



Julie Leonard, Vice-Chair, Place 1
Anthony Butler, Place 2
Cresandra Hardeman, Place 3
Prince John Chavis, Place 4
Grant E. Loveless, Place 5
Cecil Meyer, Place 6
LaKesha Small, Place 7

Planning & Zoning Commission Regular Meeting

Wednesday, November 10, 2021 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

*Comments will be taken from the audience on non-agenda related topics for a length of time, not to exceed three (3) minutes per person. Comments on specific agenda items must be made when the item comes before the Commission. To address the Planning and Zoning Commission, please complete the white card and present it to the City staff prior to the meeting. **No Action May be Taken by the Planning and Zoning Commission During Public Comments.***

PUBLIC HEARING

- 1.** **Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.**
Applicant: Davis Capital Investments, LLC
Owner: Davis Capital Investments, LLC

- 2.** **Public Hearing: Conduct a public hearing on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).**
Applicant: SEC Planning
Owner: Enfield Partners LLC

- 3.** **Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Las Entradas Development Corp.

- 4. Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn & Associates
*Owner: RHOF, LLC***
- 5. Public Hearing: Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.
Applicant: BGE, Inc.
*Owner: Geraldine & Edward Wolf***
- 6. Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.
Applicant: Kimley-Horn & Associates
*Owner: Laureate-Wealth Management***

CONSENT AGENDA

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

- 7. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of September 8, 2021, Regular Session and the October 13, 2021, Regular Session.**

REGULAR AGENDA

- 8. Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Chairperson.**
- 9. Consideration, discussion, and possible action a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.
Applicant: Davis Capital Investments, LLC
*Owner: Davis Capital Investments, LLC***
- 10. Consideration, discussion, and possible action on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).
Applicant: SEC Planning
*Owner: Enfield Partners LLC***

- 11.** Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Las Entradas Development Corp.
- 12.** Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: RHOF, LLC
- 13.** Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.
Applicant: BGE, Inc.
Owner: Geraldine & Edward Wolf
- 14.** Consideration, discussion, and possible action on a Final Plat for the Presidential Glen Commercial Subdivision Phase 1, three (3) lots on 5.37 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: West Elgin Development Corp.
- 15.** Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Laureate-Wealth Management
- 16.** Consideration, discussion, and possible action on a Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX.
Applicant: Conrad Jonse
Owner: Conrad Jonse
- 17.** Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX.
Applicant: Dennis Kerlin
Owner: Dennis Kerlin

ADJOURNMENT

In addition to any executive session already listed above, the Planning & Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section §551.071 (Consultation with Attorney), §551.072 (Deliberations regarding Real Property), §551.073 (Deliberations regarding Gifts and Donations), §551.074 (Personnel Matters), §551.076 (Deliberations regarding Security Devices) and §551.087 (Deliberations regarding Economic Development Negotiations).

CONFLICT OF INTEREST

In accordance with Section 12.04 (Conflict of Interest) of the City Charter, “No elected or appointed officer or employee of the city shall participate in the deliberation or decision on any issue, subject or matter before the council or any board or commission, if the officer or employee has a personal financial or property interest, direct or indirect, in the issue, subject or matter that is different from that of the public at large. An interest arising from job duties, compensation or benefits payable by the city shall not constitute a personal financial interest.”

Further, in accordance with Chapter 171, Texas Local Government Code (Chapter 171), no Planning & Zoning Commission member and no City officer may vote or participate in discussion of a matter involving a business entity or real property in which the Planning & Zoning Commission member or City officer has a substantial interest (as defined by Chapter 171) and action on the matter will have a special economic effect on the business entity or real property that is distinguishable from the effect on the general public. An affidavit disclosing the conflict of interest must be filled out and filed with the City Secretary before the matter is discussed.

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, November 5, 2021, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.

Owner: Davis Capital Investments, LLC

Applicant: Davis Capital Investments, LLC

BACKGROUND/SUMMARY:

Our code requires that post-development stormwater flows off a property are equal to or less than pre-development levels. This property in order to accommodate the minimum dwelling unit sizes and required parking does not have sufficient area for a typical detention pond. The peak flow in a 100 year storm event (Q100) for Study Point 1 (Boyce Street culvert) is 0.7 cubic feet/second (cfs) and the peak flow for Study Point 2 (alley) is 0.8 cfs.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Location Map
- Owner Letter
- Proposed Runoff Rates
- Rendering
- Notice
- Labels

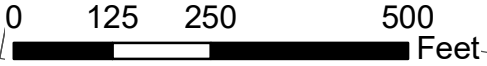
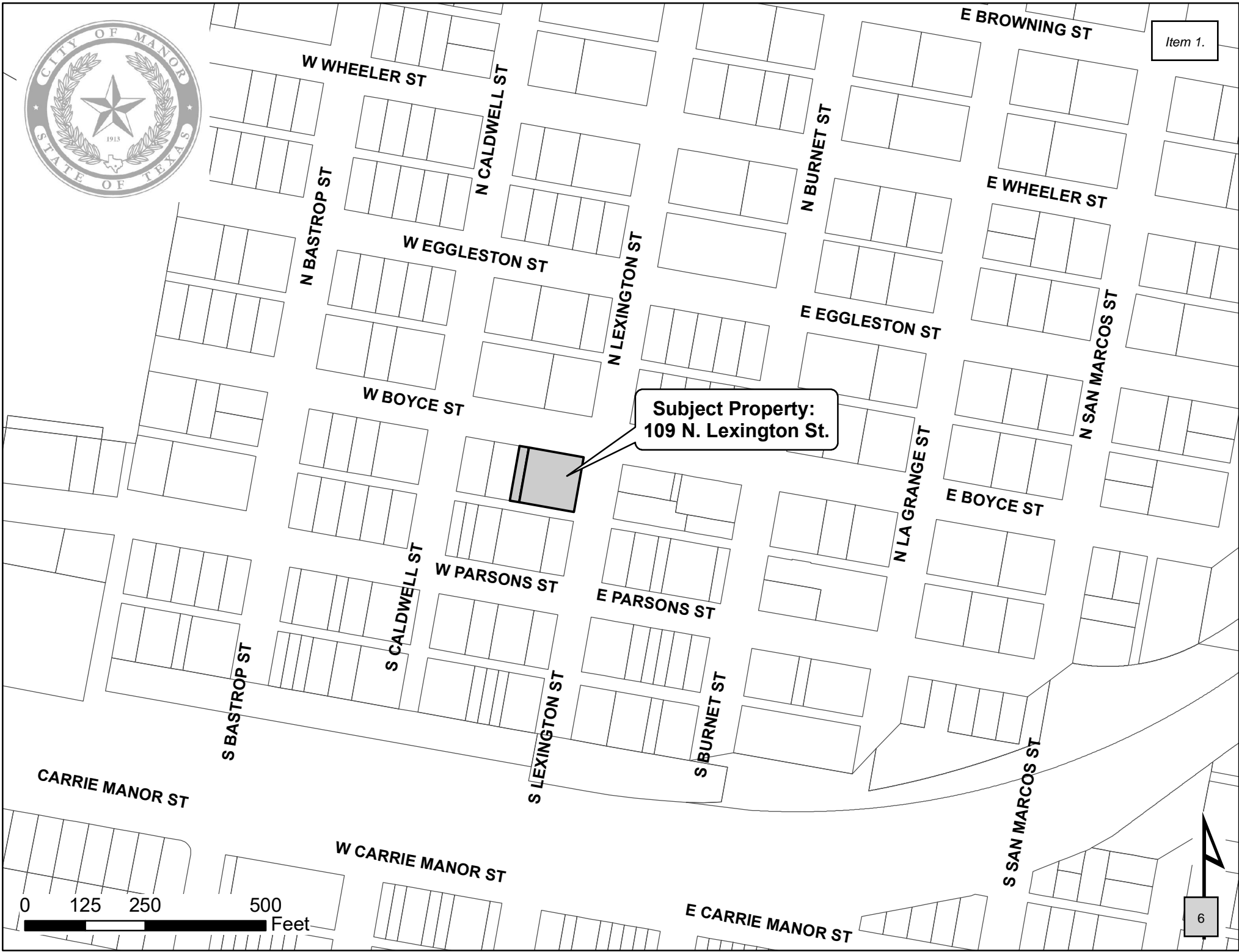
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.

