). The Property is accordingly hereby rezoned to Medium Commercial (C-2).

Section 4. Open Meetings. That it is hereby officially found and determined that the meeting at which this ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapt. 551, Texas Gov't. Code.

PASSED AND APPROVED FIRST READING on this the 16th day of November 2022.

PASSED AND APPROVED SECOND AND FINAL READING on this the ____ day of December 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

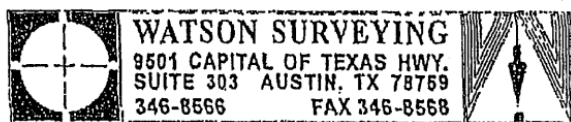
ORDINANCE NO.

Page 2

EXHIBIT "A"

Property Address:
11712 Arnham Lane, Manor, TX 78653

Property Legal Description:



uc 1 of

FIELD NOTES:

TRACT No. 1: 2.899 acres of land out of the Greenbury Gates Survey No. 63, Travis County, Texas, and being part of that certain 58.1 acre tract described in contract of sale between the Veterans Land Board of Texas and Robert I. Worley as recorded in Vol. 2970, page 27, Travis County Deed Records; described by metes and bounds as follows:

BEGINNING at a steel pin found at the intersection of the East ROW line of FM HWY 973 with the North line Arnham Lane;

THENCE with said East ROW line of said FM 973, N30°00'20"E 440.04 ft to pin found for northwest corner;

THENCE along a fence, S59°48'E 287.4 ft to pin found for northeast cor;

THENCE S30°03'27"W 439.5 ft to pin found for southeast corner;

THENCE with the north line of Arnham Lane, N59°54'30"W 287.0 ft to the place of BEGINNING, containing 2.899 acres.

Surveyed on the ground Feb. 20, 1996 by: James T. Watson

James T. Watson, RPLS 290

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

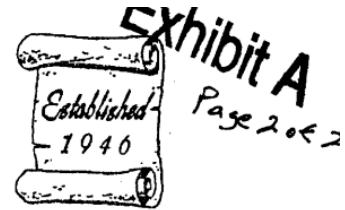
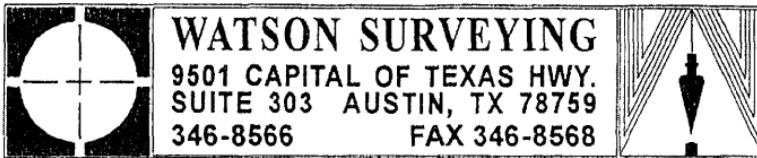
12628 0790



Page 1

ORDINANCE NO.

Page 3



TRACT No. 2:

FIELD NOTES FOR 2.897 ACRES OF LAND, MORE OR LESS, OUT OF THE GREENBURY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, BEING PART OF A 5.796 ACRE TRACT AS RECORDED IN VOLUME 2970, PAGE 27, TRAVIS COUNTY DEED RECORDS, SAID 2.897 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pin found at the south corner of a 2.899 acre tract conveyed to Mary L. Choate by deed recorded in Volume 12628, Page 788, Travis County Deed Records, in the northeast ROW line of Arnham Lane, for the west or southwest corner hereof;

THENCE N30°03'27"E 439.50 feet along the southeast line of said 2.899 acres, to a $\frac{1}{2}$ " steel pin found in a fence, for the north or northwest corner hereof;

THENCE S59°48'E 287.60 feet generally following a fence along the southwest line of a 14.76 acre tract conveyed to Robert Nicholas by deed recorded in Volume 13026, Page 2181, to a $\frac{1}{2}$ " steel pipe found in the fence for the east or northeast corner hereof;

THENCE S30°08'09"W 438.95 feet along the south line of said 5.796 acres, to a $\frac{1}{2}$ " steel pin with orange cap set on the southwest side of a 3" steel galvanized fence post, in the northeast ROW line of Arnham Lane, for the south or southeast corner hereof;

THENCE N59°54'30"W 287.00 feet with said ROW line and the south or southwest line of said 5.796 acre tract, to the POINT OF BEGINNING, containing 2.897 acres of land, more or less.

Bearing basis is east or southeast line of 5.796 acre tract (S30°08'09"W)

See survey map for more information

Surveyed 28 October 2009 by:

Stuart Watson
 Stuart Watson, RPLS 4550



September 8, 2022

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

To Whom It May Concern:

Re: 11712 Arnhamn Lane, Manor TX 78653 – Rezoning Request Letter of Intent
Request rezoning from Agricultural District to Medium Commercial

As the Agent for the Owner of the Property, we respectfully submit the enclosed rezoning application package. The Property consists of 5.735 acres of land conveyed to John and Sandy Kerr in a deed dated November 4, 2009 recorded in Document Number 2009185727 of the Official Public records of Travis County, Texas.

The Property was temporarily zoned Agricultural District at the time of annexation into the city. Agricultural District (A) is a restrictive placeholder, and the applicant believes it should be updated to Medium Commercial (C-2), a district more appropriate to the Property's location and future intended use of Mini-Storage Warehouse and Commercial Business.

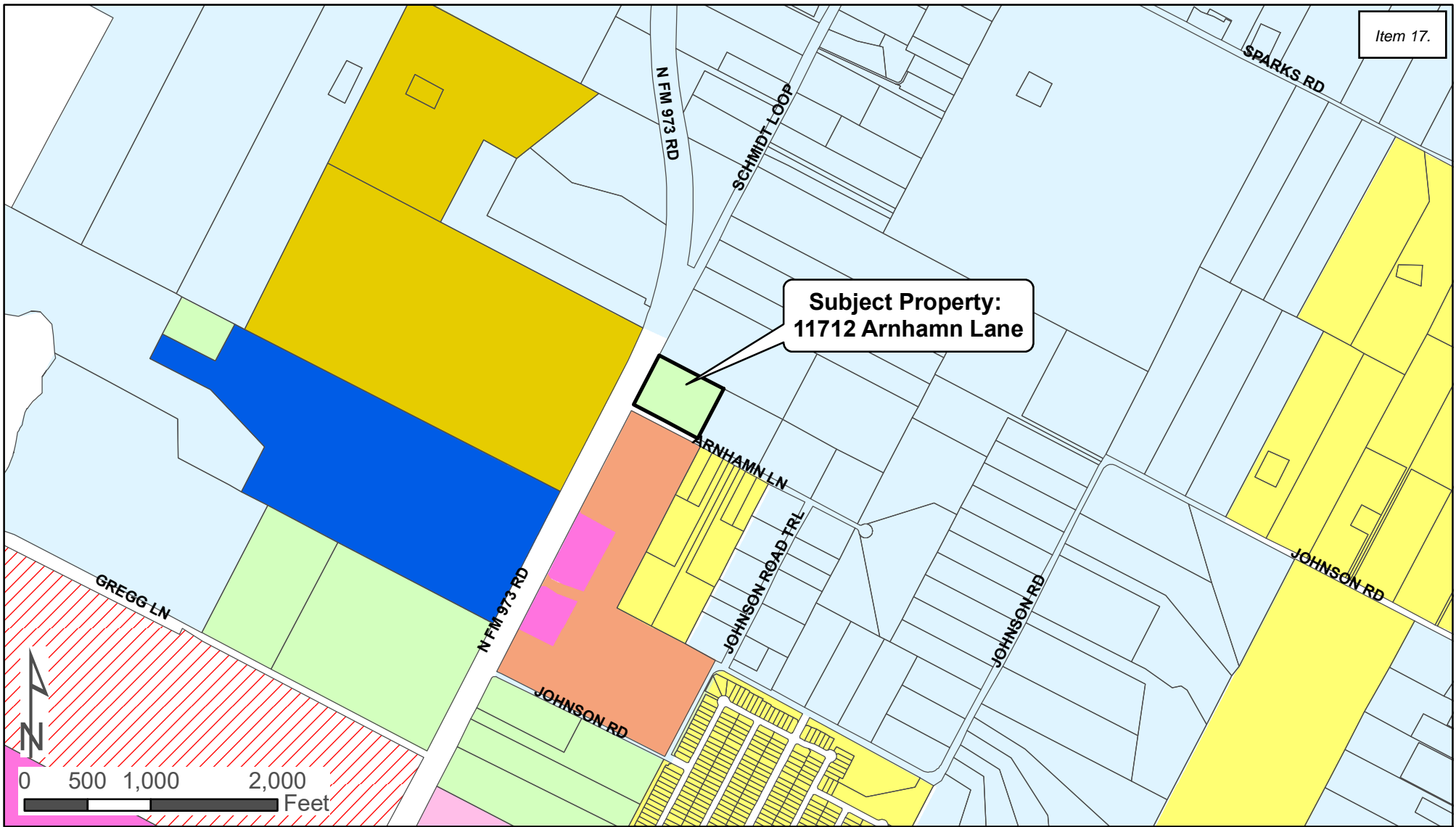
- The TCAD Property ID is 259159, and the Geographic ID is 0251700419.
- The Property Owner intends to develop a Mini-Storage Warehouse on the site, and site construction drawings are being prepared.
- The Property receives Electric service from Bluebonnet, Water service from Manville Water Supply, and includes an OSSF system for wastewater service.
- The Property is currently being subdivided under Permit Number 2022-P-1443-SF with the City of Manor. The two subdivided lots are intended to keep the C-2 zoning described in this request. We anticipate that the rezoning process will be completed prior to the subdivision process where the new zoning designation will be shown for both lots. The rezoning is anticipated to be processed concurrently with the plat.

If you have any questions, please contact Baeza Engineering, PLLC at (512) 400-4207, sal@baezaengineering.com.

Sincerely,



Salvador Baeza, PE



Current:
Agricultural (A)

Proposed:
Medium Commercial (C-2)


Zone

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

11712 Arnhamn Ln Aerial Image

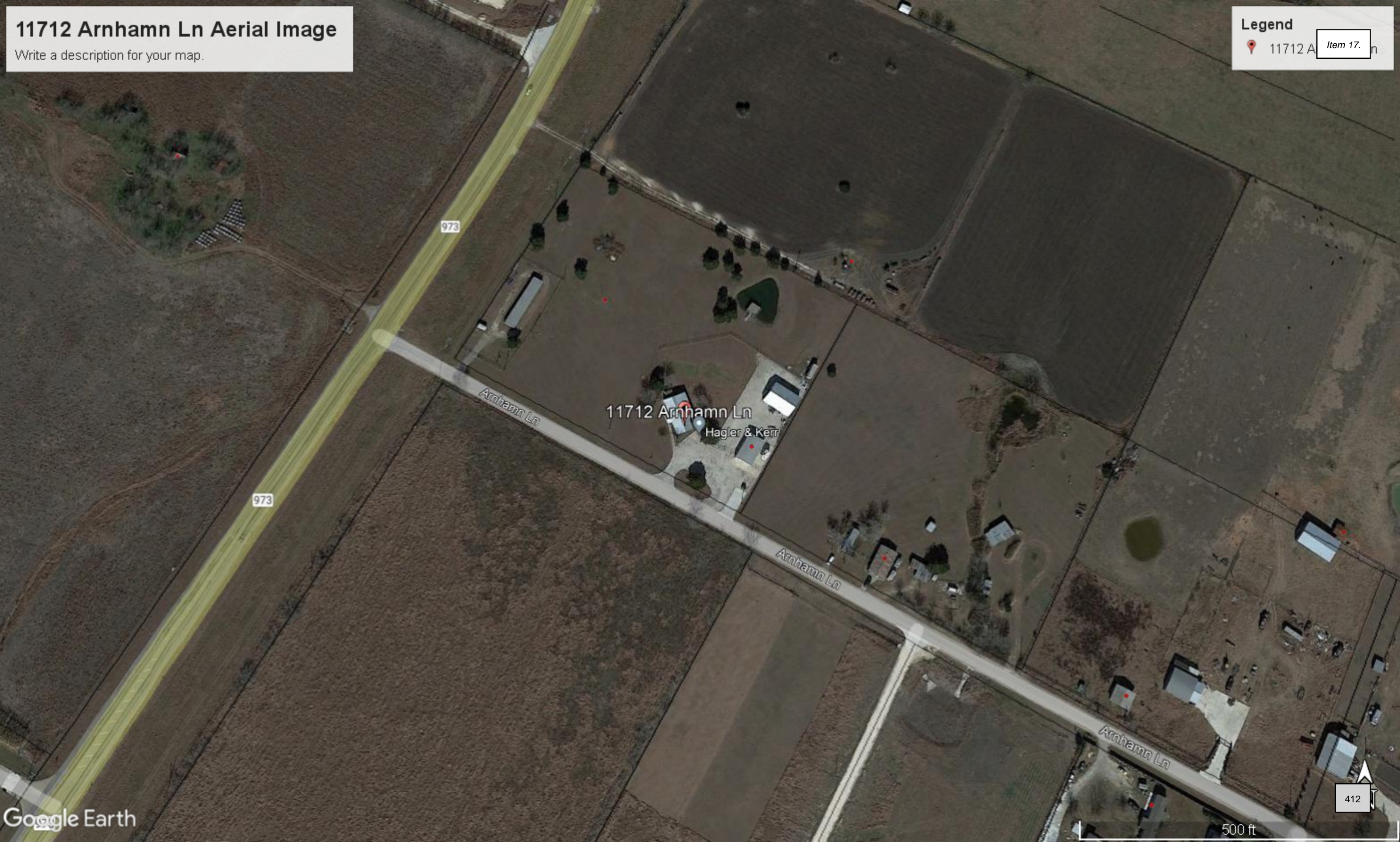
Write a description for your map.