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



Item 1.



Letter Of Intent

To City of Manor (Planning & Zoning)
From Davis Capital Investments, LLC (Developer)

I am seeking a variance for a Storm water Detention Exemption for the property located at 109 N Lexington. I want to touch on items in Section 72 (c) 1-8.

1. The public convenience and welfare will be substantially served because the visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished because the development of this property will produce minimal storm water, there are no other storm water detentions in the downtown area of the city and the size of this developed lot would not substantially impact surrounding properties.
3. The applicant has not created the hardship from which relief is sought because this development will be a need for the community & will create a sales tax/property tax base for the city of manor.
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property because no other property in the area has this detention.
5. The hardship from which relief is sought is not solely of an economic nature because this development will be a need for the community & will create a sales tax/property tax base for the City of Manor. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
6. The variance is not contrary to the public interest because no other property in the downtown area has this detention because any development to this property will need this exemption. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship because this development is critical for the downtown development of the city if not passed.
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done because this development is critical for the future of the city of manor and will be a staple with the downtown development of the city. This will create homes & businesses in an under served area of the city. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.

Thank you for your time in reviewing this request.

Eric Davis (Developer)

PO Box 248

Manor, TX 78653

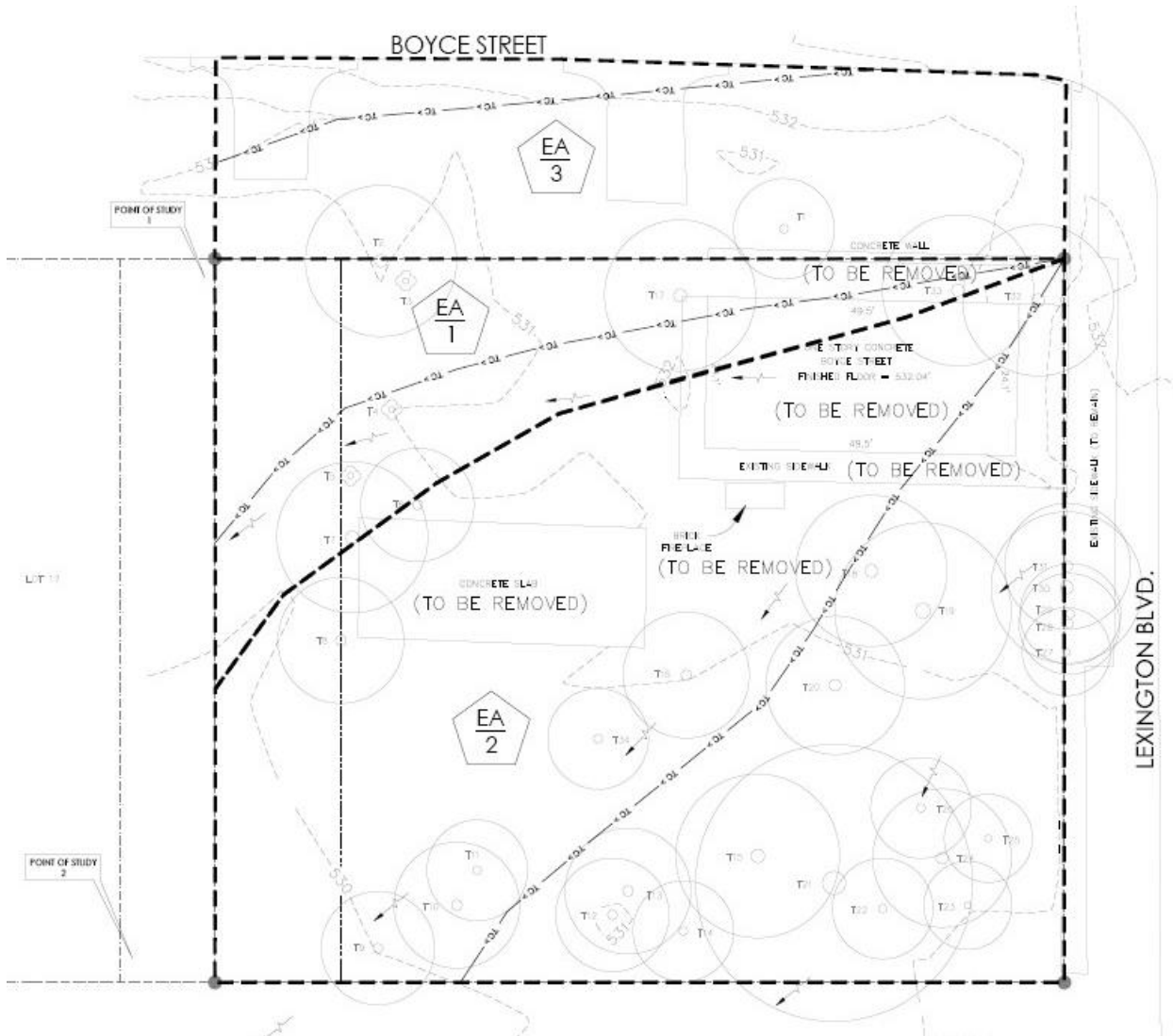
512-784-4955

davisreinvestments@yahoo.com

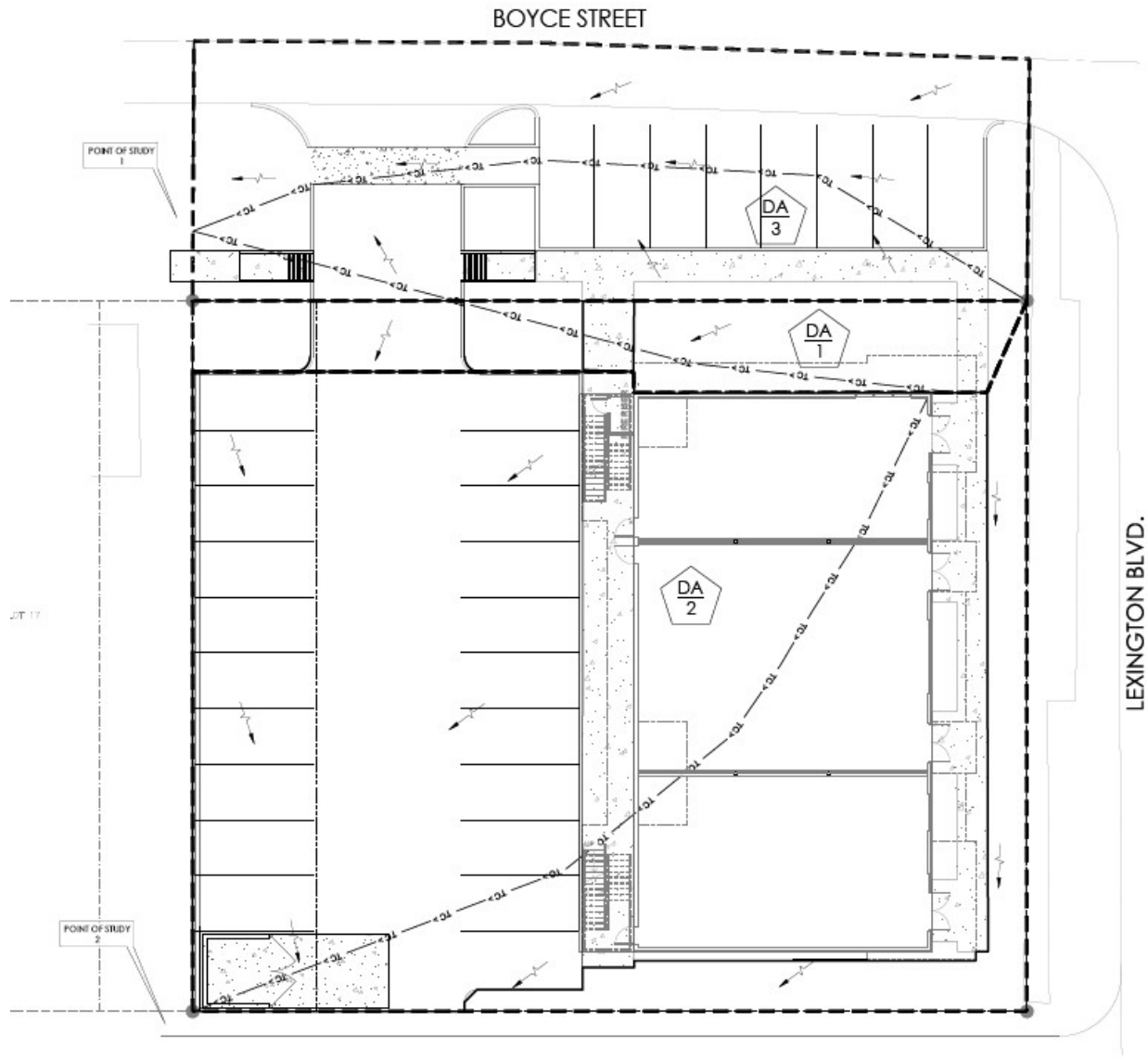
Proposed Stormwater Runoff Rates Summary for City of Manor Stormwater Variance