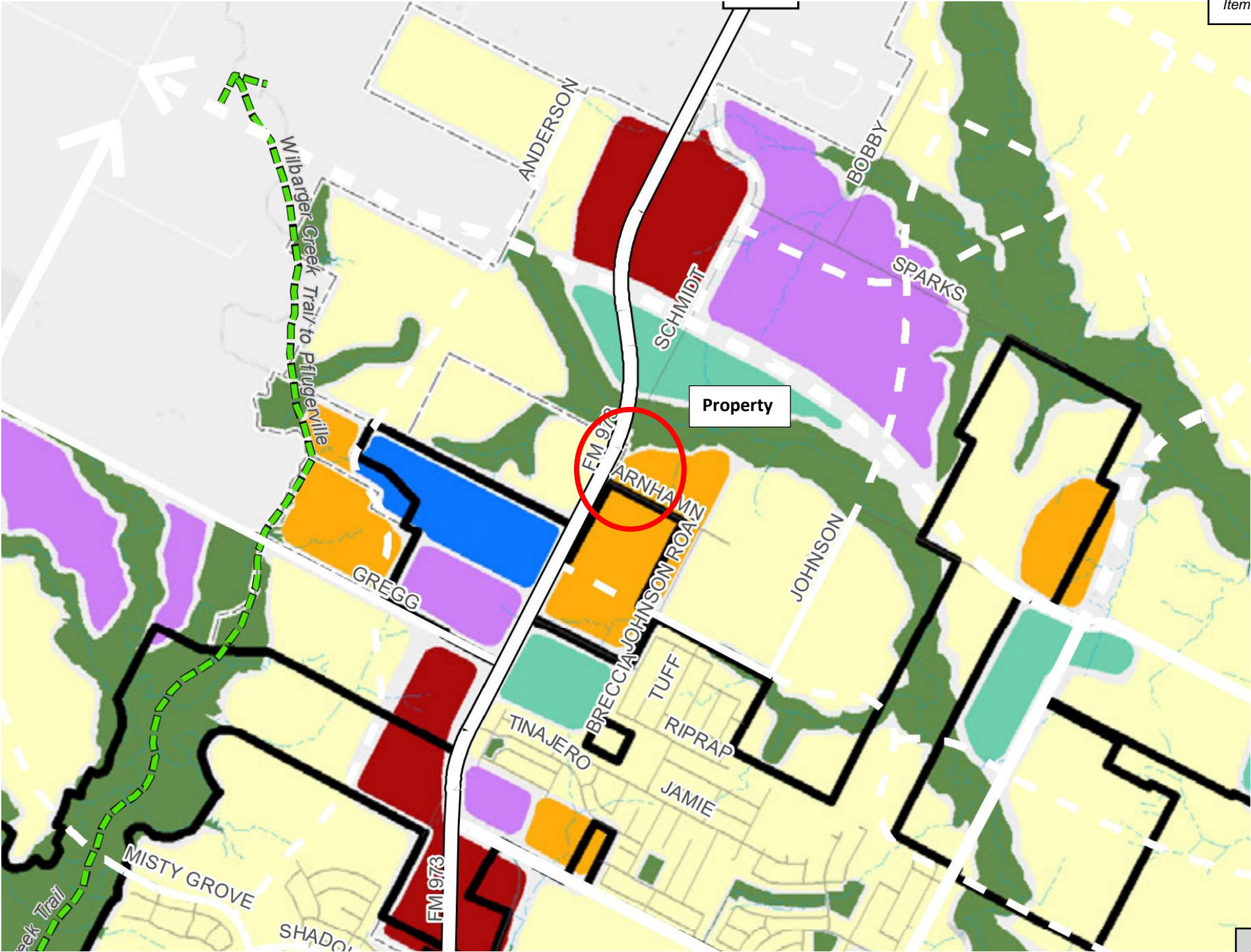
Legend

 11712 A

Item 17.

n





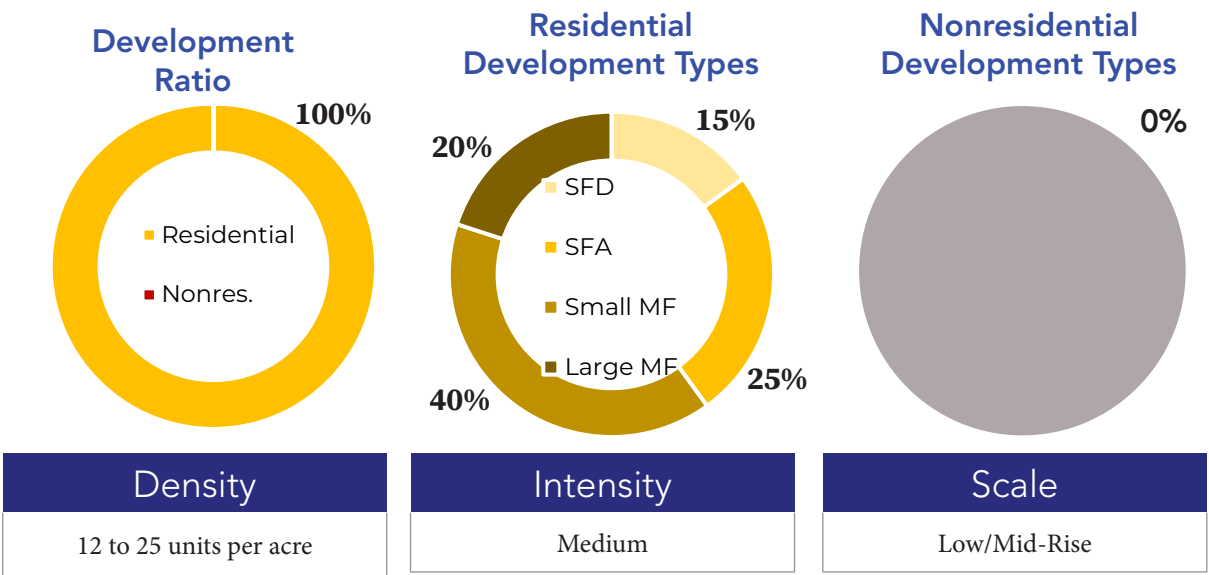
MIXED DENSITY NEIGHBORHOODS

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

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

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

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard



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



10/24/2022

City of Manor Development Services

Notification for a Zoning Application

Project Name: 11712 Arnhamn Lane Rezoning - A to C-2
 Case Number: 2022-P-1472-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a rezoning application for 11712 Arnhamn Ln, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX.

Applicant: Baeza Engineering, PLLC

Owner: John and Sandy Kerr

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 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.

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

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

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

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

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

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

ALVARADO RAFAEL GARCIA &
MARINA K LARES (923257)
13236 FOREST SAGE ST
MANOR TX 78653-5399

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Dunlop, Director
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

Applicant: JAB Engineering, LLC

Owner: Platinum 973, LLC

BACKGROUND/SUMMARY:

This request was previously brought before the Commission and Council May 2022. The 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. 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 (Arnham Lane).

The Commission approved the request 5-0 but Council denied the request due to the number of driveways proposed and safety concerns. The applicant has revised the plan to only have 1 driveway on FM 973 and 1 driveway on Suncrest when there had previously been 2 driveways on each roadway.

Staff recommends for the driveway on Suncrest that it either be moved towards the center of the lot or a shared driveway with a joint access easement be established with the adjacent property owner as the Suncrest driveway in its current location does not meet offset requirements from Ralph Ritchie and the approach extends beyond the property boundary.

This item was recommended for approval by the P&Z.

LEGAL REVIEW: Not Applicable

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Letter of Intent
- Plan Sheet
- Location Map
- Concept Image
- Gas Station Conditions
- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX with revisions to the Suncrest driveway.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
	X		

JAB ENGINEERING, LLC

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

October 5, 2022

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.
- A previous application for SUP was reviewed by the city and a concern was raised related to the access points on to FM 973. The two access drives have been reduced to a single access drive.

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

Sincerely,

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





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

X X

X X

Unacceptable Pump Arrangement

X X X X

- 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.



10/24/2022

City of Manor Development Services

Notification for a Specific Use Permit

Project Name: 13801 N FM 973 - Fuel Station Specific Use Permit
Case Number: 2022-P-1476-CU
Case Manager: Michael Burrell
Contact: mburrell@manortx.gov - 512-215-8158

The City of Manor Planning and Zoning Commission and City Council will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Specific Use Permit for 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 for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX.

Applicant: JAB Engineering, LLC

Owner: Platinum 973, LLC

The Planning and Zoning Commission will meet at 6:30PM on 11/09/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

City Council will meet at 7:00PM on 11/16/2022 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 Specific Use Permit has been filed. Comments may be addressed to the email address or phone number above. Any communications received will be made available to the Commissioners and Council Members during the discussion of this item.

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: November 16, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on an Ordinance closing, vacating, and abandoning a 20' alley crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 223A of the plat records of Travis County, Texas, authorizing conveyance to abutting property owners in proportion to abutting ownership and authorizing conveyance of such abandoned alley right-of-way by Special Warranty Deed.

BACKGROUND/SUMMARY:

The property owner has requested from the city to purchase the alley that goes through the center of Block 8, at 709 N. Lexington also known as the Bloor House. They own all the adjacent lots on either side of the alley. There are no public utilities in this alley. Through discussions with the city, a price of \$24,500 was proposed. The owner has submitted a site plan to construct a restaurant and outdoor dining spaces on the property along with associated parking, landscaping and drainage improvements but those are only feasible if they own the entire block.

LEGAL REVIEW: Yes

FISCAL IMPACT: No

PRESENTATION: No

ATTACHMENTS: Yes

- Ordinance No. 677
- Site Plan Overview

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council approve Ordinance No. 677 closing, vacating, and abandoning a 20' alley crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas, according to the map or plat of record in Volume 2, Page 223A of the plat records of Travis County, Texas, authorizing conveyance to abutting property owners in proportion to abutting ownership and authorizing conveyance of such abandoned alley right-of-way by Special Warranty Deed.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None

ORDINANCE NO. 677

AN ORDINANCE OF THE CITY OF MANOR, TEXAS, CLOSING, VACATING, AND ABANDONING A 20' ALLEY CROSSING BLOCK 8, A.E. LANE'S ADDITION TO THE TOWN OF MANOR, A SUBDIVISION IN TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT OF RECORD IN VOLUME 2, PAGE 223A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AUTHORIZING CONVEYANCE TO ABUTTING PROPERTY OWNERS IN PROPORTION TO ABUTTING OWNERSHIP; PROVIDING FINDINGS OF FACT; AUTHORIZING CONVEYANCE OF SUCH ABANDONED ALLEY RIGHT-OF-WAY BY SPECIAL WARRANTY DEED; PROVIDING SEVERABILITY, EFFECTIVE DATE AND OPEN MEETINGS CLAUSES; AND PROVIDING FOR RELATED MATTERS.

WHEREAS, the 20' alley right-of-way as shown in Exhibit "A" is surplus and not necessary for use by the City, the general public, or the landowners adjacent thereto as an alley or street;

WHEREAS, Chapt. 272, *Tex. Loc. Gov't Code*, authorizes political subdivisions to sell and convey rights-of-way to abutting owners in proportion to abutting ownership at an appraised fair market value; and

WHEREAS, the City has established the fair market value of the above described street right-of-way as being \$4.90 per square foot.

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 incorporated into this Ordinance as findings of fact by the City Council of Manor, Texas.

Section 2. Right-of-Way. The twenty foot (20') alley right-of-way crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas according to the map or plat of record in Volume 2, Page 223A of the Plat Records of Travis County, Texas, as shown in Exhibit "A" attached hereto and incorporated herein for all purposes (the "Property" or "alley right-of-way"), is hereby permanently closed, vacated, and abandoned by the City and the general public.

Section 3. Consideration and Authorization to Execute Special Warranty Deed. The Mayor and the City Secretary be and are hereby authorized, empowered, instructed and directed to execute a special warranty deed or deeds, from time to time, in a form substantially similar to that set forth in Exhibit "B", conveying the rights and interests of the City in the Property to abutting property owners, in proportion to their ownership of the abutting property; provided that an owner in fee of abutting property may, by a written notarized instrument, release and assign his or her right to purchase a portion of the street right-of-way to any other owner of property that abuts such street right-of-way, in a form substantially similar to that set forth in Exhibit "C" (the "Release"), thereby authorizing the City to convey such interest to such assignee; and provided that the purchase price to

ORDINANCE NO. 677**Page 2**

be paid for such property shall be \$4.90 per square foot of such tract of alley right-of-way. Upon the payment of the purchase price, any surveying fees, and a proportionate amount of attorneys fees related to drafting and reviewing documents necessary to convey the Property, the execution and filing of a Release in the county real property records, as necessary, and the execution of such deed, such deed shall be and become a valid and binding act and deed of the City of Manor, Texas.

Section 4. Severability. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this ordinance are declared to be severable.

Section 5. Effective Date. This ordinance shall take effect immediately from and after its passage.

Section 6. 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, *Chapt. 551, Tex. Gov't. Code*.

PASSED AND APPROVED on this 16th day of November 2022.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

ORDINANCE NO. 677

Page 3

Exhibit “A”
Twenty foot (20’) Alley
[see attached]

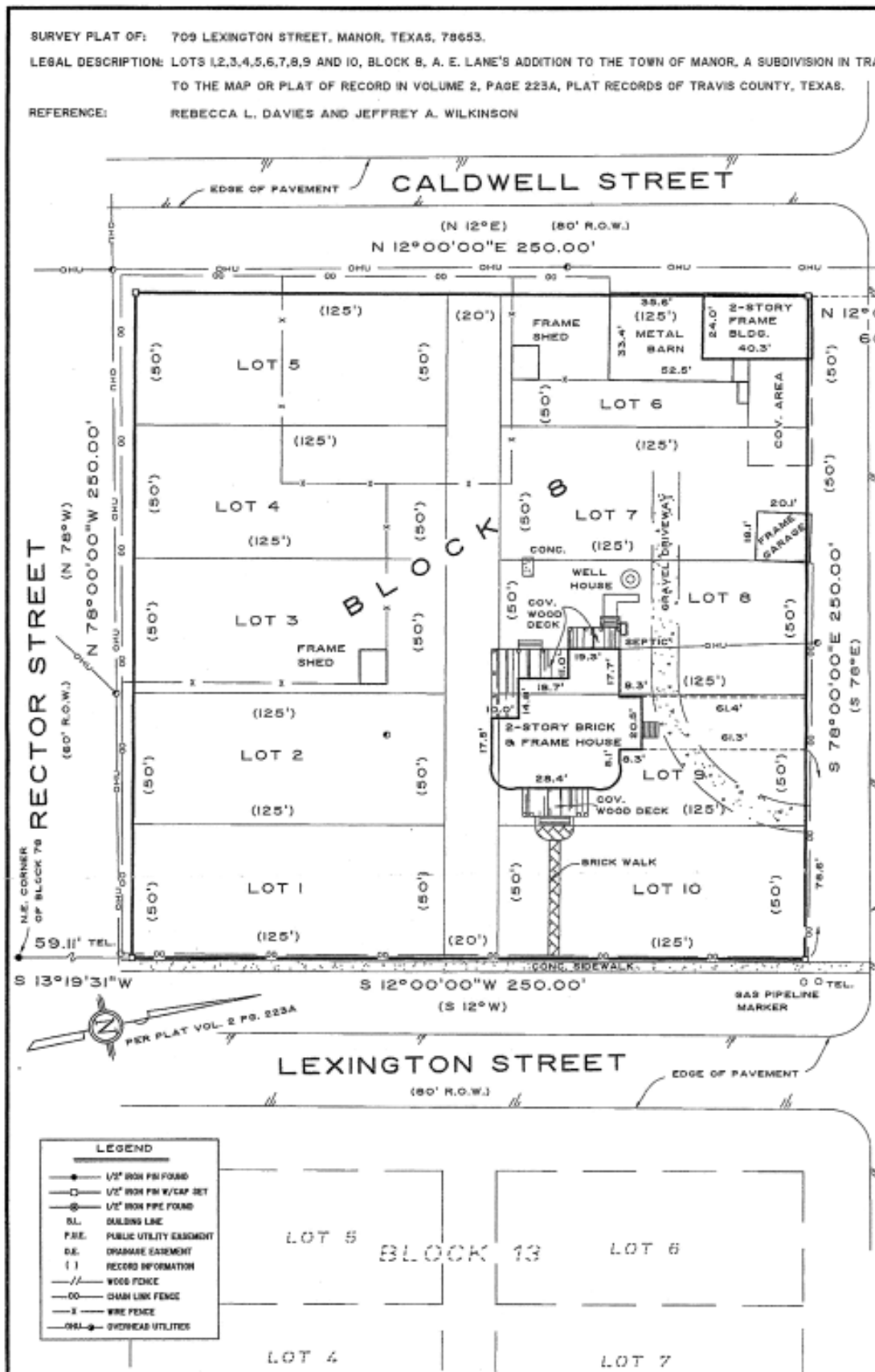


Exhibit "B"

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF TRAVIS § KNOW ALL PERSONS BY THESE PRESENTS:

That the **City of Manor, Texas**, a Texas municipal corporation, hereinafter called "**GRANTOR**," for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), together with other good and valuable consideration, to **GRANTOR** cash in hand paid by

(insert name(s) of buyer(s)), hereinafter called "**GRANTEE**", the receipt of which is hereby acknowledged, has **GRANTED, SOLD and CONVEYED**, and by these presents does **GRANT, SELL and CONVEY** unto the said **GRANTEE**, all that certain lot, tract or parcel of land known and described as follows:

PROPERTY: (insert property description)

This conveyance is expressly made subject to the restrictions, covenants and easements, if any, apparent on the ground, in use or existing of record in the office of the County Clerk of Travis County, Texas, to which reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular, the rights and appurtenances thereto in anywise belonging, unto the said **GRANTEE**, the heirs, executors, successors and assigns forever, and **GRANTOR** does hereby bind its successors and assigns to **WARRANT AND FOREVER DEFEND**, all and singular, the said premises unto the said **GRANTEE**, the heirs, executors, successors and assigns, against every person whomsoever lawfully claiming or to claim the same by, through or under the City of Manor, Texas, but not otherwise.