PROPOSED STORMWATER RUNOFF RATES SUMMARY										
109 North Lexington, Manor, TX 78653										
Study Point 1	Area (FT ²)	Area (AC)	IC (FT ²)	IC (AC)	CN	Tc. (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Existing Study Point 1 (EA3)	4,179.8	0.10	583.0	0.01	-	-	0.3	0.6	0.8	1.1
Proposed Condition (DA1+DA3)	5,899.8	-	-	0.08	-	-	0.7	1.1	1.4	1.8
DA1	1,720.0	0.04	330.0	0.01	83.45	5.00	0.2	0.3	0.4	0.5
DA3	4,179.8	0.10	3,231.5	0.07	93.92	5.00	0.50	0.80	1.00	1.30
Study Point 2	Area (FT ²)	Area (AC)	IC (FT ²)	IC (AC)	CN	Tc. (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Existing Study Point 2 (EA1+EA2)	15,525.0	-	-	0.00	-	-	1.2	2.1	2.8	3.8
Proposed Conditions (DA2)	13,805.0	0.32	12,527.0	0.29	96.33	5.00	1.9	2.9	3.5	4.6

Existing Drainage Map



Proposed Drainage Map



JIT 17





September 23, 2021

City of Manor Development Services

Notification for a Variance Application

Case Number: 2021-P-1365-VR
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a public hearing to consider a variance request for 109 North Lexington for a stormwater detention exemption. You are being notified because you own property within 300 feet of the property for which this request is being made. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.

The Planning and Zoning Commission will convene at 6:30PM on October 13, 2021 at 105 E. Eggleston St. in the City Council Chambers.

If you have no interest in the case there is no need for you to attend. Comments may also be addressed to the email address or phone number above. Any communications received will be made available to the Commission Members during the discussion of this item.

DARILEK MICHAEL E & TABATHA A
PO BOX 976
MANOR , TX 78653-0976

CARDENAS VIRGINIA Z
PO BOX 243
MANOR , TX 78653-0243

SHERROD TIMOTHY MACK &
TAMMELA JO LEWRIGHT
2705 TAFT BLVD
WICHITA FALLS , TX 76308-1243

120 EAST BOYCE STREET LLC
1004 MERIDEN LN
AUSTIN, TX 78703-3823

GAULT WILLIAM C
PO BOX 32
MANOR , TX 78653-0032

LAS SALSAS BAR AND GRILL MEXICAN
RESTAURANT LLC
12012 BARKER HILLS DR
MANOR, TX 78653-4703

SUAREZ ERNESTO
14121 BOIS D ARC LN
MANOR , TX 78653-3815

HASSAN-MOEIN M
PO BOX 140853
AUSTIN , TX 78714-0853

ANDERSON JAMES T
1601 W 38TH ST
STE 2
AUSTIN , TX 78731-6233

PONCE AURELIO JR
200 W PARSONS ST
MANOR , TX 78653-4784

DUETT BILLY C
PO BOX 562
MANOR , TX 78653-0562

MAQIL INC
PO BOX 399
MANOR , TX 78653-0399

VASQUEZ JUAN JR & DIANA E GERL
DIANA E GERLING
PO BOX 499
MANOR , TX 78653-0499

YOUNG CLAUDIE G & SAMMIE M
PO BOX 145
MANOR , TX 78653-0145

CHAVEZ MARCOS & MARIA
127 DRY CREEK RD UNIT B
MANOR , TX 78653-4897

PAIZ RAMON E JR
PO BOX 280
MANOR , TX 78653-0280

MENDEZ JUAN OJEDA
104 E EGGLESTON ST
MANOR , TX 78653-3407

ACOSTA MOSES
106 E EGGLESTON ST
MANOR, TX 78653

TANCOR LLC
9009 FAIRWAY HILL DR
AUSTIN , TX 78750-3023

BAHRAMI BEHZAD
PO BOX 82653
AUSTIN , TX 78708-2653

AZ GENERAL CONTRACTORS LLC
8104 POSTEN LN
AUSTIN, TX 78744-1730

CASTILLO FIDENSIO & REBECCA RAMOS
16508 FM 973 N
MANOR , TX 78653-3592

SANCHEZ NORA L & JOSE A JR
JOSE A SANCHEZ JR
PO BOX 232
MANOR , TX 78653-0232

CASTILLO MONICA ANN
PO BOX 1097
MANOR , TX 78653-1097

SANCHEZ JESSE & OLIVIA
PO BOX 811
MANOR , TX 78653-0811

BOWEN BRADLEY G & PAULA B
18109 WHITEWATER CV
ROUND ROCK , TX 78681-3594

2017 MANOR LLC
12421 GRANTON CV
AUSTIN, TX 78754-6018

SANCHEZ BARBARITA SAMUDIO
PO BOX 142
MANOR , TX 78653-0142

SOTO ELADIO
108 W BOYCE ST
MANOR, TX 78653-3397

MORENO JORGE
11303 CARRIE MANOR ST
MANOR, TX 78653-5369

DAXA LLC DBA RELAX INN MOTEL
106 E PARSONS ST
MANOR, TX 78653-5176

TURANSKY WILLIAM E
PO BOX 809
MANOR , TX 78653-0809



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).
Applicant: SEC Planning
Owner: Enfield Partners LLC

BACKGROUND/SUMMARY:

A Preliminary PUD is for P&Z and City Council to review the proposed development and improvements and request any changes. The PUD, after any changes are made, comes back to P&Z and Council as a Final PUD for approval. This PUD is for a maximum 400 lot single family subdivision with commercial along the FM 973 frontage. Improvements from the PUD include: additional parkland/open space acreage with trails, playgrounds, pavilion, and dog park; landscaping buffers along Gregg Lane (15' wide) and internal collector (10' wide), and upgraded masonry fencing along the internal unloaded collector and Gregg Lane. The modifications to our Code in the PUD are: up to 80% of the lots can be 50' wide (60' is the Code requirement), minimum lot square footage is 6,000 sf (7,500 is Code requirement), and maximum building coverage is 50% (Code requirement is 40%).

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Letter of Intent
- Preliminary PUD
- Map
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

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



July 9, 2021

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

Re: Enfield PUD Zoning Application Letter of Intent

Enfield 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 zone the Property to a Planned Unit Development with the base zoning districts of SF-2 for the single family housing and C-2 for the commercial. The proposed housing product described in the PUD will consist of lot sizes that are 50 feet and 60 feet in width with a maximum unit count capped at 400 units.

The PUD outlines various minor revisions to the Manor Code of Ordinances to customize the standards to meet the desired product by the applicant. The below is a summary of modifications requested:

- Minimum lot size square footage to 6,000 s.f.
- Side setback: 5 feet
- Minimum lot width: 50 feet
- Building coverage: 60%
- Commercial Land Use Prohibitions

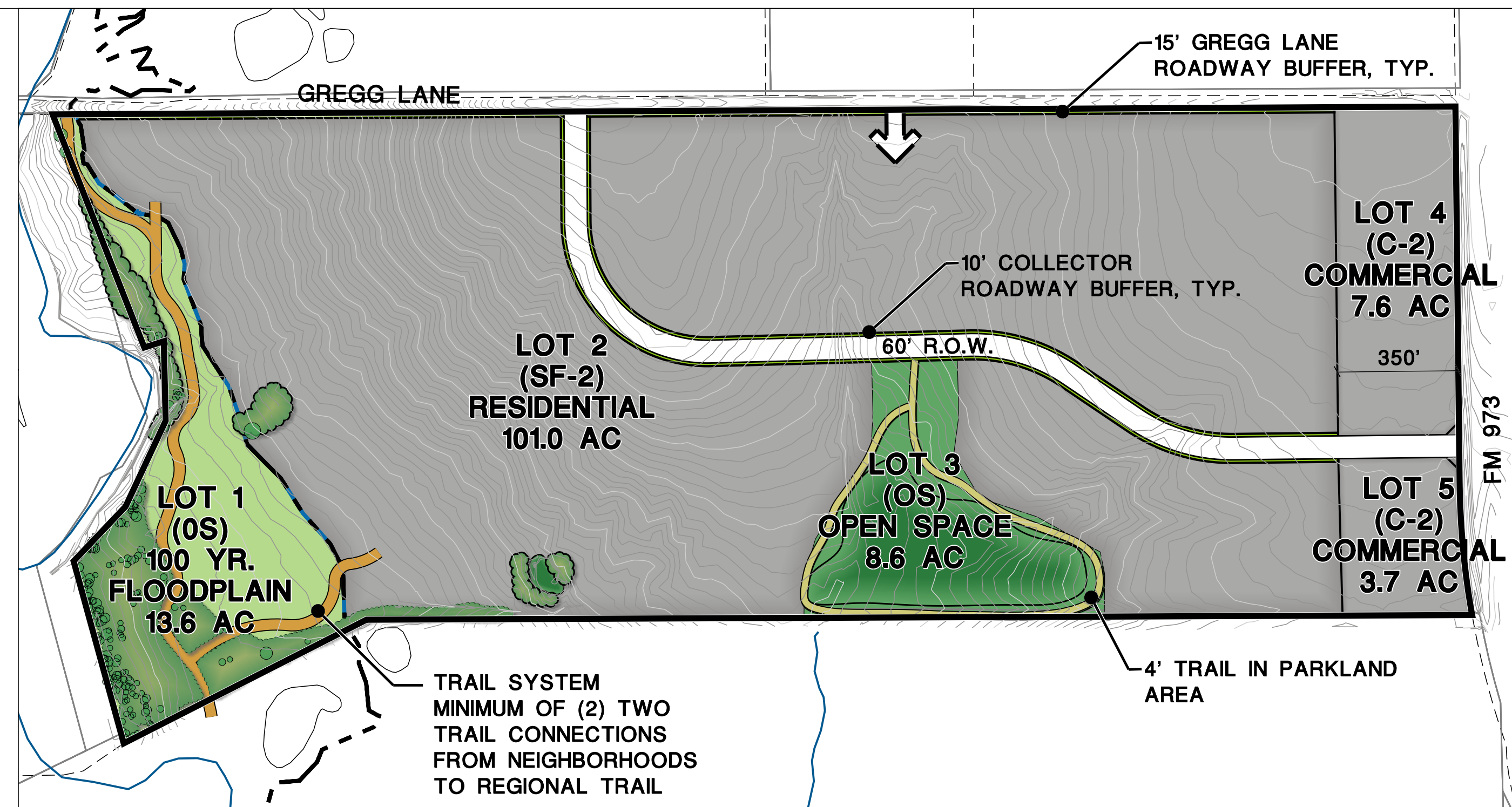
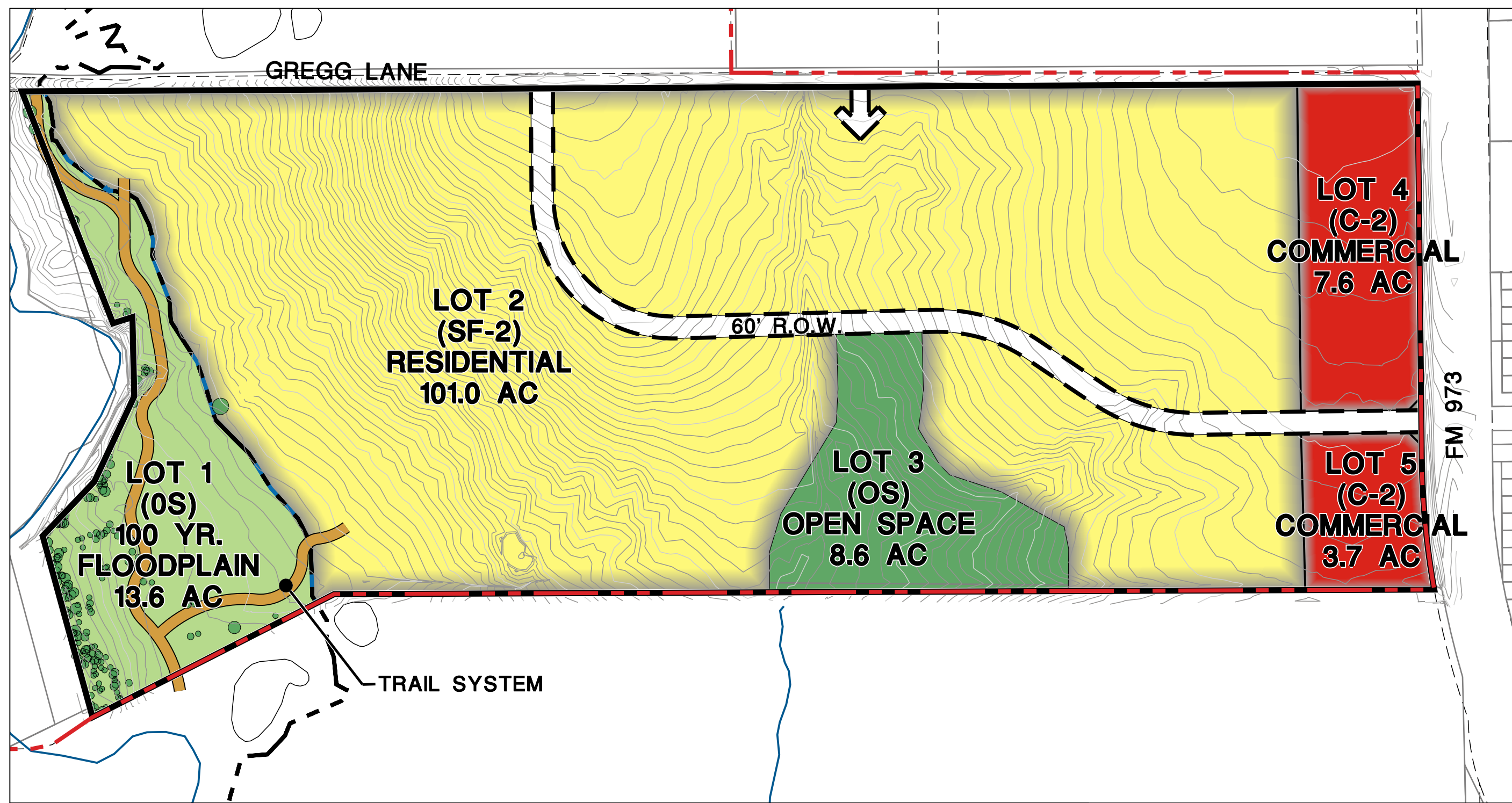
As part of the PUD zoning request, the applicant is also proposing additional enhancements to create a cohesive master plan that is highly amenitized. These enhancements are proposed to ensure a high quality development and exceed basic requirements of a traditionally zoned property. Some of the added benefits outlined within the PUD include the following:

- Commercial use restrictions
- Residential unit cap
- Expanded parkland areas
- Implementation of a regional hike and bike trail segment
- Commitment for parkland improvements within the community
- Landscape Buffer along Gregg Lane
- Internal Landscape buffers along unloaded collector
- Masonry walls along Gregg Lane and unloaded collector

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

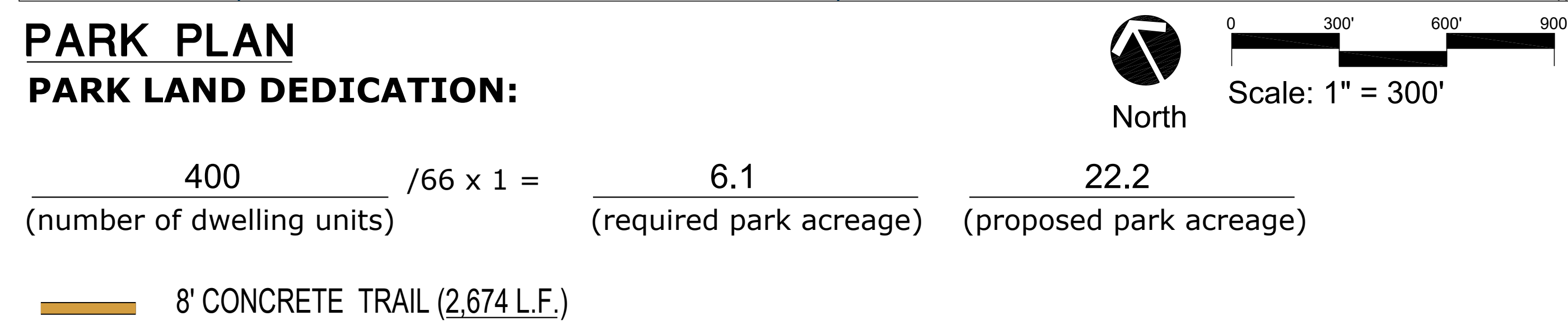
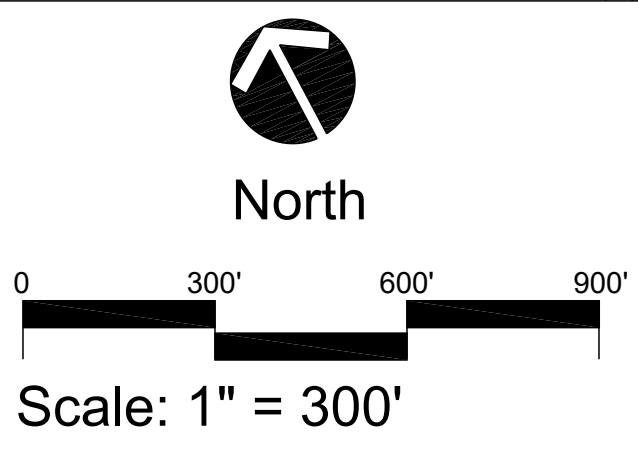
Sincerely,

Mark Baker
Principal



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

1. The Enfield 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

1. 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 Preliminary PUD Site Plan.

2. 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

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Preliminary 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 Enfield Tract 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%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

- The Enfield Tract 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.

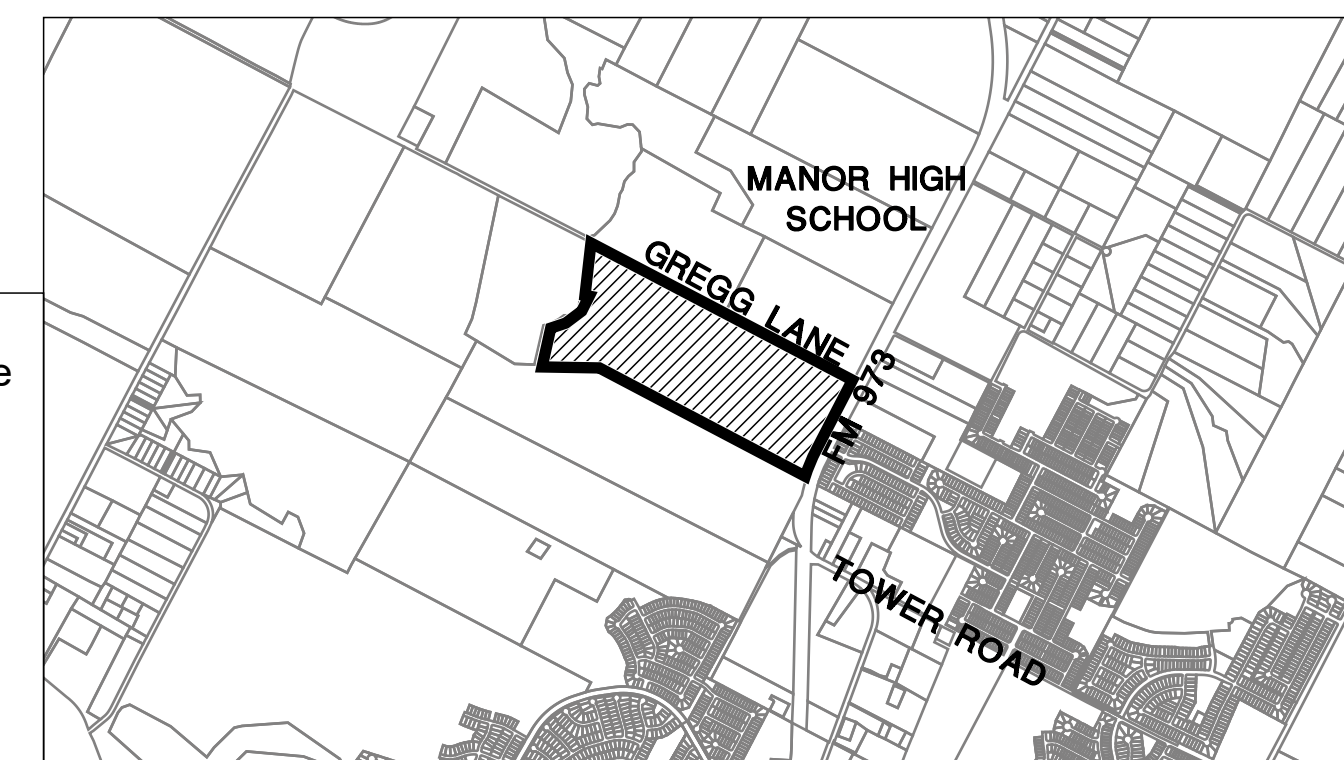
H. Parkland and Open Space

- This Preliminary 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.
- 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 Enfield 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 Enfield 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 Preliminary 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 2.