ORDINANCE NO. 677

Page 6

[signature page follows]

EXECUTED at Manor, Travis County, Texas, this the ___ day of _____ 20__.

Attest:

City of Manor, Texas

Lluvia T. Almaraz, City Secretary_____
Dr. Christopher Harvey, Mayor

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Dr. Christopher Harvey, Mayor, of the City of Manor, Texas, known to me to be the person 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 therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the ___ day of _____ 20__.

Notary Public-State of Texas

AFTER RECORDING PLEASE RETURN TO:

City of Manor
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653

Exhibit "C"**RELEASE AND ASSIGNMENT OF INTEREST IN PROPERTY****THE STATE OF TEXAS §****COUNTY OF TRAVIS § KNOW ALL PERSONS BY THESE PRESENTS:**

I/We, _____
 ("RELEASOR(S)"), am/are the owner(s) in fee of property that abuts the twenty foot (20') alley right-of-way crossing Block 8, A.E. Lane's Addition to the Town of Manor, a subdivision in Travis County, Texas according to the map or plat of record in Volume 2, Page 223A of the Plat Records of Travis County, Texas, as shown in Exhibit "A" attached hereto and incorporated herein for all purposes (the "ROW"). The City Council of the City of Manor, Texas, has authorized conveyance of the ROW to abutting property owners in proportion to their ownership of the abutting ROW.

I/We do not wish to exercise my/our right to purchase any portion of the ROW, and I/we hereby release and assign to _____ (the "ASSIGNEE"), who own property abutting the ROW, any interest I/we may have to purchase a portion of the ROW in proportion to my/our ownership of abutting property, said portion more particularly described as follows:

PROPERTY:

(insert property description)

I/we hereby authorize the City of Manor, Texas to convey the Property to the ASSIGNEE, subject to the reserved drainage and public utility easements.

EXECUTED at _____, _____ County, Texas, this the ____ day of _____ 20__.

RELEASOR(S)

By: _____ (printed name)

By: _____ (printed name)

ORDINANCE NO. 677

Page 8

THE STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Releasor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of ____ 20__.

Notary Public-State of Texas

THE STATE OF TEXAS §

COUNTY OF _____ §

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared _____, Releasor herein, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the __ day of ____ 20__.

Notary Public-State of Texas

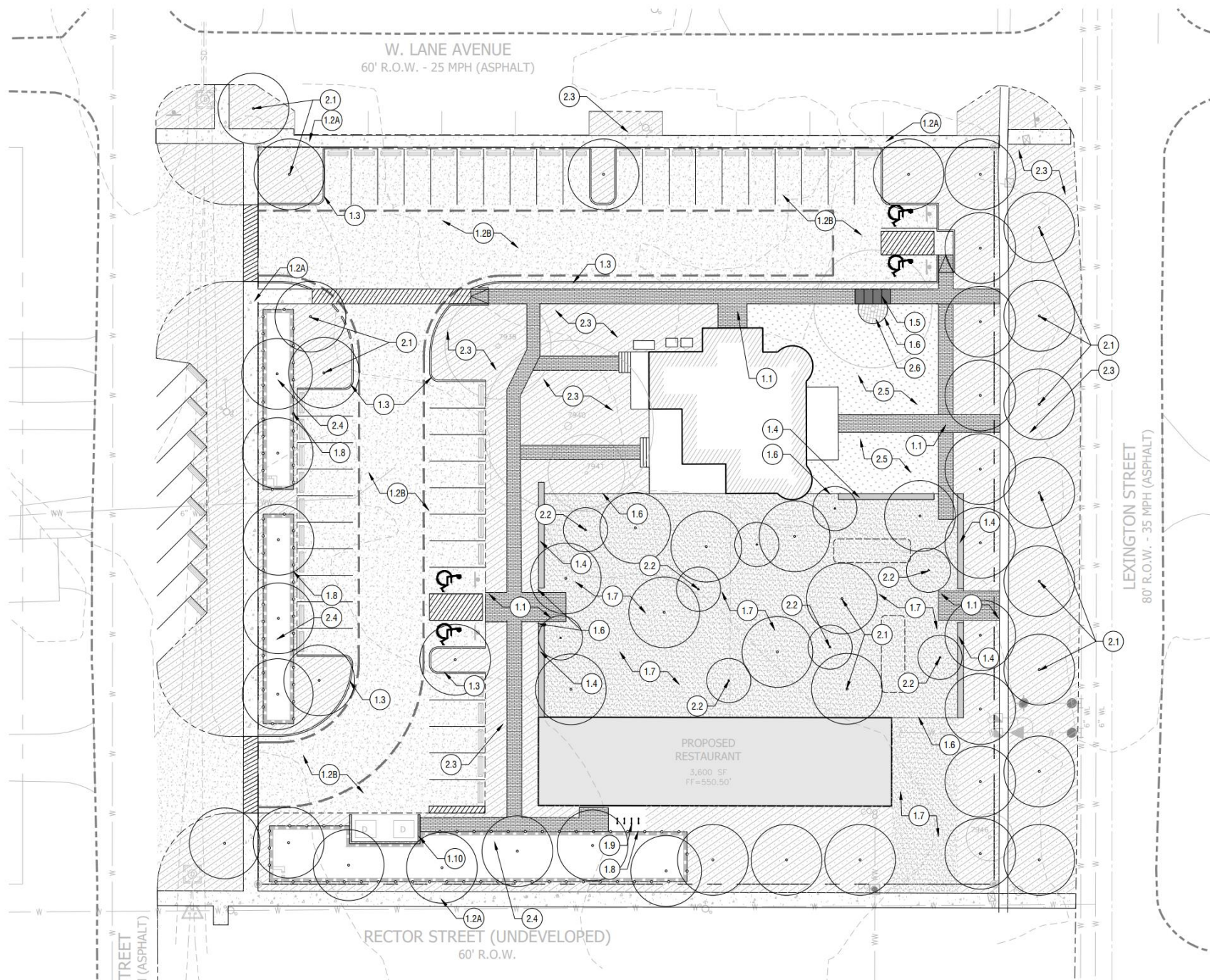
AFTER RECORDING PLEASE RETURN TO:

City of Manor

ORDINANCE NO. 677

Page 9

Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on the Agreement Regarding Water Service Territory.

BACKGROUND/SUMMARY:

The property owner is requesting water service from the City of Manor and the attached Agreement Regarding Water Service Territory addresses transferring water service for the Butler Family Partnership project from Manville Water Supply Corporation to the City of Manor which will then be submitted to the Public Utility Commission for approval.

LEGAL REVIEW: Yes

FISCAL IMPACT:

PRESENTATION: No

ATTACHMENTS: Yes

- Agreement

STAFF RECOMMENDATION:

It is city staff's recommendation that the City Council approve the Agreement Regarding Water Service Territory.

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

AGREEMENT REGARDING WATER SERVICE TERRITORY

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This Agreement Regarding Water Service Territory (this "Agreement") is entered into as of the 7 day of November, 2022 (the "Effective Date") by Manville Water Supply Corporation ("Manville"), a retail public utility operating in the State of Texas and the City of Manor, a Texas home-rule municipality (the "City" or "Manor"). Manville and the City are hereinafter collectively referred to as the "Parties."

RECITALS

A. WHEREAS, Section 13.248 of the Texas Water Code ("TWC") provides that contracts between retail public utilities designating areas to be served and customers to be served by those retail public utilities, when approved by the Public Utility Commission of Texas ("PUC") after public notice and hearing, are valid and enforceable and are incorporated into the appropriate areas of public convenience and necessity;

B. WHEREAS, both Manville and the City are retail public utilities as defined in Section 13.002(19) of the TWC;

C. WHEREAS, Manville is the holder of water Certificate of Convenience and Necessity ("CCN") No. 11144 and Manor is the holder of water CCN No. 10947, each of which define the certificated retail water service territories of the respective retail public utilities;

D. WHEREAS, the Butler Family Partnership, Ltd. owns an 88.1 acre tract in the Manville service territory;

E. WHEREAS, the 88.1 acre tract currently certificated to Manville is depicted in Exhibit A, Detailed Map and Exhibit B, General Location Map, of this Agreement;

F. WHEREAS, the Parties desire that Manville transfer the 88.1 acres of its water CCN ("Transfer Tract") to the City;

G. WHEREAS, the Butler Family Partnership supports transfer of the service territory from Manville to the City;

H. WHEREAS, no existing customers or facilities are being transferred as part of this Agreement;

I. WHEREAS, Manville and the City desire to enter into this Agreement pursuant to TWC Section 13.248 to designate areas and customers to be served by Manor; and

NOW, THEREFORE, in consideration of the mutual covenants and agreements hereafter set forth, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

I. AGREEMENT

1. **Purpose.** This Agreement shall be a contract designating areas and customers to be served by the Parties in accordance with TWC Section 13.248.

2. **Transfer of the CCN.** Manville transfers and conveys to the City, and the City hereby accepts that transfer from Manville, the 88.1 acres of Manville's CCN that is depicted as the Transfer Tract in Exhibit C attached hereto, and the Parties hereby designate the City as the retail water service provider to that Transfer Tract.

3. **Notice Requirements Have Been Fulfilled.** On October 14, 2021, the Manville Board of Directors considered and approved this transfer of water service area to Manor. Exhibit D contains the Agenda announcing the October 14 Board meeting (see Item 7.a), and the Minutes from that meeting demonstrating that the Board approved the transfer of the 88.1 acres. Exhibit E is an affidavit from Manville General Manager Tony Graf attesting to the fact that the Manville Board did indeed carry out the public notice. Thus, the public notice requirements set forth at 16 TAC 24.253 (c) (2) and (3) have been fulfilled.

4. **No Continuing Obligation to Serve.** The Parties agree that, upon approval of the application to move the Transfer Tract from Manville to Manor, Manville shall have no further obligation to provide retail water service to the Transfer Tract.

5. **Application for Approval.** The Parties agree to fully cooperate as necessary regarding the preparation, filing, and prosecution of an application to secure PUC approval of this Agreement (the "PUC Application"). Each party shall bear its own costs and expenses in connection therewith.

6. **List of Exhibits**

Exhibit A: Detailed Map

Exhibit B: General Location Map

Exhibit C: Manville Board Meeting Agenda

Exhibit D: Manville Board Meeting Minutes

Exhibit E: Affidavit of Tony Graf, Manville General Manager

II. MISCELLANEOUS

7. **Execution.** This Agreement may be simultaneously executed in any number of counterparts, each of which will serve as an original and will constitute one and the same instrument.

8. **Governing Law and Venue.** This Agreement will be governed by the Constitution and laws of the State of Texas. The courts of Texas shall have jurisdiction of any dispute arising out of or concerning this Agreement, either administrative or judicial, and venue shall be proper and lie exclusively in Travis County, Texas.

9. **Successors and Assigns.** The assignment of this Agreement by either Party is prohibited without the prior written consent of the other Party. All the respective covenants, undertakings, and obligations of each of the Parties will bind that Party and will apply to and bind any approved successors or assigns of that Party.

10. **Amendments.** This Agreement may be amended or modified only by written agreement duly authorized by the Parties.

11. **Cooperation.** Each Party agrees to execute and deliver all such other and further instruments and undertake such actions as are or may become necessary or convenient to effectuate the purposes and intent of this Agreement.

12. **Third Party Beneficiaries.** Nothing in this Agreement, express or implied, is intended to confer upon any person, other than the Parties, any rights, benefits, or remedies under or by reason of this Agreement.

13. **Exhibits.** All exhibits attached to this Agreement are hereby incorporated in this Agreement as if the same were set forth in full in the body of this Agreement.

14. **Notices.** Any notice or other communication ("Notice") given under this Agreement must be in writing. Notice may be given or served: (i) by depositing it in the United States Mail, postage paid, certified with return receipt requested, and addressed to the party to be notified; or (ii) by personally delivering it to the party to be notified. Notice deposited in the mail will be effective three days after such deposit. Notice given in any other manner will be effective only if and when received by the party to be notified. For the purposes of notice, the addresses of the parties will be, until changed as provided below, as follows:

Manville:

Tony Graf, General Manager
Manville Water Supply Corporation
P. O. Box 248
Coupland, TX 78615
Email: tgraf@manvillewsc.org (tonygraf@manvillewsc.org)
Phone: 512-856-2488 Ext. 223

City of Manor:

Scott Dunlop
 Interim City Manager
 105 E. Eggleston Street
 Manor, Texas 78653
 Phone: 512/272-5555
 Email: sdunlop@cityofmanor.org

With copies to
 Paige Saenz
 City Attorney
 The Knight Law Firm, LLP
 223 W. Anderson Lane, Suite A-105
 Austin, Texas 78752
 Phone: 512/323-5778
 Email: paige@cityattorneytexas.com

The Parties may change their respective addresses for purposes of notice by giving at least five days written notice of the new address to the other party.

15. **Entire Agreement.** This Agreement, including the attached exhibits, contains the entire agreement between the Parties with respect to the subject matter hereof and supersedes all previous communications, representations, or agreements, either verbal or written, between the Parties with respect to such matters.

IN WITNESS WHEREOF, the Parties hereto have caused this instrument to be signed, sealed and attested in duplicate by their duly authorized officers, as of the date first set forth above.

Manville:

Manville Water Supply Corporation

By: 

Name: Tony Graf

Title: General Manager

Date: November 7, 2022

Manor:

CITY OF MANOR

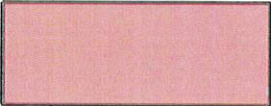



By: _____

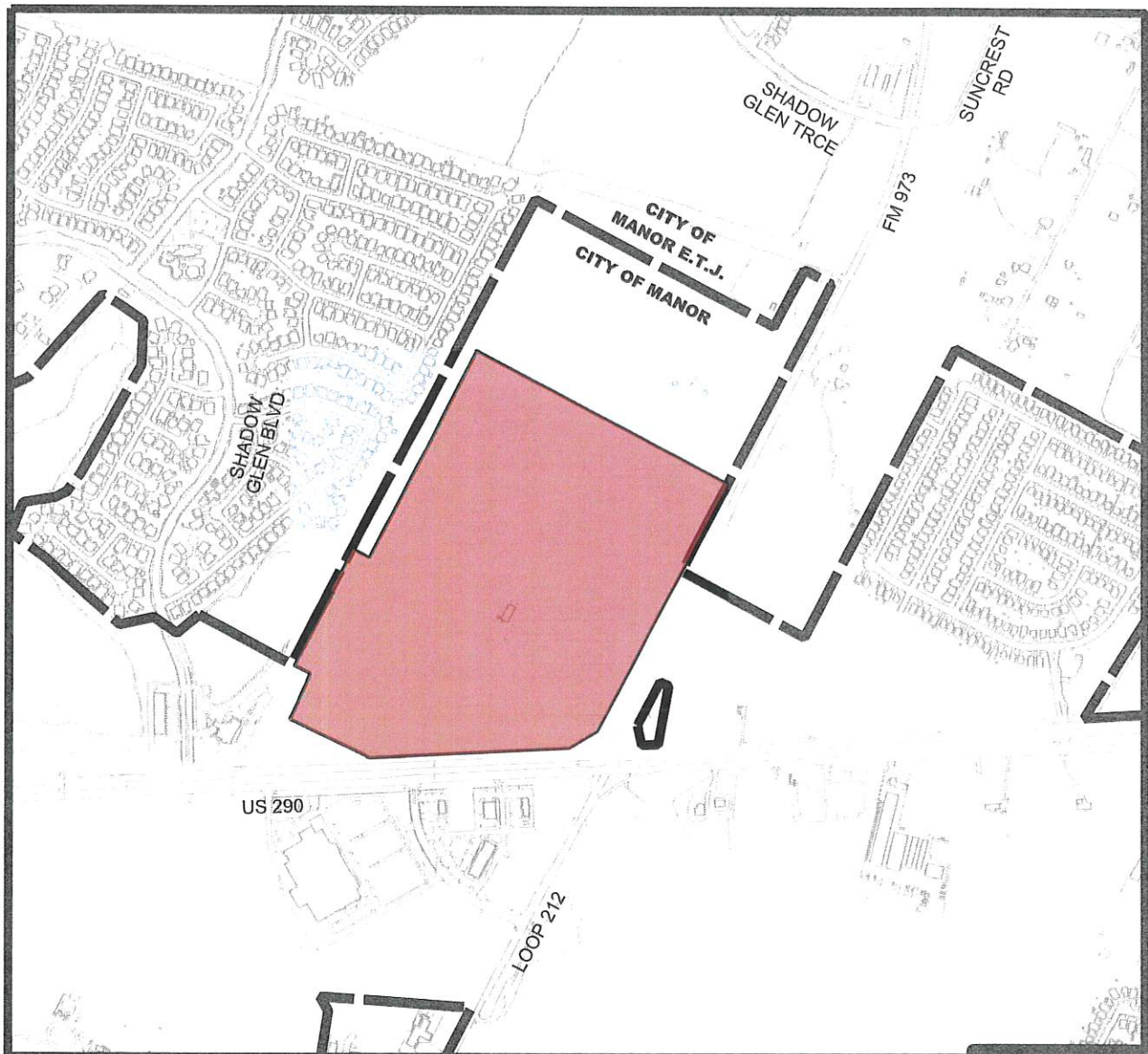
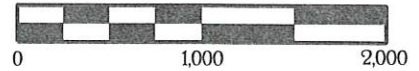
Name: Scott Dunlop

Title: Interim City Manager

Date: _____

LEGEND :

-  REQUESTED AREA TO BE TRANSFERRED
FROM MANVILLE WSC (CCN NO. 11144)
TO THE CITY OF MANOR (CCN NO. 10947)
-  EXISTING ROADS
-  EXISTING BUILDING
-  CITY LIMITS



**Exhibit
A**

LJA Engineering, Inc.

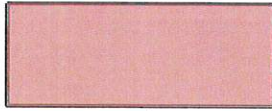
7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



Phone 512.439.4700
FRN-F-1386

**A512-1004 MANOR ISD UTILITY EXTENSION
DETAILED MAP**

LEGEND :



REQUESTED AREA TO BE TRANSFERRED
FROM MANVILLE WSC (CCN NO. 11144)
TO THE CITY OF MANOR (CCN NO. 10947)

EXISTING ROADS



CITY LIMITS

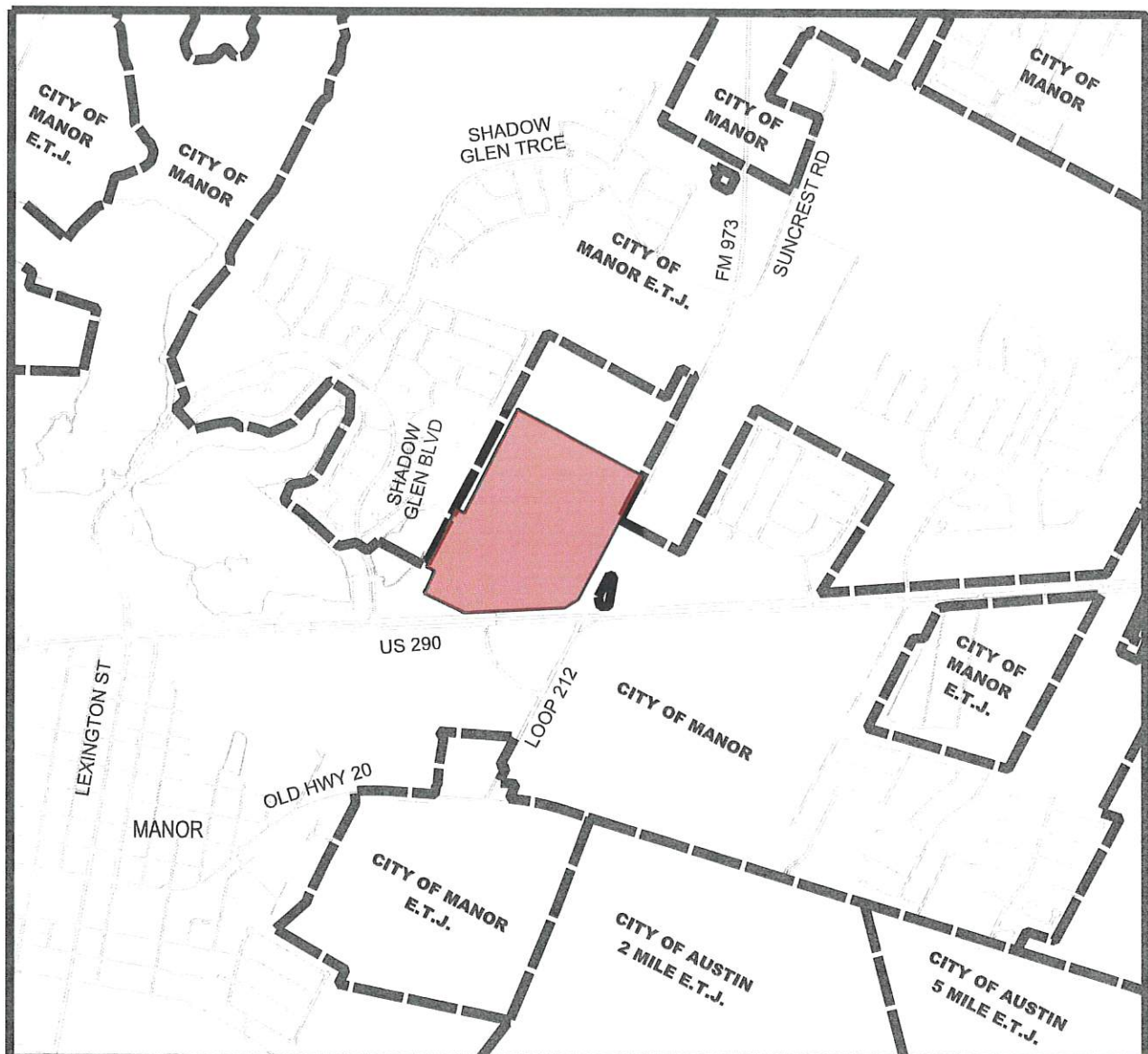
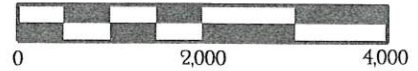
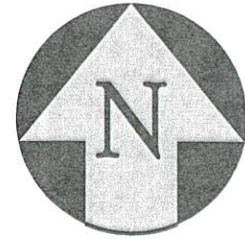


Exhibit
B

LJA Engineering, Inc.

7500 Rialto Boulevard
Building II, Suite 100
Austin, Texas 78735



Phone 512.439.4700
FRN-F-1386

A512-1004 MANOR ISD UTILITY EXTENSION
GENERAL LOCATION MAP

MANVILLE WATER SUPPLY CORPORATION

P. O. Box 248
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488
Fax (1-888) 856-2242 • (512) 856-2029

NOTICE OF PUBLIC MEETING

Notice is hereby given that the Manville Water Supply Corp. Board of Directors will meet for a regular monthly meeting at the Manville Water Supply office at 13805 South SH 95 in Coupland, Texas at 6:00 P.M. on Thursday, October 14, 2021.

1. Call Meeting to Order#
2. Approval of Minutes
3. Citizens Communication
4. Report on System Monitoring & Data Collection for recent Pressure Complaints and Additional Development concerns for the Coupland area – Erik Prinz
5. Manager's Report and Condition of System – Tony Graf
Report on:
 - 36" transmission line easement acquisition status
 - Monthly System Activities
6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only
7. Discuss and Take Action
 - a. Consider Request to Opt-Out of Manville CCN for Butler Family Partnership and the Manor ISD – Ken Ramirez & Destinee Gasing
 - b. Approve Bid and Consider Awarding Contract for Broad Street 8" Water Line replacement of 3" Asbestos Pipe
 - c. Consider Approval of Eight Point Ranch, CR 468 - 100 LUE's
 - d. Consider Approval of High Point Village, Phase 1 (Wolf Tract) - 120 LUE's
 - e. Consider Approval of SH 130/ Howard Lane - 747 LUE's
 - Northwest Tract – Light Industrial (108 LUE's)
 - Northeast Tract – Light Industrial (74 LUE's)
 - Southwest Tract - Multi Family/Mixed use (565 LUE's)
 - f. Consider Approval of Enfield, FM 973/Greg Lane – 387 LUE's
 - g. Consider Approval of Vault Manor Industrial Park, Old Kimbro Road – 18 LUE's
 - h. Discuss and Take Action Regarding New Development Requests in Type/Shiloh Pressure Plane due to Storage Pressure Capacity issues
 - i. Financial Report – Rexanne Pilkenton
 - Approve Balance Sheet and Income Statement
 - Discuss LUE and Committed Funds Report
 - j. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report, Meters Set Report and Delinquent Accounts – Rexanne Pilkenton
8. Engineer's Report – Jerry Fontaine
 - a. Report on Construction Projects
9. Next Board Meeting – Wednesday, November 10, 2021
10. Adjourn

Tony Graf, General Manager, October 11, 2021

MANVILLE WATER SUPPLY CORPORATION

P. O. Box 248
Coupland, TX 78615

Toll Free (1-888) 856-2488 • (512) 856-2488
Fax (1-888) 856-2242 • (512) 856- 2029

A meeting of the Manville Water Supply Corporation was held October 14, 2021, at Manville's office in Coupland.

Meeting Minutes**Board of Directors present:**

Jack Atterstrom, President
George Tolleson, Vice President
Larry Hodde, Secretary
Tracy Spellings, Treasurer
Steve Mares
Joe Coffey
Marcus Gary
Sam Jones
Jeff Monzingo

Not Present:**Manville Representatives and Staff present:**

Tony Graf, General Manager
Rexanne Pilkenton, Assistant GM
Erik Prinz, Director of Operations
Karl Moeller, Attorney
Jerry Fontaine - Engineer

Visitors:

Ken Ramirez, Attorney, Butler Family Partnership,
Destinee Gesing, Manor ISD, Mario Casiano, CEL-
SH 130/ Howard Lane

1. Call Meeting to Order

Jack Atterstrom, President, called the meeting to order at 6:03 p.m.

Jack welcomed Jeff Monzingo to the Board of Directors and thanked him for volunteering to serve.

2. Approval of Minutes

George Tolleson made a motion to approve the minutes as submitted to the Directors with a date of the meeting correction. Tracy Spellings seconded the motion; motion carried.

3. Citizens Communication

None

4. Report on System Monitoring & Data Collection for recent Pressure Complaints and Additional Development concerns for the Coupland area – Erik Prinz

Jack reported that he responded by email to each of the members the Board received complaints from.

Jacks' response to the members was that he too lives in the rural area of Coupland and shares their concerns about growth and the strains on the water supply system. He added that he has been in contact with the staff regarding the specific issues of pressure that were raised in the emails.

Jack stated to the members that their concerns will be discussed by the Board at the next scheduled meeting and the Board will carefully review all new applications for service to ensure Manville has adequate capability to serve any new development without adversely affecting service to the existing customers.

Jack added in his response that it is important to understand that Manville has no permitting authority or jurisdiction, as that power resides with the County. A development does have to be platted and approved by the County before service is provided by Manville. Manville has an obligation, under its charter, to serve all customers within Manville's CCN, provided there is sufficient means and capacity. He noted they responded thanking the Board for their consideration.

Erik presented to the Board an illustration of the area with a graph of the pressure logger's data in the area the Board received complaints. These customers are served by the Coupland Plant and the data did indicate occasional drops in the system pressure however all except one was well above TCEQ requirements of 35 psi. Pressure in this area ranged from 90 psi to 29.2 psi. The logger data that dropped below 30 psi was due to a leak that was identified in the system. Erik will continue to regularly monitor areas within the system to aid in identifying potential problem areas and provide the information to Jerry. Erik stated that he and Jerry are working on identifying areas needing additional line looping and upgrades to water lines in the rural portion of the system for 2022. It was noted that two budgeted projects, Type elevated storage tank & Structure additional can pumps, is needed to provide additional

development service added in the Type/Shiloh pressure plane. The Structure project is scheduled to be brought to the Board to award at the next meeting. The elevated storage tank at Type is pending land conveyance from the landowner and design of the tank by the tank builders, who are currently scheduled to meet mid-November. Jerry added an additional storage tank will be budgeted in 2022 for the Shiloh area.

5. Manager's Report and Condition of System – Tony Graf

Report on:

• 36" transmission line easement acquisition status

Tony reported that EAS has obtained surveying permission for an additional 47 tracts since last month's update. As of October 4th, EAS has obtained surveying permission on a total of 78 tracts, 30 tracts remain to be contacted and 18 tracts are pending. Currently there are 4 tracts that have been listed as "denied". EAS has begun the beginning process of surveying by setting control in the area and boundary surveying will follow.