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Farmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7003
F 512.246.7103
www.secplanning.com
Email: info@secplanning.com

**ENFIELD
PRELIMINARY PUD SITE PLAN
MANOR, TEXAS**

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals\Preliminary PUD Site Plan.dwg

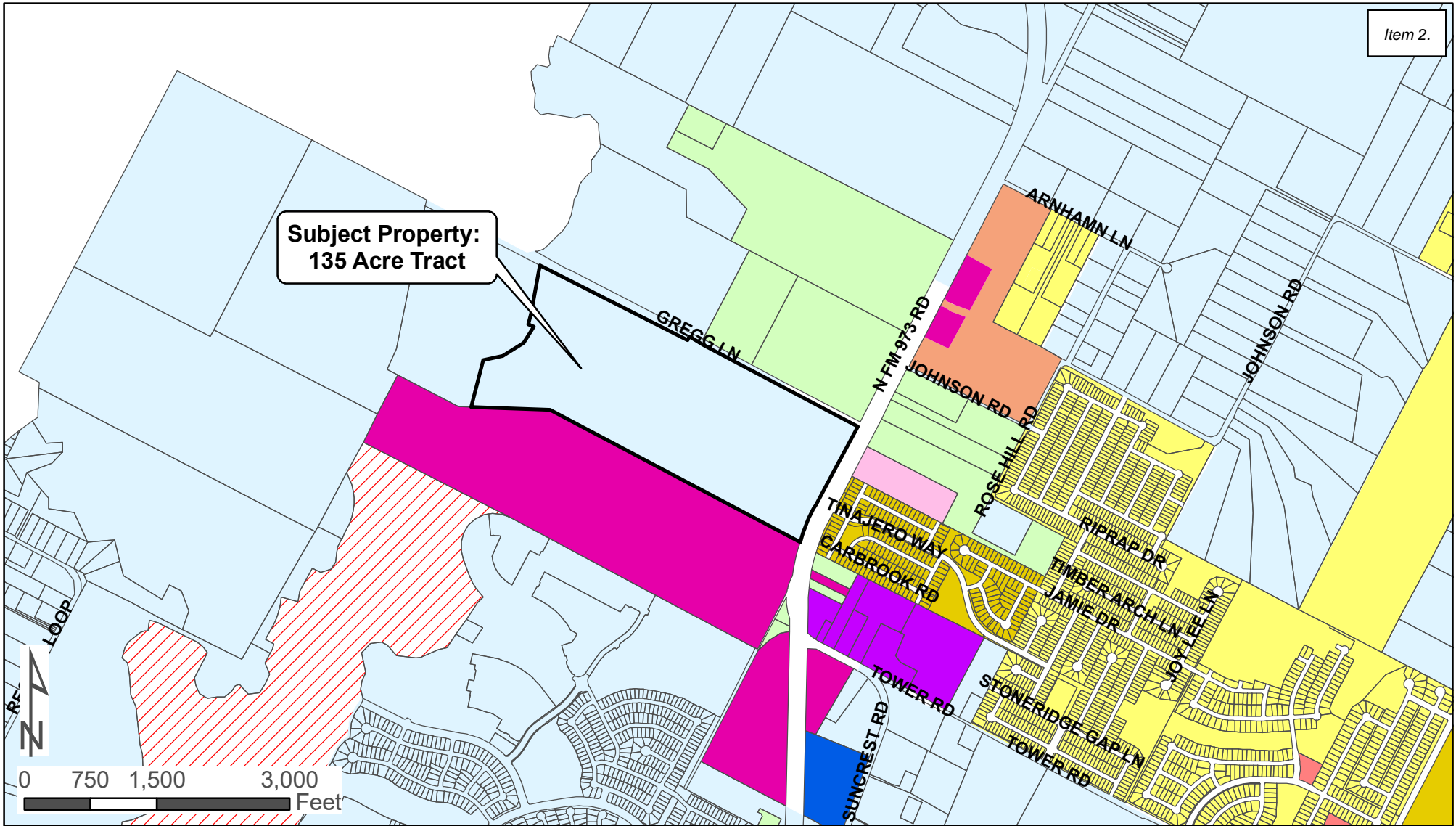
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3.	
4.	
5.	
Issue Date:	

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET 1 of 1

Subject Property:
135 Acre Tract



Proposed Zoning: Planned Unit Development (PUD)

Zone

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



September 24, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1350-ZO

Case Manager: Scott Dunlop

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

The City of Manor Planning and Zoning Commission and City Council will be conducting regularly scheduled meetings for the purpose of considering and acting upon on a Rezoning Application for 135 acres, more or less, near the intersection of N. FM 973 and Gregg Lane, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

***Applicant:* SEC Planning**

***Owner:* Enfield Partners LLC**

The Planning and Zoning Commission will meet at 6:30PM on October 13, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on October 20, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

BOARD OF TRUSTEES OF THE MANOR
INDEPENDENT SCHOOL DISTRICT
% DENNIS ANDERSON ETAL
533 HIWASEE ROAD
WAXAHACHIE, TX 75165-6448

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

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

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

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

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

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

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 SHEPPERD
14518 PERNELLA RD
MANOR, TX 78653-2062

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Las Entradas Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a seven lot commercial subdivision by the Manor Grand Apartments and Texaco/Frontier Bank on US 290.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Letter of Intent
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

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



January 2021

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

**RE: Summary Letter – Las Entradas North Section 3
Manor, Texas**

Dear Engineering Department:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Preliminary Plans for the above referenced project. The 9.65-acre project entails 7 light commercial lots, including 1183 LF of ROW, street and sidewalk improvements, storm, water, and wastewater improvements including drainage swale improvements.

The streets will be constructed to City of Manor standards and be surfaced with asphalt. On-site detention will not be provided as an approved detention waiver exists for this property. The proposed development will be serviced by 8" and 12" water mains and 8" wastewater mains. Waterlines will connect to existing 12" stubs on Tillgang Pass and Genome Pass. A 12" wastewater line will be extended from south of US 290 to service this project. Parkland dedication does not apply to this project.