• Monthly System Activities

Tony reported that there is a leak on a 6" water line along Hwy 290 near Wilbarger Creek. Crews are unable to access the line, as the area is under water, due to recent flooding. An emergency connection is being established with Aqua, to restore service to those customers affected, until the line can be accessed for repair. Tony noted that Manville is still working on the land conveyance with John Lloyd for the SWWC interconnect and booster station. John is asking for a letter stating that Manville will serve the remaining phases of Eastwood. Karl spoke with John's attorney, Kevin Flahive, and explained that Manville is not able to make a formal commitment for the additional phases until a formal request is submitted, studied and Board approved. Karl composed a letter that was sent to Mr. Lloyd stating the above requirements. Tony noted that the HBO film crew is still on-site and should be finishing soon.

6. Brief Board on Recent Meetings and Committee Report(s)- No action, report only

Tony noted that a zoom meeting was held with Jim Carpenter and his representatives in regard to his proposed development, Emerald Island. Jim stated that the property was recently valued at \$250,000 per acre and he will request that the Board relinquish the Lawrence well, due to the sanitary easement, in exchange he is proposing to provide Manville with surface water from his development as a replacement for the well. Rexanne informed the group that Manville has groundwater sources and surface water would pose a problem due to treatment.

Tony stated that he, Rexanne & Erik discussed the option of additional water with SWWC staff. They would consider the request however improvements will be needed in that area, and they will want to amend the current non take or pay contract.

7. Discuss and Take Action

- a. Consider Request to Opt-Out of Manville CCN for Butler Family Partnership and the Manor ISD – Ken Ramirez & Destinee Gesing

Marcus Gary made a motion to Approve the Request to Opt-Out of Manville's CCN for the Butler Family Partnership tract with compensation of \$2000 per acre (88.1 acres) and a 20' easement along the entire property frontage on FM 973, to be determined by Manville, & to release the Manor ISD tract (approx. 40 acres) with no compensation. George Tolleson seconded the motion; motion carried.

- b. Approve Bid and Consider Awarding Contract for Broad Street 8" Water Line replacement of 3" Asbestos Pipe

George Tolleson made a motion to Approve the Bid and Award the Contract for the Broad Street 8" Water Line replacement of 3" Asbestos Pipe to the low bidder, Whitney Underground, for \$268,420. Sam Jones seconded the motion; motion carried.

- c. Consider Approval of Eight Point Ranch, CR 468 - 100 LUE's

Sam Jones made a motion to Approve Eight Point Ranch, CR 468 - 100 LUE's with the provision that service will not be provided until the proposed elevated storage tank at Type & additional can pumps at Structure are completed and in operation. Larry Hodde seconded the motion; motion carried.

d. Consider Approval of High Point Village, Phase 1 (Wolf Tract) - 120 LUE's

Marcus Gary made a motion to Approve High Point Village, Phase 1 (Wolf Tract) - 120 LUE's with the provision that service will not be provided until the proposed SWWC interconnect project, Eastwood Booster station and 16" water line to tank site are completed and in operation. Larry Hodde seconded the motion; motion carried.

e. Consider Approval of SH 130/ Howard Lane - 747 LUE's

Northwest Tract – Light Industrial (108 LUE's)

Northeast Tract – Light Industrial (74 LUE's)

Southwest Tract - Multi Family/Mixed use (565 LUE's)

Joe Coffey made a motion to Approve SH 130/ Howard Lane -Northwest Tract – Light Industrial (108 LUE's), Northeast Tract – Light Industrial (74 LUE's), & Southwest Tract - Multi Family/Mixed use (565 LUE's) for a total of 747 LUE's. Tracy Spellings seconded the motion; motion carried.

f. Consider Approval of Enfield, FM 973/Greg Lane – 387 LUE's

George Tolleson made a motion to Approve Enfield, FM 973/Greg Lane – 387 LUE's. Larry Hodde seconded the motion; motion carried.

g. Consider Approval of Vault Manor Industrial Park, Old Kimbro Road – 18 LUE's

Tabled

George Tolleson made a motion to table Vault Manor Industrial Park, Old Kimbro Road – 18 LUE's. Larry Hodde seconded the motion; motion carried.

h. Discuss and Take Action Regarding New Development Requests in Type/Shiloh Pressure Plane due to Storage Pressure Capacity issues

Marcus Gary made a motion that New Development Requests in Type/Shiloh Pressure Plane will be accepted for considered with the provision that the proposed elevated storage tank at Type & additional can pumps at Structure are completed and in operation before service will be provided if approved. Sam Jones seconded the motion; motion carried.

i. Financial Report – Rexanne Pilkenton

- Approve Balance Sheet and Income Statement

- Discuss LUE and Committed Funds Report

Rexanne presented the above noted reports which were distributed to the Board.

Larry Hodde made a motion to accept the Financial Reports as presented. Marcus Gary seconded the motion; motion carried.

Jack set a committee that includes himself, George Tolleson, Sam Jones and Marcus Gary to determine Tariff revisions, that will include a term for LUE fees, to present to the Board for approval.

j. Manville W.S.C. – Water Report, Rolling 12 Month Efficiency Report, Meters Set Report and Delinquent Accounts – Rexanne Pilkenton

Rexanne presented the above noted reports which were distributed to the Board.

8. Engineer's Report – Jerry Fontaine

a. Report on Construction Projects

Jerry reported that: a) the well drilling contract for the test well in Lee County has been signed and a pre-construction meeting is scheduled, b) the booster pumps at the Gregg Lane plant & the SE Loop 16" water line project both should be completed in the next 60 days, c) The contractor for Gregg Manor Phase 1 has started clearing the easement ROW, & d) SWWC interconnect plans are pending approval by SWWC to open bids and is contingent on the property dedication by John Lloyd.

9. Next Board Meeting – Wednesday, November 10, 2021

10. Adjourn

Larry Hodde made a motion the meeting adjourn. Marcus Gary seconded the motion, meeting adjourned.

STATE OF TEXAS §
 §
 COUNTY OF WILLIAMSON §


AFFIDAVIT OF TONY GRAF

1. My name is Tony Graf. I am the General Manager of the Manville Water Supply Corporation ("Manville"). I am over the age of 18 years and reside in Williamson County, Texas. I am of sound mind, have never been convicted of a felony or other crime involving moral turpitude, and fully competent to make this affidavit. I have personal knowledge of the facts stated herein, and they are true and correct.
2. During a public meeting held on October 14, 2021, the Manville Board of Directors approved negotiation and execution of a Water Service Area Transfer Agreement ("Service Area Contract") between Manville the City of Manor, Texas ("the City") to be established pursuant to Texas Water Code § 13.248 and 16 Texas Administrative Code § 24.253, transferring a total of 88.1 acres of land ("Transfer Area") from Creedmoor's water CCN No. 11144 to the City's water CCN No. 10947.
3. No existing customers or facilities are being transferred as part of the Service Area Contract.
4. The Transfer Area identified in the Service Area Contract is the same property that is the subject of the "Petition of Manville Water Supply Corporation and the City of Manor for Approval of a Service Area Contract under Texas Water Code § 13.248 and to Amend Certificates of Convenience and Necessity in Travis County," filed with the Public Utility Commission of Texas of which this Affidavit is part ("Petition").

**Exhibit
E**

Acknowledgment

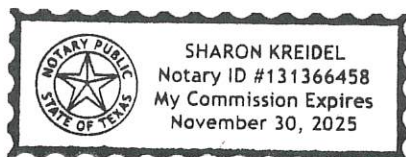
I declare under penalty of perjury that the foregoing is true and correct. Affiant further sayeth not.

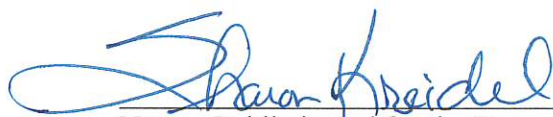


TONY GRAF, GENERAL MANAGER
MANVILLE WATER SUPPLY CORPORATION

BEFORE ME, the undersigned authority, on this day personally appeared Tony Graf, as the General Manager of Manville Water Supply Corporation, known to me to be the person whose name is subscribed on this document and acknowledged to me that he executed the same for the purposes and consideration herein expressed, in the capacity therein stated and he is authorized to do so.

Given under my hand and seal of office this 7th day of November, 2022.





Notary Public in and for the State of Texas
My Commission Expires: 11-30-2025



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Tracey Vasquez, HR Manager
DEPARTMENT: Human Resources

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve a resolution adopting and establishing an additional benefit with LegalShield.

BACKGROUND/SUMMARY:

The City offers supplemental programs to provide extended benefits and options to assist in the employee's financial security, health, and wellbeing.

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

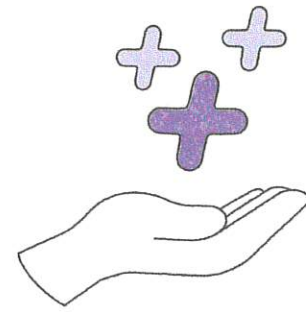
- Benefits Information Form
- Group Authorization Form
- Resolution No. 2022-19 for LegalShield

STAFF RECOMMENDATION:

It is city staff's recommendation that the City Council approve Resolution No. 2022-19 adopting Legalshield as an optional service to city employees and authorizing payroll deductions for the service;and authorize the City Manager to execute the authorization form.

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

101 Reasons to use LegalShield



Unexpected legal questions arise every day, and with LegalShield on your side, you'll have access to a quality law firm for covered personal situations, even 24/7 for emergency situations, no matter how traumatic or how trivial they may seem. Because our dedicated law firms are prepaid, their sole focus is to serve you, rather than bill you.

1. You don't have an up-to-date Will.
2. You don't understand the difference between a trust and a Will.
3. Family members challenge your parent's Will.
4. You don't understand your health insurance plan or new legislation.
5. You are selected for an audit.
6. Your parents die and leave you executor of their estate.
7. You believe you're being charged hidden cell phone fees.
8. You do not have a retirement savings plan.
9. You lose your personal identification.
10. You receive a speeding ticket.
11. You are buying or selling your home.
12. Your driver's license is suspended.
13. Your landlord raises rent in violation of your verbal agreement.
14. Your teenager is accused of shoplifting.
15. You decide to change your name.
16. Your new washing machine doesn't wash.
17. Creditors threaten to take action against you for your ex-spouse's debts.
18. A neighbor or school reports you for child abuse.
19. You adopt a child.
20. A friend or neighbor is injured on your property.
21. You need child support enforced.
22. A friend owes you money and files bankruptcy.
23. A caller demands money or damaging information will be released.
24. Your car is damaged by a hit-and-run driver.
25. You accidentally back over a neighbor's garbage can.
26. A hairdresser damages your hair with harsh chemicals.
27. Your car is repossessed unjustly.
28. You are subpoenaed or served with legal papers.
29. You are called to jury duty.
30. Your long drive off the tee injures another player.
31. You need your lease agreement reviewed.
32. Your son is injured in a football game.
33. A neighbor trips over a rake in your yard.
34. A jeweler sells you defective merchandise.
35. A car dealership gains illegal access to your credit history.
36. You are hit by a bottle at a baseball game.
37. A friend falls down your stairs and sues you.
38. You need help with credit card liability resolution.
39. You are injured when you slip on a wet floor in a public building.
40. Your pet causes damage to a neighbor's garden.
41. Your neighbor's dog barks for hours every night.
42. Your teenager gets a speeding ticket.
43. Your landlord enters your apartment without permission.
44. Your child throws a baseball through a neighbor's car window.
45. You don't have a Living Will or Medical Power of Attorney.
46. Your boat is damaged while in storage.
47. Your landlord refuses to refund your cleaning deposit.
48. You lose an expensive watch in a hotel and the manager denies liability.
49. A speeding car nicks your bumper because you parked in the street.
50. A merchant refuses to honor a guarantee.
51. You have an accident driving your friend's boat.
52. Creditors threaten to take action against you for your ex-spouse's debts.
53. You're still receiving merchandise on a canceled subscription.
54. You are refused service at a restaurant.
55. A property manager refuses to rent to you.
56. You are denied credit for no apparent reason.
57. An online auction goes sour.
58. The repair shop threatens small claims court for money you don't owe.
59. Your car insurance is canceled when your teenager has an accident.
60. Your child needs special education in public school.
61. You made a sizable gift to charity.
62. Angry words result in a slander lawsuit.
63. You need a patent for an invention.
64. You need a copyright for your manuscript.
65. You are wrongly accused of committing a crime.
66. Your right to privacy has been invaded.
67. Your car is vandalized in a parking lot.
68. A postal carrier slips on your unshoveled walk and breaks his or her leg.
69. You have questions about escrow in a home purchase.
70. You're stopped for speeding and a friend is in possession of marijuana.
71. Your teenager wrecks the car, and a friend is injured.
72. You care for your elderly parents.
73. You receive disability.
74. You are cheated by a solicitor.
75. A technician charges more than a given estimate.
76. A creditor tries illegal collection tactics.
77. An accident results in a personal injury.
78. You are scheduled to appear in small claims court.
79. Your new house has bad plumbing and a leaky roof.
80. You take a vacation, and your room has a view of the trash dumpster.
81. A minor is caught breaking into your home.
82. You have a fender bender while driving a friend's car.
83. Law enforcement enters your property without a warrant.
84. You have a question about an easement on your property.
85. Your neighbor's dog bites your child.
86. You have a property line dispute over a newly installed fence.
87. You're asked to testify as a witness to a crime.
88. You need a premarital agreement.
89. You're buying or selling a car.
90. Your child's school demands a drug or alcohol test.
91. Your bank sends a foreclosure notice after one house payment is late.
92. A retail store won't accept the return of defective merchandise.
93. A repairman won't stand behind his work.
94. A trespasser is caught poaching on your land.
95. You are leasing an apartment.
96. You receive a letter from a creditor, and it is not your debt.
97. A bank unjustly reports bad credit activity.
98. You need advice concerning a divorce.
99. Someone injures your dog on your property.
100. You can't make heads or tails out of the new tax forms.
101. Your spouse uses physical force against you.

FOR MORE INFORMATION PLEASE CONTACT AN INDEPENDENT ASSOCIATE:



Name
Phone
Email
URL



Have You Ever

- ☐ Needed your Will prepared or updated?
- ☐ Signed a contract?
- ☐ Received a moving traffic violation?
- ☐ Been denied a warranty or insurance claim?
- ☐ Been overcharged or had a billing dispute?
- ☐ Purchased or leased a home?

- ☐ Worried about being a victim of identity theft?
- ☐ Been concerned about your child's identity?
- ☐ Lost your wallet?
- ☐ Been involved in a data breach?
- ☐ Had someone commit tax or employment fraud in your name?
- ☐ Had your driver's license or medical information stolen/used?