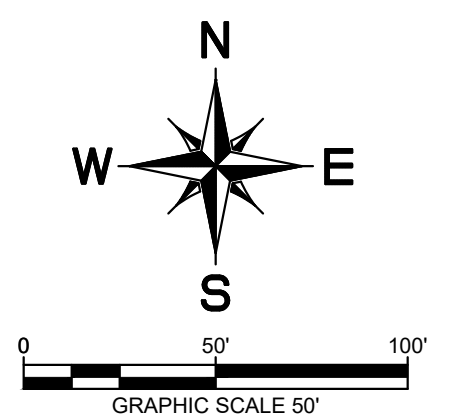
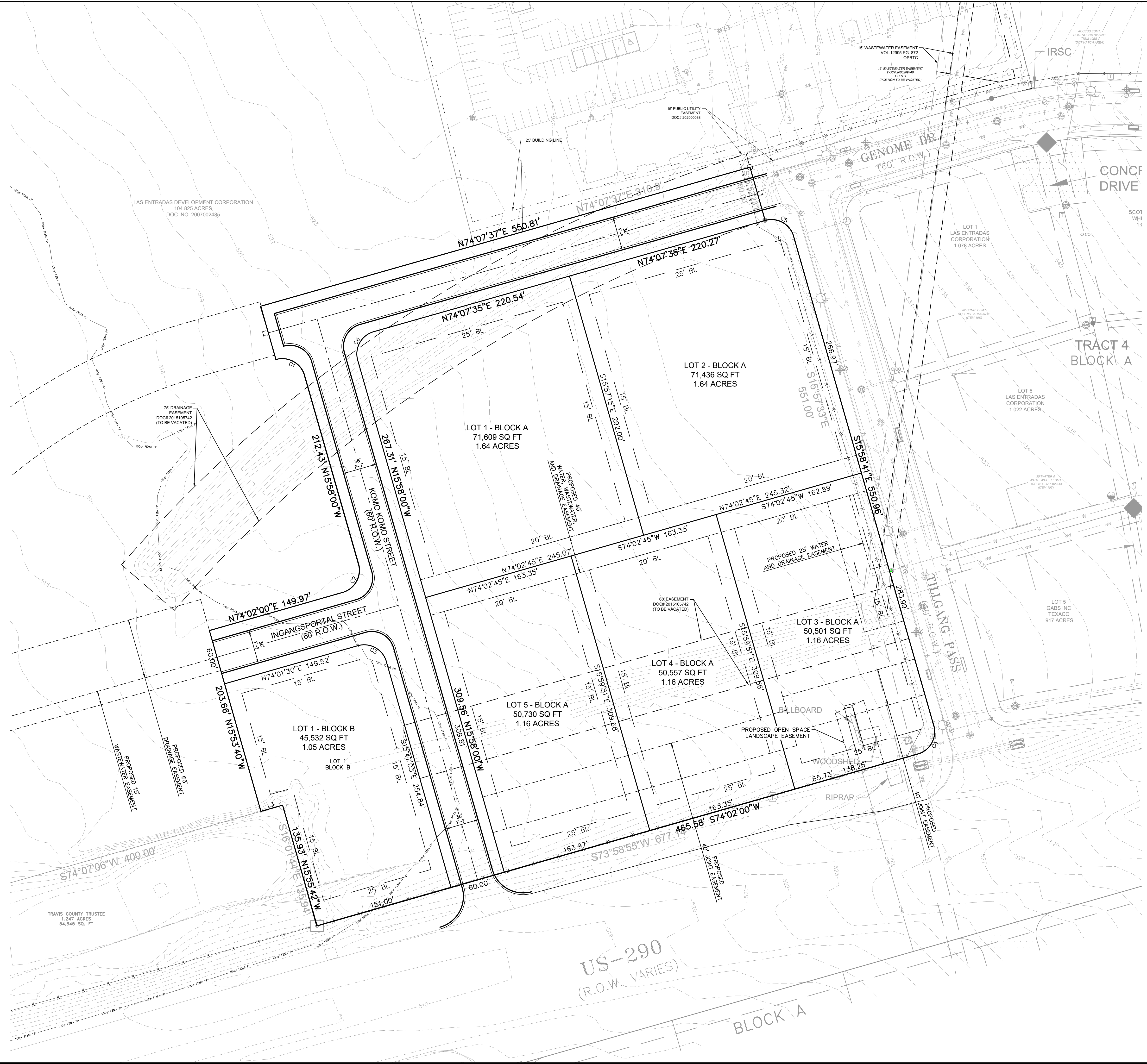
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in blue ink, appearing to read "Gabriel Bermudez".

Gabriel Bermudez, P.E.
gabriel.bermudez@kimley-horn.com
512-782-0594
TBPE F-928

Plotted By: Morris, Kyle Date: August 27, 2021 03:00:11pm File Path: \\kimley-horn.com\TX-AUS\AUS-Civil\069241746-Las Entradas North Section 3\Cad\Preliminary\PlanSheets\C-Preliminary Plan_Sheet.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	PHASE LINE
	PROPOSED SIDEWALK
	EXISTING 100-YEAR FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN
	PROPOSED EASEMENT
	OFFSITE EASMENT
	PROPOSED ROAD CENTERLINE
	EXISTING CONTOUR

NOTES:

- LOT SETBACK REQUIREMENTS (UNLESS OTHERWISE NOTED):

FRONT YARD SETBACK	25 FT.
SIDE YARD SETBACK	7 FT.
STREET SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	15 FT.

LAS ENTRADAS NORTH SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE.....	9.65 ACRES
LINEAR FOOT OF 60' ROW.....	1,183 LF
ACREAGE OF PUBLIC ROW.....	1.84 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS.....	6
ACREAGE OF LIGHT COMMERCIAL LOTS.....	7.80
TOTAL NUMBER OF LOTS.....	7

WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S15°52'23.36"E
L2	60.00	N15°52'23.36"W
L3	24.44	S74°04'18.09"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	39.23'	N60°55'12"W	35.33'	89°54'23"	24.96'
C2	25.00'	39.27'	N29°02'00"E	35.36'	90°00'00"	25.00'
C3	25.00'	39.27'	S60°58'00"E	35.36'	90°00'00"	25.00'
C4	25.00'	40.03'	S28°51'37"W	35.89'	91°44'59"	25.78'
C5	25.00'	38.93'	S61°11'30"E	35.11'	89°12'38"	24.66'
C6	25.00'	39.31'	N29°04'48"E	35.38'	90°05'35"	25.04'

Item 3.	B
REVISIONS	DATE
No.	

Kimley-Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-1791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

5/17/2021

GABRIEL BERMUDEZ MONROIG
 LICENSED SURVEYOR

KHA PROJECT	069241746
DATE	12/2020
SCALE	AS SHOWN
DESIGNED BY	NM
DRAWN BY	AJM
CHECKED BY	CBM

PRELIMINARY PLAT SHEET

LAS ENTRADAS NORTH SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS

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

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



September 23, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Las Entradas North Section 3
Case Number: 2021-P-1335-PP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Las Entradas North Phase 3 near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

***Applicant:* Kimley-Horn & Associates**
***Owner:* Las Entradas Development Corp.**

The Planning and Zoning Commission will meet at 6:30PM on October 13, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

TRAVIS COUNTY TRUSTEE
ADRIAN ESTRADA
1903 MARYSOL TRL
CEDAR PARK, TX 78613

MANOR GRAND LLC
300 CRESCENT CT 1425
DALLAS, TX 75201-1890

GABS INC
407 TALKEETNA LN
CEDAR PARK, TX 78613-2532

SCOTT BAYLOR & WHITE HEALTH
MS-20-D642
2401 S 31ST ST
TEMPLE, TX 76508-0001

FRONTIER BANK OF TEXAS
PO BOX 551
ELGIN , TX 78621-0551

CVS PHARMACY INC
CVS CAREMARK CORP
1 CVS DR # 10029-01
WOONSOCKET , RI 02895-6146

AUTOZONE TEXAS LP
123 S FRONT ST
MEMPHIS , TN 38103-3607

RANDOLPH-BROOKS FEDERAL
CREDIT UNION
ATTN: ACCOUNTING
UNIVERSAL CITY, TX 78148

KASLIK BAY LLC
PO BOX 506
GIDDINGS, TX 78942-0506



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: RHOF, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It consists of 4 commercial lots and 1 open space lot as well as a roadway connection from US 290 into the residential sections of Manor Heights.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Summary Letter
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

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

July 21, 2021

City of Manor
Planning and Development Review Department
105 E. Eggleston Street
Manor, Texas 78653

■
10814 Jollyville Road
Building IV, Suite 200
Austin, Texas
78759

**Re: *Summary Letter – Manor Heights Phase 6
Preliminary Plan Application
Northeast intersection of Old Kimbro Rd and Highway 290.
Manor, Texas 78653***

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Manor Heights Phase 6 is a proposed commercial area located north of Highway 290 at the northeast intersection of Old Kimbro Road and Highway 290 in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phase 6. The existing property is approximately 47.658 acres of mostly undeveloped land.

The proposed improvements include 4 nonresidential lots, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014 and within the boundaries of the 100 year floodplain as shown on the Flood Insurance Rate Map community panel no. 484533C0505H, effective 09/26/2008, Travis County, Texas and incorporated areas. Proposed development will impact the FEMA floodplain. All lots adjacent to the FEMA floodplain will have minimum floor elevations per City of Manor requirements.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-782-0614.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.