The LegalShield Membership Includes:

- **Dedicated Law Firm** Direct access, no call center
- **Legal Advice/Consultation** on unlimited personal or business issues
- **Letters/Calls** made on your behalf (initial letter or call on an unlimited basis)
- **Contracts/Documents** Reviewed Up to 10 pages per document
- **Will Preparation** - Last Will and Testament (for the named member)
- **Moving Traffic Violations** - (must be on the road legally) 15 day waiting period
- **IRS Audit Assistance** (begins with the tax return due April 15th of the year you enroll)
- **Trial Defense** (if named defendant/respondent in a covered civil action suit)
- **25% Preferred Member Discount** (bankruptcy, criminal charges, DUI, and other matters outside of normal coverage)
- **24/7 Emergency Access** for covered situations

The IDShield Membership Includes:

- **Continuous Credit Monitoring** IDShield continuously monitors your credit report. If changes occur, you'll receive an instant alert.
- **High Risk Application and Transaction Monitoring** We monitor the largest proprietary database of new account application data to detect potentially fraudulent new accounts when an application is submitted.
- **Dark Web Monitoring** Monitors your Personally Identifiable Information (PII) across the dark web, where criminals purchase personal data.
- **Username/Password (Credential) Monitoring** This powerful feature helps protect against takeovers of your social, financial and other online accounts.
- **Identity Threat & Credit Threat Alerts** You'll receive a threat alert if your PII is found.
- **Unlimited Consultation** On any cyber security issue.
- **Full-Service Restoration** Our Licensed Private Investigators will work tirelessly to restore your identity to its pre-theft status.
- **24/7 Emergency Access** We're here in the event of an identity theft emergency.



Put your law firm and identity theft protection in the palm of your hand with the LegalShield & IDShield mobile apps

Plan	Family Price (pay period)	Individual Price (pay period)
LegalShield	\$21.95	\$21.95
IDShield	\$22.95	\$12.95
Combined	\$41.90	\$34.90

Prepared for: CompanyName Here, <https://customerwithpriceinfohere.com>

For more
information, contact
your Independent
Associate:

Associate Name George Ellison
Website
Email gellisonm@aol.com
Phone 512 791 8791

LegalShield legal plans cover the member, member's spouse, never married dependent children under 21 living at home; dependent children under the age 18 for whom the member is the legal guardian; never married dependent children up to age 23 if a full-time college student; or physically or mentally disabled dependent children. IDShield is a product of Pre-Paid Legal Services, Inc. d/b/a LegalShield ("LegalShield"). LegalShield provides access to identity theft protection and restoration services. For complete terms, coverage and conditions, please see www.legalshield.com. All Licensed Private Investigators are licensed in the state of Oklahoma. LegalShield IDShield is not an insurance carrier. Certain limitations apply. IDShield plans are available at individual or family rates. A family rate covers the member, member's spouse and up to 10 dependents up to the ages 18. It also provides consultation and restoration for dependent children age 18 to 26. This is a general overview and is for illustrative purposes only. Plans and services vary from state to state. See plan details for your state of residence for complete terms, coverage, amounts, conditions and limitations.

Save with these incredible MEMBERPERKS

Your LegalShield and IDShield Memberships are simply amazing. In addition to the privileges that are already yours, we have added these MEMBERPERKS with hundreds of merchants and thousands of discounts. Members can access savings at both national and local companies on everyday purchases such as tickets, electronics, apparel, travel and more. Members have the opportunity to save, on average, over \$2,000 per year. MEMBERPERKS can save you enough to pay for your membership for years to come!

RECEIVE EXCLUSIVE DISCOUNTS

Access your members-only discounts in categories such as:



APPAREL



AUTOMOTIVE



BOOKS, MOVIES & MUSIC



CELL PHONES



ELECTRONICS



FINANCE



FLOWERS & GIFTS



FOOD



HEALTH & WELLNESS



HOME SERVICES



INSURANCE & PROTECTION SERVICES



OFFICE & BUSINESS



REAL ESTATE & MOVING SERVICES



SPORTS & OUTDOORS



TICKETS & ENTERTAINMENT



TRAVEL

"MEMBERPerks pays for my membership!"

— Martha S.

"I saved 20% at Advance Auto and I also saved 30% on movie tickets on date night with my wife. This membership is it!"

— Andre E.

"I saved hundreds of dollars on a new laptop."

— Anna W.

Enjoy preferred member pricing on some of your favorite brands and services.

Office DEPOT
OfficeMax

Harry & David
Membership Discount

SKECHERS
DIRECT
MORE THAN JUST WORK SHOES

chewy.com

verizon

sam's club

AMC
THEATRES

H
Holiday Inn
CLUB
VACATIONS

Lenovo

MAJOR LEAGUE BASEBALL

AND MANY
MORE!

Getting Started

To sign up, simply log in at legalshield.perkspot.com. If you don't already have an account, follow the simple on-screen instructions to make an account with your personal or work email and LegalShield Membership number.

These benefits are for LegalShield and IDShield Members. All offers or promotions are subject to change without notice.



OFFICE USE ONLY

FR# _____
PRD _____
#APPS _____
CWA _____
B.D. _____
FR.CD. _____
RSM _____

GROUP AUTHORIZATION FORM

Company Information

Legal Name of Company _____ Tax ID Number _____

DBA Name _____ # of Employees _____

Physical Address _____

City _____ State _____ Zip _____

Company Website _____

Primary Contact _____ Phone _____ Ext _____

Email _____ Fax _____

Authorizing Officer _____ Company Phone _____

☐ Plan Administrator is the same as Primary Contact. Billing invoices will be provided online through LegalShield's My Group Account website.

Plan Administrator _____ Phone _____ Ext _____

Email _____ Fax _____

Email address will be the login name for My Group Account. An account creation email will be sent once the group has been setup.

☐ I would like to opt-into going paperless.

☐ I would like to learn more about online payments

Plans / Pricing

Legal Individual \$ _____ Family \$ _____ / \$ _____ / \$ _____ / \$ _____
AK & HI Residents MA & NV Residents NY Residents

IDShield Individual \$ _____ Family \$ _____

Legal + IDShield Individual \$ _____ Family \$ _____ / \$ _____ / \$ _____ / \$ _____
AK & HI Residents MA & NV Residents NY Residents

CDLP/Small Business _____
(Other)

Enrollment Information

Item 21.

Benefit Effective Date _____ Scheduled Enrollment Date(s) _____

Enrollment Type ☐ Payroll Deduction ☐ Fringe / Employer ☐ Paid Self-Payment
☐ Partial Fringe – Employer pays for: _____

Enrollment Method ☐ LegalShield Paper Applications ☐ LegalShield Secure Enrollment Website
☐ Secure File Transfer – Contact Name _____ Phone _____
Email _____

(Select all that apply)
Payroll Cycle(s)

☐ Monthly (12 pay periods) ☐ 1st Deduction Date
☐ Weekly (52 pay periods) ☐ 1st Deduction Date
☐ Bi-weekly (26 pay periods) ☐ 1st Deduction Date
☐ Semi-monthly (24 pay periods) ☐ 1st Deduction Date
☐ Other: _____

Enrollment Frequency ☐ Evergreen, enroll anytime throughout the year ☐ Open enrollment or qualifying event only

Enrollment Effective Dates ☐ Immediate ☐ First of the following Month ☐ Other

Cancel Option ☐ Immediate First of the following Month ☐ Open enrollment or qualifying event only

Cancel Instructions

Broker / PEO / TPA Information (if applicable)

Company Type ☐ Broker ☐ TPA ☐ PEO
Company Name _____ Contact Name _____
Phone _____ Ext _____ Fax _____
Email _____

LegalShield Servicing Information

LegalShield Servicing Agent _____ Agent # _____

Company Authorization

☐ I want the amendment added to the member contract for employment related matters.

By signing this form, I represent I have the authority to allow LegalShield to introduce LegalShield products to all company employees.

Authorizing Officer Signature _____ Date _____

SERVICING ASSOCIATE USE ONLY

Group Name _____ Group # _____ Business Code _____
See Below.

Payment Earnings ☐ (All full fringe accounts are placed on a 3-year payment earnings.)

ERISA Plans ☐ (Please ensure all ERISA paperwork has been submitted to Corporate and approved prior to enrollments.)

Associate Information

Item 21.

Servicing Associate Name _____ Associate Number _____

Authorized Associate Name _____ Associate Number _____

Authorized Associate Name _____ Associate Number _____

Authorized Associate Name _____ Associate Number _____

Field Trainer Name _____ Field Trainer Associate Number _____

Producer ID _____ Producer Associate Number _____

(Producer ID must be setup by LegalShield before using. Producer ID must be listed on paper applications.)

Name of finder to be paid _____ Finder Fee Code _____

(FF Code must be created and attached before enrollments are processed.)

Commission Share

(Required for electronic enrollment file and website enrollment groups. Leave state field blank to represent all states.)

Associate Name _____ Associate # _____ receives 100% of the commissions.

Associate Name _____ Associate # _____ Percentage ____ State ____

Associate Name _____ Associate # _____ Percentage ____ State ____

Associate Name _____ Associate # _____ Percentage ____ State ____

Associate Name _____ Associate # _____ Percentage ____ State ____

Associate Name _____ Associate # _____ Percentage ____ State ____

Please review the Commission Share Guidelines before submitting a commission share. Percentages must be whole percentages totaling 100%. An associate in the commission share must be listed on the paper applications. For licensed states, the licensed associate must retain at least 50% and be listed on the paper applications. In MA and MS, all associates must be licensed. If submitting for multiple states, you may attach the Commission Share Agreement form.

Comments _____

Servicing Agent Signature _____ Date _____

By signing this form, I agree the information listed is correct.

Group Business Codes

A Auto Related CarDealerships, Repair Shop & Detail Shop	J CDLP & Family CDLP & Family Plans Only	T City Government City, Town, Village	DD Native American Tribes, Bands, Nations	CM Chambers of Commerce
B Financial Institutions Banks, Credit Unions, Mortgage Co.	K Employee Leasing Co. Staff Leasing, Temporary Employment, PEO's	U Energy/Utility Utility, Electric, Gas, Phone, Water	EE Transportation Transit Authority, Bus Company, Railroad	CS Convenience Store/Gas Station
C Sales/Marketing Retail Shops	L College/University	V Casino/Hotel	FF Farm/Agriculture	CA Collection Agency
D Doctors Doctor, Dentist, Medical Office, EMS, Nurse	M Manufacturing/Industrial	W Military Related National Guard, Armed Forces	GG Insurance Related Agency	EI Entertainment Industry Theme Parks, Zoos, Museum, Cinema, Video Store
E CDLP (Truck Drivers Plan Only)	N Miscellaneous Anything not in specific category	X Restaurant Restaurant, Deli, Bakery, Catering	HH High Tech Aerospace, Technology, Engineering	MM Maid/Cleaning Service
F Firefighters Fire Stations	O State Government State Accounts	Y County Government County, Parish	II Internet Computer Related	PI Security Private Investigators
G Special Help Groups Red Cross, United Way, Salvation Army, YMCA, Goodwill	P Police Departments Police, Sheriff Departments, Prisons	Z Real Estate Real Estate Companies	KK Health Related Fitness Center, Nutrition Center, Drug Store, Health Spa	LL Landscaping Lawn Care
H Hospital Hospital, Health Systems	Q Nursing Home Nursing Home, Home Health, Assisted Living, Hospice	AA Airline/Aviation	AS Associations	VV Veterinary Veterinarians, Animal Hospitals
I Trust Trust Groups Only	R Service Company Funeral, Locksmith, Travel, Dry Cleaners	BB Building/Construction Concrete, Steel, Painting, Lumber	DC Day Care Preschool, Early Child Learning Centers	GS Grocery Store
	S Schools Public, Private, Christian	CC Communications TV, Radio, Newspaper, Advertising	UU Unions	HA Housing Authority
			CH Churches	WW Warehouse Distributors, Imports, Wholesalers
				OC Oil Field/Chemical
				EC Environmental/Recycling

*** LegalShield Corporate Office requires a minimum of 5 business days to process new groups. All pages can be submitted for pre-approval up to 60 days prior to enrollment. ***

RESOLUTION NO. 2022-19**A RESOLUTION OF THE CITY OF MANOR,
TEXAS ADOPTING LEGALSHIELD AS AN
OPTIONAL SERVICE TO CITY EMPLOYEES AND
AUTHORIZING PAYROLL DEDUCTIONS FOR
THE SERVICE.**

WHEREAS, the City of Manor (City) held a benefits fair so that employees may see the services available to them through their employment with the City;

WHEREAS, A legal services provider, LegalShield, was present at the benefits fair;

WHEREAS, certain employees have expressed a desire to participate in LegalShield with payment for the service deducted automatically from their paychecks; and

WHEREAS, the City of Manor, Texas desires to adopt LegalShield as an optional service provider for City employees and direct payment to LegalShield from employee compensation when properly requested by specific employees.

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

SECTION 1. ADOPTION AND ESTABLISHMENT. The City Council hereby adopts LegalShield as an optional legal services provider for City employees to participate in on a voluntary basis.

SECTION 2. AUTHORITY. The City Manager, or designee, is hereby authorized to provide to, and accept from, employees individual participation agreements from each said employee requesting same, and to instruct that payroll will direct payment for those services from employee compensation.

SECTION 3. LIMITATION. The City of Manor will not pay for any portion of the cost of LegalShield and does not endorse or warrant the services provided by LegalShield. Participation by the City of Manor is limited to payroll deductions from compensation already owed to employees. The City of Manor will not be an intermediary between the employee and LegalShield. It will not recover, or attempt to recover, any funds from the employee or LegalShield in the event of a dispute.

PASSED AND ADOPTED by the City Council of Manor, Texas, at a regular meeting on the 16th day of November 2022, at which a quorum was present, and for which due notice was given pursuant to Government Code, Chapter 551.

THE CITY OF MANOR, TEXAS

Dr. Christopher Harvey,
Mayor

ATTEST:

Lluvia T. Almaraz, TRMC
City Secretary

**AGENDA ITEM SUMMARY FORM**

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Tracey Vasquez
DEPARTMENT: Human Resources

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to close City Offices at 12:00 p.m. on Friday, December 16, 2022.

BACKGROUND/SUMMARY:

City Employee Holiday Luncheon

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

STAFF RECOMMENDATION:

It is City staff's recommendation that the City Council approve to close City Offices at 12:00 p.m. on Friday, December 16, 2022.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on adding an Invocation to the Order of Business on Regular and Special meeting Agendas.

BACKGROUND/SUMMARY:

Many across the State of Texas, as well as other governmental entities, open their meetings with a brief prayer. In researching the city archives dating back to 1926, invocation has not been a practice for the City of Manor. In reviewing this matter, are a few items relating to the law regarding to prayer at a governmental body's meetings that the City Council should consult with our legal counsel regarding whether to open meetings with a prayer. Establishing a policy and updating the Rules and Procedures ordinance would need to be updated.

LEGAL REVIEW:

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS:

- December 2018 TML Legal Question & Answer

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council discuss and provide direction to staff and legal counsel in developing a policy to add invocation to the City Council's order of business on Regular and Special Meeting Agendas.

PLANNING & ZONING COMMISSION:	Recommend Approval	Disapproval	None
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December 2018

Legal Q&A

Paloma Dominguez, TML Law Clerk

Q. Is an invocation allowed at a city council meeting?

A. Many Texas cities, as well as other governmental entities, open their meetings with a brief prayer. Is this a violation of the doctrine of the separation of church and state? Not usually. Below is a summary of the law relating to prayer at a governmental body's meetings. Of course, each city should consult with local legal counsel regarding whether to open meetings with a prayer.

Q. What is "legislative prayer" and how is it analyzed under the law?

A. A prayer used to open the session of a governmental body is known as "legislative prayer." Legislative prayer is treated as a special issue under the United States Constitution's "Establishment Clause." The Establishment Clause is the part of the First Amendment that reads: "Congress shall make no law respecting an establishment of religion, or prohibiting the free exercise thereof..." U.S. CONST., amend I. Usually, the United States Supreme Court (Court) uses a three-part test, known as the *Lemon* test, to determine whether a governmental action violates the Establishment Clause. *Lemon v. Kurtzman*, 403 U.S. 602 (1971). However, in the case of legislative prayer, the Court did not use the *Lemon* test but rather studied the role of legislative prayer in our country's history. In *Marsh v. Chambers*, the governing decision on the issue, the Court upheld the State of Nebraska's practice of opening each day during the legislative session with a prayer. *Marsh v. Chambers*, 463 U.S. 783 (1983).

Q. Why is legislative prayer different?

A. The Court based its reasoning in *Marsh* on the perceived intent of the writers of the Establishment Clause. *Marsh*, 463 U.S. at 790-92. According to the Court, the first Congress passed the First Amendment, including the Establishment Clause, in the same week that a chaplain was hired for the Congress. *Id.* at 790. In the eyes of the Court, this action indicated that legislative prayer was excepted from the Establishment Clause. *Id.* The Court held that legislative prayer created no more government entanglement with religion than: (1) bus transportation to parochial schools (citing *Everson v. Board of Education*, 330 U.S. 1 (1946)); (2) beneficial grants for higher education (citing *Tilton v. Richardson*, 403 U.S. 672 (1971)); or (3) tax exemptions for religious organizations (citing *Walz v. Tax Comm'n*, 397 U.S. 664 (1970)). *Marsh*, 463 U.S. at 791. The Court noted that the content of the prayer itself should be of no concern to judges unless it is proselytizing or is disparaging to other faiths. *Id.* at 794-95.

Q. How is legislative prayer different from school prayer?

A. If legislative prayer is acceptable, why is prayer at school graduations or assemblies often successfully challenged? First, those involved in city council meetings are usually adults. Therefore, courts consider them to be less impressionable and susceptible to religious

indoctrination than children. *Marsh*, 463 U.S. at 795. Second, schools expect children to attend and participate in all aspects of school graduations or assemblies, and stepping out discreetly is difficult, if not impossible. *Lee v. Weisman*, 505 U.S. 577, 597 (1992). In contrast, adults attending a city council meeting may step out quietly for any reason without calling too much attention to themselves, thus choosing not to participate. *Id.*

Q. Can a city be sure that its legislative prayer is appropriate?

A: Previously, it was difficult for cities to determine whether their legislative prayer practices were appropriate. However, after the Court's decision in *Town of Greece v. Galloway*, cities have some clarification that may aid them in gauging whether their legislative prayer practices are appropriate. *Town of Greece v. Galloway*, 572 U.S. 565, 134 S.Ct. 1811 (2014). That being said, it may still be impossible for a city to be **completely** certain, and a city should defer to local legal counsel in adopting a legislative prayer policy.

Q: What changed in the aftermath of *Town of Greece v. Galloway*?

A: In 2014, the United States Supreme Court addressed the question of whether prayers preceding town council meetings violated the First Amendment's Establishment Clause. At the time the Court took up the *Town of Greece* case, a conflict existed among the circuits regarding the scope of the *Marsh* holding and whether and to what extent sectarian prayers before council meetings were constitutionally permissible. In a 5-4 vote, the Court held that the sectarian prayers do not violate the United States Constitution, and are perfectly permissible. *Town of Greece*, 134 S.Ct. at 1828.

Q. What guidance did *Town of Greece v. Galloway* offer regarding legislative prayer?

A: The *Town of Greece* opinion contained guidance regarding when a prayer is and is not constitutional. As a rule, legislative prayer should be assumed constitutional so long as it:

- Is given at the session opening to lend gravity to the occasion;
- Reflects the values of the nation;
- Is given in a solemn and respectful tone;
- Invites lawmakers to reflect on shared ideals and common ends; and
- Is non-discriminatory among faiths.

On the other hand, legislative prayer will most likely not be constitutionally permissible if there is a pattern of:

- Denigrating/disparaging any religion;
- Threatening damnation;
- Preaching conversion; or
- Proselytizing or advancing any faith or belief. *Id.* at 1823-24.

Inquiries about the constitutionality of a prayer should be looked at in terms of the prayer opportunity as a whole, and should not focus on the content of a single prayer. The exact point at which a prayer becomes unconstitutional is uncertain. For instance, the Court did not establish a

bright line rule as to how extensive the denigration or proselytization has to be for a prayer situation to be unconstitutional.

Q: What should a city council avoid if it engages in legislative prayer practices?

A: A city council should avoid:

- Directing the public to participate;
- Singling out dissidents for criticism;
- Indicating that decisions might be influenced by acquiescence in the prayer opportunity;
- Classifying citizens based on religious views;
- Chastising dissenters;
- Attempting “lengthy disquisition on religious dogma;”
- Refusing a request to offer a prayer; and
- Scheduling prayer in temporal proximity to administrative or quasi-judicial activities. *Id.* at 1826-27, 1829.

Q. Should a city make an instruction booklet for religious leaders?

A. No. When a governmental entity tells religious leaders how to pray, even if the intention is to be helpful, that action violates the Establishment Clause. The Supreme Court held that a booklet given to religious leaders outlining what was and was not appropriate for a prayer at a school graduation was effectively a composition of the prayer by the government. *Lee v. Weisman*, 505 U.S. 577, 588 (1992). In the words of the Court, “it is no part of the business of government to compose official prayers of any group of the American people to recite as part of a religious program carried on by government.” *Id.* (quoting *Engel v. Vitale*, 370 U.S. 421, 425 (1962)).

Q: What can a city do to update its “prayer policy” if it does engage in legislative prayer practices?

A: A city council that engages in legislative prayer should consider adopting a policy setting out their prayer practices. Policies might include the following information:

- A statement setting out the purpose of the prayer (examples of purposes are, “to lend gravity to public proceedings,” to “acknowledge the place religion holds in the lives of many private citizens,” and “to invite lawmakers to reflect upon shared ideals and common ends before they embark on the business of governing”);
- An explanation of the types of prayers that are allowed, and a statement that those offering prayers shall not proselytize or disparage any other faith or belief;
- A statement that no one is required to participate and that members of the public are free to join the meeting after the prayer or leave the meeting during the prayer;
- A statement that members of the public will not be treated differently based on whether they participate in the prayer; and
- A description of the process used to select who gives an invocation and how to become an invocation giver. ALLISON E. BURNS, LEGISLATIVE PRAYER POLICIES IN THE WAKE OF TOWN OF GREECE V. GALLOWAY (2014), *available at*: <https://texascityattorneys.org/2014-summer-conference-speaker-materials/>.

The Supreme Court stated that, “So long as the town maintains a policy of nondiscrimination, the Constitution does not require it to search beyond its borders for non-Christian prayer givers in an effort to achieve religious balancing.” This means that a city council does not have to actively seek out potential prayer-givers. *Town of Greece*, 134 S.Ct. at 1814.

Q: What if atheists or other small religious denominations want to offer an invocation?

A: Cities must be prepared to consider requests from any group that may want to give an invocation, including small religious denominations, agnostic organizations, and atheist groups.

Q: Can city council members offer prayers at city council meetings?

A: This is still unclear. The Supreme Court chose not to address that particular question in the legal precedent described above. Thus, a city council that wishes to have a member offer or lead the prayer should consult with local legal counsel prior to doing so.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on supporting Operation Turkey event in the City of Manor.

BACKGROUND/SUMMARY:

Since 2000, Operation Turkey has remained a 100% volunteer organization without a single paid employee. The organization has more than 30,000 volunteers strong working together to ensure everyone receives a warm meal on Thanksgiving Day. No matter where an individual is on Thanksgiving Day, they can participate with Operation Turkey. This encourages other that have participated in the annual program to share their experience with others and together the organization will eradicate hunger one meal, one day, at a time. Creating an opportunity for a community of volunteers working together to ensure that everyone receives a meal on Thanksgiving Day has reached other communities here in the State of Texas. The cities of Austin, Bastrop, Cedar Park, Dallas, Ft Worth, Houston, Round Rock, San Antonio, and San Marcos. Each year, the organization prepares, packages, and deliver meals to the homeless and less fortunate in just 4 hours. Some communities have formed collaborative partnerships where individuals and families can be served a meal at central location.

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

STAFF RECOMMENDATION:

It is the city staff's recommendation that the City Council provide direction on participating in Operation Turkey and coordinate with assigned community volunteers to organize an event for our Manor residents.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on the Second Amendment to Development Agreement (EntradaGlen).

BACKGROUND/SUMMARY:

The Developer requested extending the deadline for assessments to be levied or bonds issued for the EntradaGlen PID. City staff and Developer have negotiated an extension until May 31, 2023. The attached Second Amendment to the Development Agreement addresses the negotiations reached.

LEGAL REVIEW: Yes
FISCAL IMPACT:
PRESENTATION:
ATTACHMENTS: Yes

- Second Amendment

STAFF RECOMMENDATION:

Staff recommends City Council approve the Second Amendment to the Development Agreement (EntradaGlen).

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

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (EntradaGlen)

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT (this “**Second Amendment**”) is dated effective November __, 2022 (the “**Amendment Effective Date**”), and is entered into between the CITY OF MANOR, a Texas home-rule municipal corporation (the “**City**”) and LAS ENTRADAS DEVELOPMENT CORPORATION, a Texas corporation (including its Designated Successors and Assigns) (collectively, the “**Developer**”). The City and the Developer are sometimes referred to as a “**Party**” and collectively herein as the “**Parties**.”

RECITALS:

A. City and Developer previously entered into that certain Development Agreement (EntradaGlen) dated effective July 7, 2021, and that certain First Amendment to Development Agreement (EntradaGlen) dated effective June 15, 2022 (collectively the “**Agreement**”), for that certain mixed-used master-planned project located in the City of Manor, Travis County, Texas, as more particularly described in the Agreement.

B. The Agreement provides, among other things, provisions related to the EntradaGlen PID, including the dissolution of the EntradaGlen PID if the first issuance of PID bonds or a levy of special assessments did not occur by October 31, 2022 in accordance with the Dissolution Agreement.

C. On October 19, 2022, the Parties, along with Cottonwood Holdings, Ltd., and Shadowglen Development Corporation entered into the First Amendment to the Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District (the “**First Amendment**”), recorded as Document No. 2022172162 in the Official Public Records of Travis County, Texas, which provided, an extension to dissolution of the District from October 31, 2022, to November 30, 2022, to provide time for the Parties to negotiate a longer extension.

D. The Developer has agreed to convey to the City approximately five acres, as described in Section (3) of this Second Amendment, in lieu of a public benefit fee under the City’s PID policy.

E. The City and Developer desire to modify and amend the Agreement in certain respects, as more particularly set forth in this Second Amendment in connection with the granting of an extension to the expiration of the Dissolution Agreement.

AGREEMENT:

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

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

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

(3) Public Benefit Fee. In lieu of a public benefit fee, Developer agrees to convey to the City approximately 5 acres, as more particularly depicted in Exhibits A-1 and A-2, attached hereto and incorporated herein as if fully set forth, by deed(s), without restrictions or liens, in a form acceptable to the City as follows:

(a) A 2.84 acre tract, as described in Exhibits A-1 and A-2 (“Tract 1”), shall be conveyed to the City through metes and bounds. The deed conveying the property shall be delivered to the City by the Developer, with a release of lien on or before the date assessments are levied for Improvement Area No. 1.

(b) A 2.16 acre tract, as described in Exhibits A-1 and A-2 (“Tract 2”), shall be conveyed to the City through metes and bounds. The deed conveying the property, with a release of lien, shall be placed in escrow with a title company acceptable to the Parties ten (10) business days after bonds for Improvement Area No. 1 are issued. The deed shall be recorded by the title company on the date bonds for Improvement Area No. 2 are issued.

(c) If bonds are not issued for Improvement Area No. 2 thirty-six months from the Amendment Effective Date, Developer agrees to (i) the title company recording the deed for Tract 2; or (ii) provide a deed to another tract of land acceptable to the City on or before the expiration of thirty-six months from the Amendment Effective Date.

(4) City’s Obligations. The date in Section 3.1(c) is revised to read: May 31, 2023.

(5) Dissolution of PID. Section 3.4 of the Agreement is deleted in its entirety and replaced as follows:

“**3.4. Dissolution of PID.** On December 2, 2020, the City approved and entered into an Amended and Restated Dissolution Agreement, as amended by that certain First Amendment to the Amended and Restated Dissolution Agreement dated October 19, 2022 and that certain Second Amendment to the Amended and Restated Dissolution Agreement dated November ___, 2022 (collectively the “Dissolution Agreement”). The Dissolution Agreement states that it constitutes the petition by Cottonwood, Las Entradas Development Corporation, and ShadowGlen Development Corporation for the City to dissolve the District in the event of certain milestones, including if the Hill Lane Extension is not constructed within eighteen (18) months after the effective date of this Agreement. The Dissolution Agreement also provides that in the event PID Bonds have not been issued, or special assessments have not been levied, on or before May 31, 2023, the City shall dissolve the PID in accordance with the terms set forth in the Dissolution Agreement.”

(6) Ratification of Agreement/Conflict. All terms and conditions of the Agreement are hereby ratified and affirmed, as modified by this Second Amendment. To the extent there is any

inconsistency between the Agreement and this Second Amendment, the provisions of this Second Amendment shall control.

(7) No Waiver. Neither City's nor Developer's execution of this Second Amendment shall (a) constitute a waiver of any of its rights and remedies under the Agreement or at law with respect to the other party's obligations under the Agreement or (b) be construed as a bar to any subsequent enforcement of any of its rights or remedies against the other party.

(8) Governing Law. This Second Amendment shall be construed and enforced in accordance with the laws of the State of Texas.

(9) Signatory Warranty. The signatories to this Agreement warrant that each has the authority to enter into this Agreement on behalf of the organization for which such signatory has executed this Agreement.

(10) Interpretation. This Agreement has been jointly negotiated by the Parties and shall not be construed against a party because that Party may have primarily assumed responsibility for the drafting of this Agreement.

(11) Anti-Boycott Verification. To the extent this Second Amendment constitutes a contract for goods or services within the meaning of Section 2270.002 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2270 of the Texas Government Code, and subject to applicable Federal law, Developer represents that neither Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Developer (i) boycotts Israel or (ii) will boycott Israel through the term of this Second Amendment. The terms "boycotts Israel" and "boycott Israel" as used in this paragraph have the meanings assigned to the term "boycott Israel" in Section 808.001 of the Texas Government Code, as amended.

(12) Iran, Sudan and Foreign Terrorist Organizations. To the extent this Second Amendment constitute a governmental contract within the meaning of Section 2252.151 of the Texas Government Code, as amended, solely for purposes of compliance with Chapter 2252 of the Texas Government Code, and except to the extent otherwise required by applicable federal law, Developer represents that Developer nor any wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of Contractor is a company listed by the Texas Comptroller of Public Accounts under Sections 2270.0201, or 2252.153 of the Texas Government Code.

(13) Anti-Boycott Verification - Energy Companies. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Second Amendment. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code, and to the extent such Section is not inconsistent with a governmental entity's constitutional or statutory duties related to the issuance, incurrence, or management of debt obligations or the deposit, custody, management, borrowing, or investment of funds. As used in the foregoing verification, "boycott energy company" means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a

company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by the preceding statement in (A).

(14) Anti-Discrimination Verification - Firearm Entities and Firearm Trade Associations. The Developer hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Second Amendment. The foregoing verification is made solely to comply with Section 2274.002, Texas Government Code. As used in the foregoing verification, "discriminate against a firearm entity or firearm trade association" means: (i) refuse to engage in the trade of any goods or services with the entity or association based solely on its status as a firearm entity or firearm trade association; (ii) refrain from continuing an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; or (iii) terminate an existing business relationship with the entity or association based solely on its status as a firearm entity or firearm trade association; but does not include (a) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories; or (b) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency; or for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association.

(15) Entire Agreement. The Parties hereto agree and understand that no oral agreements, or understandings, shall be binding, unless reduced to a writing which is signed by said Parties. The Parties hereto agree and understand that this Second Amendment shall be binding on them, their personal representatives, heirs, successors and assigns.

(16) Counterparts. This Second Amendment may be executed in multiple counterparts, each of which will be deemed an original, and all of which will constitute one and the same agreement.

[Signature pages follow]

EXECUTED in multiple originals, and in full force and effect as of the Second Amendment Effective Date.

CITY:

CITY OF MANOR, TEXAS,
a Texas home-rule municipal corporation

By: _____
Name: Dr. Christopher Harvey
Title: Mayor

Attest:

By: _____
Name: Lluvia T. Almaraz
Title: City Secretary

Approved as to form:

By: _____
Name: Veronica Rivera
Title: Assistant City Attorney

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this ____ day of _____, 2022, by Dr. Christopher Harvey, Mayor of the City of Manor, Texas, a Texas home-rule municipal corporation, on behalf of said corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

**LAS ENTRADAS DEVELOPMENT
CORPORATION**, a Texas corporation

By: _____
 Name: _____
 Title: _____

THE STATE OF TEXAS §

COUNTY OF _____ §

This instrument was acknowledged before me on this ____ day of _____, 2022,
 by _____, _____ of Las Entradas Development Corporation, a Texas
 corporation, on behalf of said corporation.

(SEAL)

 Notary Public, State of Texas

ACKNOWLEDGED AND AGREED TO:

**DD&B CONSTRUCTION,
INC.**, a Delaware corporation

By: _____
 Name: _____
 Title: _____

EXHIBIT A-1

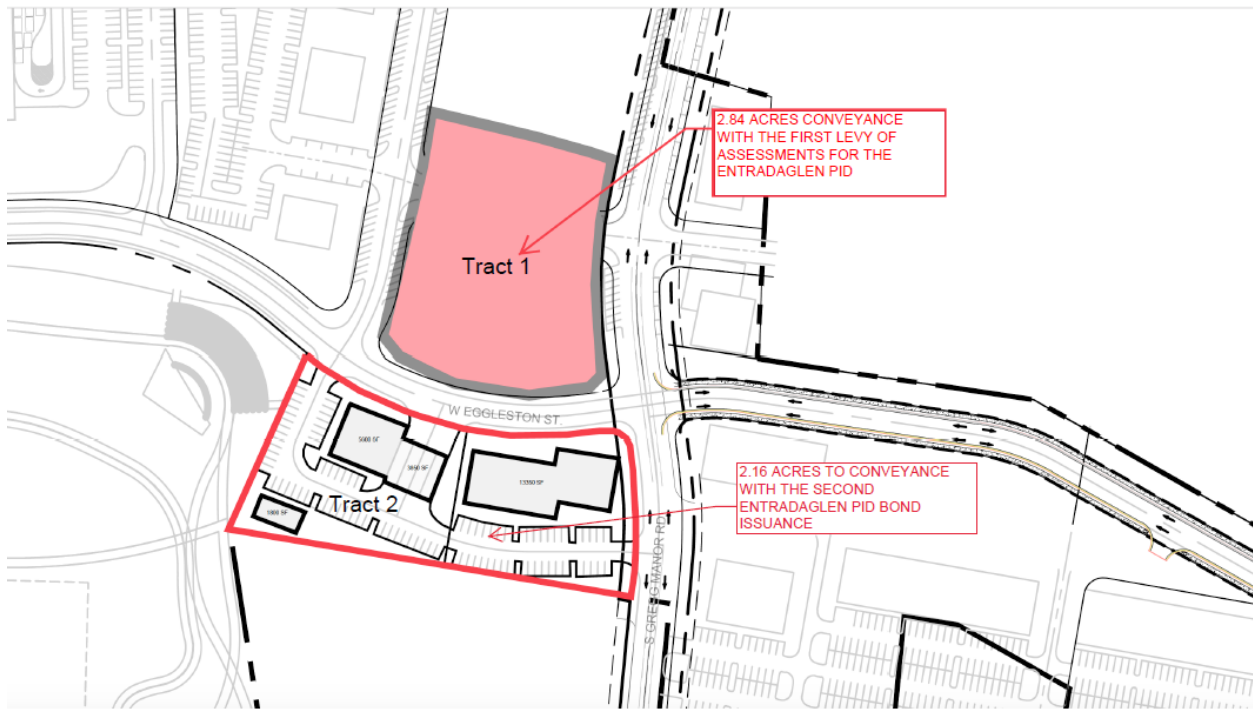


EXHIBIT A-2





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on the Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.

BACKGROUND/SUMMARY:

The City and Developer entered into that First Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District extending the deadline for assessments to be levied or bonds issued November 30, 2022 to allow the City and Developer time to negotiate a longer extension period. The attached Second Amendment to the Dissolution Agreement provides for an extension until May 31, 2023 based on negotiations reached.

LEGAL REVIEW: Yes

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS: Yes

- Second Amendment

STAFF RECOMMENDATION:

Staff recommends City Council approve the Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District.

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

**Second Amendment to the Amended and Restated Agreement Regarding
the Dissolution of the EntradaGlen Public Improvement District**

This Second Amendment to the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District (this “Second Amendment”) is entered into on this ____ day of _____, 2022, by Cottonwood Holdings, Ltd., Shadowglen Development Corporation, and Las Entradas Development Corporation (collectively, the “Developer”) and the City of Manor, a Texas home rule municipality (the “City”), herein sometimes referred to collectively as the Parties.

RECITALS

A. On July 18, 2018, the parties entered into the Agreement Regarding Dissolution of the EntradaGlen Public Improvement District (the “Original Dissolution Agreement”), recorded as Document No. 2018121739 in the Official Public Records of Travis County, Texas, which provided, among other things, that the Developer would not oppose dissolution of the PID if the first issuance of PID bonds or a levy of special assessments did not occur by August 31, 2021.

B. On December 2, 2020, the parties entered into the Amended and Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District (the “Dissolution Agreement”), recorded as Document No. 2020247406 in the Official Public Records of Travis County, Texas, which provided that the Developer would not oppose dissolution of the District if Hill Lane was not constructed by January 7, 2023, or if the first issuance of PID bonds (“PID Bonds”) or a levy of special assessments did not occur by October 31, 2022.

C. On October 19, 2022, the parties entered into the First Amendment to the Restated Agreement Regarding the Dissolution of the EntradaGlen Public Improvement District (the “First Amendment”), recorded as Document No. 2022172162 in the Official Public Records of Travis County, Texas, which provided, an extension to dissolution of the District from October 31, 2022, to November 30, 2022, to provide time for the Parties to negotiate a longer extension.

D. The Parties have come to an agreement and desire to provide for an extension to the dissolution of the District if special assessments are not levied or the PID Bonds are not issued by the deadline set forth herein.

NOW, THEREFORE, for and in consideration of the above recitals and the terms, conditions and agreements stated in this Agreement, the parties agree as follows:

1. The Recitals set forth above are incorporated herein and made a part of this Second Amendment for all purposes, and the Recitals herein correctly reflect the date the Parties entered into the Dissolution Agreement, which was incorrectly stated in Recital B of the First Amendment.
2. All capitalized terms in this Second Amendment shall have the same meanings as in the Dissolution Agreement unless expressly provided otherwise herein.

3. Section 2 of the Dissolution Agreement and as amended by the First Amendment is hereby deleted in its entirety and replaced with the following:

“2. The Developer agrees that this Agreement constitutes Developer’s petition to dissolve the District under Section 372.011, Texas Local Government Code, and the City is hereby authorized to dissolve the District, in the event that (a) Hill Lane, as further described in the contemplated development agreement between the Parties (the “Development Agreement”) is not constructed within eighteen (18) months after the effective date of the Development Agreement, or (b) by (i) the first issuance of PID Bonds are not issued, or (ii) a levy of special assessments does not occur, by May 31, 2023, whichever occurs earlier (the “Authorization”). In such event, the Developer will not oppose the City’s dissolution of the District undertaken in accordance with this Agreement, and will cooperate with the City to cause the District to be dissolved. The Authorization shall terminate and expire upon the earlier of (i) the levy of special assessments or (ii) the first issuance of the PID Bonds.”

4. All terms and conditions of the Dissolution Agreement are hereby ratified and affirmed, as modified by this Second Amendment. To the extent there is any inconsistency between the Dissolution Agreement, the First Amendment, and this Second Amendment, the provisions of this Second Amendment shall control.
5. This Second Amendment shall be governed by and construed in accordance with the laws of the State of Texas, without regard to its conflict of laws provisions, and venue shall lie in Travis County, Texas.
6. The Parties hereto agree and understand that no oral agreements, or understandings, shall be binding, unless reduced to a writing which is signed by said Parties. The Parties hereto agree and understand that this Second Amendment shall be binding on them, their personal representatives, heirs, successors and assigns.
7. This Second Amendment may be executed in multiple counterparts, each of which will be deemed an original, and all of which will constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this Second Amendment and this Second Amendment is effective as of the first date indicated above.

[signature pages follow]

CITY:**City of Manor, Texas**

a Texas home-rule municipal corporation

Attest:

By: _____

Name: Lluvia T. Almaraz

Title: City Secretary

By: _____

Name: Dr. Christopher Harvey

Title: Mayor

THE STATE OF TEXAS §**COUNTY OF TRAVIS §**

This instrument was acknowledged before me on this ____ day of _____, 20__ by Dr. Christopher Harvey, Mayor of the City of Manor, Texas, a Texas home-rule municipal corporation, on behalf of that corporation.

(SEAL)

Notary Public, State of Texas

DEVELOPER:

COTTONWOOD HOLDINGS, LTD., a Texas
limited partnership

By: COTTONWOOD GENERAL PARTNER,
L.L.C., a Texas limited liability company,
as General Partner

By: _____

Name: Peter A. Dwyer

Title: President

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this _____ day of _____, 20__, by Peter A. Dwyer, President of Cottonwood General Partner, L.L.C., a Texas limited liability company, General Partner of Cottonwood Holdings, Ltd., a Texas limited partnership on behalf of that limited liability company and limited partnership.

(SEAL)

Notary Public, State of Texas

SHADOWGLEN DEVELOPMENT CORPORATION,
a Texas corporation

By: _____

Name: Peter A. Dwyer

Title: President

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this _____ day of _____, 20__, by Peter A. Dwyer, President of Shadowglen Development Corporation, a Texas corporation, on behalf of that corporation.

(SEAL)

Notary Public, State of Texas

LAS ENTRADAS DEVELOPMENT CORPORATION,
a Texas corporation

By: _____

Name: Peter A. Dwyer

Title: President

ACKNOWLEDGEMENT

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

This instrument was acknowledged before me on this _____ day of _____, 20__, by Peter A. Dwyer, President of Las Entradas Development Corporation, a Texas corporation, on behalf of that corporation.

(SEAL)

Notary Public, State of Texas

AFTER RECORDING RETURN TO:

City of Manor, Texas
Attn: City Secretary
105 E. Eggleston Street
Manor, Texas 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 16, 2022
PREPARED BY: Scott Moore, City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion and possible action on a purchase contract to acquire an easement for water utilities.

BACKGROUND/SUMMARY:

In 2021, the City Council authorized a statement of work with George Butler & Associates (GBA) for engineering designs and inspection services for the installation of a 12 inch water line to connect to an existing service main along Old Highway 20/Llano Street to development near FM973 and Ring Road. The project was the Capital Improvement Project budget. In order to complete the installation of the water line project, GBA representative and the City Attorney's office worked with the City Administration to reach an agreement to purchase the utility easement dating back to December 2021. The project is scheduled to be completed and ready for service by December 2023. This new collection will be a significant improvement to the water system and increase fire flow for this section of the community

LEGAL REVIEW: Yes

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS: Yes

- Waterline Easement

STAFF RECOMMENDATION:

It is city staff's recommendation that the City Council approve the purchase agreement to acquire the utility easement and authorize Mayor Harvey to execute the agreement.

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

EXHIBIT "A"

DESCRIPTION FOR A 20' WATERLINE EASEMENT
CONNIE E. MCVADE

A CENTERLINE DESCRIPTION FOR A TWENTY FOOT (20') WIDE WATERLINE EASEMENT LOCATED IN THE CALVIN BAKER SURVEY NO. 38, TRAVIS COUNTY, TEXAS, BEING A PORTION OF A CALLED 1.125 ACRE TRACT OF LAND, DESCRIBED IN VOLUME 8410, PAGE 646, DEED RECORDS OF TRAVIS COUNTY, TEXAS (D.R.T.C.TX.), SAID CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING at a 5/8-inch iron rod at the Southeast corner of said 1.125 acre tract, also being the Southwest corner of that certain 82.254 acre remainder described in Volume 11208, Page 824, Real Property Records of Travis County, Texas, also being on the North Right-of-Way of F.M. 973;

THENCE North 24°53'51" East, along a portion of the East boundary of said 1.125 acre tract, also being along a portion of the West boundary of said 82.254 acre remainder, a distance of 13.35 feet to the **POINT OF BEGINNING**, said point being on the arc of a curve to the left from which the radius point bears South 16°27'45" East;

THENCE Southwesterly along the arc of said curve, having a radius of 2,029.86 feet, a central angle of 8°50'35" and an arc distance of 313.29 feet to the **POINT OF TERMINATION**, said point being on the West boundary of said 1.125 acre tract, said point also being on the East Right-of-Way of Llano Street, from which a 5/8-inch iron rod bears South 27°29'13" West, a distance of 16.61 feet.

Described centerline being a total distance of 313.29 feet.

Waterline easement area of 0.14 acres (6,266 square feet)

Temporary construction easement area of 0.21 acres (9,194 square feet).

TEMPORARY CONSTRUCTION EASEMENT

Being an additional thirty feet (30') wide strip of land to be used during the construction of the waterline. The 30 foot wide strip of land will be parallel to and coincident with the above described 20 foot waterline easement as shown on Exhibit "B".

This property description is accompanied by a separate plat of even date.

Bearing Basis: All bearings referenced herein are grid bearings and are based on Texas State Plane Coordinate System, Central Zone (4203), NAD83. All distances are represented in grid values, measured in U.S. survey feet, and are based on said horizontal datum.

THE STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

That I, Jon V. Nolting, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300



Jon V. Nolting 8-11-21
Jon V. Nolting Date
Registered Professional Land Surveyor
No. 4523 - State of Texas