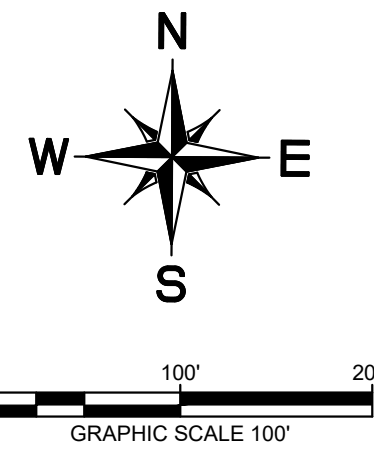


Plotted By: Randall, Zach Date: August 31, 2021 10:24:56am File Path: K:\AUS_Civil\069254402 Manor Heights Phase 6\Overall Preliminary Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	280.00'	170.71'	S17°12'06"E	168.08'	34°55'58"	88.10'
C2	90.00'	43.97'	S12°50'17"W	43.54'	27°59'42"	22.44'
C3	50.00'	42.29'	S50°50'29"W	41.04'	48°27'18"	22.50'
C4	35.00'	59.75'	S27°21'42"W	52.76'	97°49'09"	40.13'
C5	80.00'	24.98'	S12°36'14"E	24.88'	17°53'18"	12.59'
C6	25.00'	21.85'	S21°22'53"W	21.16'	50°04'55"	11.68'
C7	35.00'	37.59'	S15°39'06"W	35.81'	61°32'29"	20.84'
C8	479.50'	58.55'	S7°45'16"E	58.52'	6°59'48"	29.31'
C9	460.50'	56.23'	S7°45'16"E	56.20'	6°59'48"	28.15'
C10	479.50'	58.55'	S0°45'28"E	58.52'	6°59'48"	29.31'
C11	460.50'	56.23'	S0°45'28"E	56.20'	6°59'48"	28.15'
C12	30.01'	46.91'	S49°01'02"E	42.28'	89°33'55"	29.78'
C13	30.00'	44.81'	S38°32'00"W	40.76'	85°34'45"	27.77'

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.09	S34°40'05.48"E
L2	74.74	S3°39'34.36"E
L3	65.62	S46°25'20.42"W
L4	32.54	S14°03'28.48"E
L5	74.43	S25°54'50.91"E
L6	32.53	S37°53'30.08"E
L7	18.19	S3°56'57.85"E
L8	42.52	S4°09'00.84"W
L9	62.80	S71°29'49.17"E
L10	94.77	S29°54'24.96"E
L11	101.05	S71°19'24.89"E
L12	109.52	S4°01'32.37"E
L13	55.20	S11°32'10.84"W
L14	66.98	S22°07'18.47"W
L15	62.04	S4°01'32.37"E
L16	32.92	S34°35'49.15"W
L17	55.85	S26°50'58.95"W
L18	55.53	N26°43'42.08"E
L19	53.72	N60°21'11.45"W
L20	91.45	N26°39'00.06"E

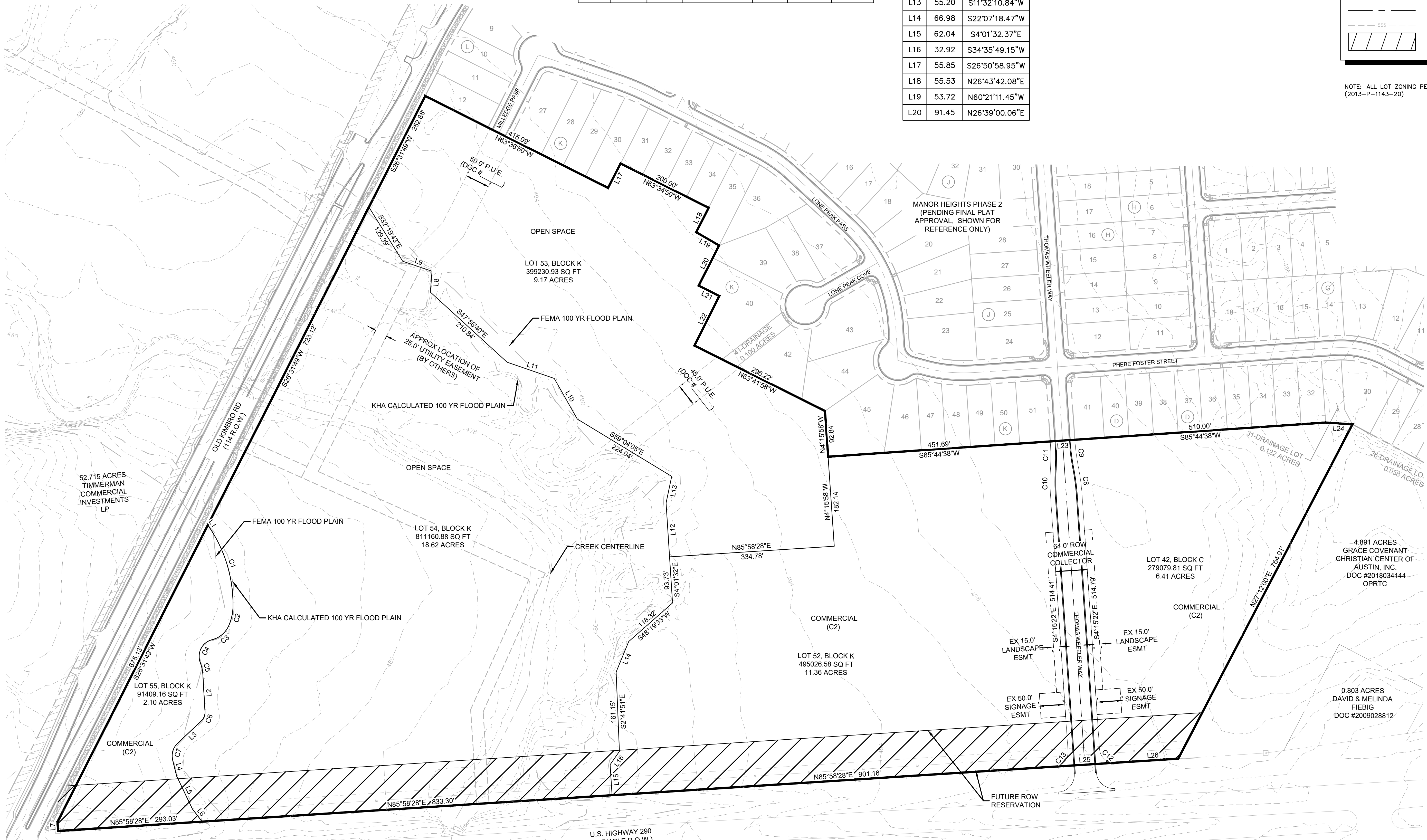
LINE TABLE		
LINE	LENGTH	BEARING
L21	46.90	N63°36'46.30"W
L22	112.46	N26°19'22.84"E
L23	50.00	S85°44'37.59"W
L24	54.58	N86°32'12.87"W
L25	249.61	N85°58'27.63"E
L26	249.61	N85°58'27.63"E



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- FUTURE ROW RESERVE

NOTE: ALL LOT ZONING PER THE MANOR HEIGHTS PUD (2013-P-1143-20)



<p style="text-align: center;">Kimley & Horn</p> <p style="font-size: small;"> © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928 </p>	<p style="text-align: right;">Item 4</p> <p style="text-align: right;">DATE</p> <p style="text-align: right;">REVISIONS</p> <p style="text-align: right;">No.</p>
	<p>09/06/2021</p> <p>KHA PROJECT 069254402</p> <p>DATE JULY 2021</p> <p>SCALE AS SHOWN</p> <p>DESIGNED BY: SFC</p> <p>DRAWN BY: AMP</p> <p>CHECKED BY: AEC</p>
<p>OVERALL PRELIMINARY PLAN</p>	<p>PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 6 CITY OF MANOR TRAVIS COUNTY, TEXAS</p>
<p>SHEET NUMBER</p> <p style="font-size: large;">4</p>	<p>27</p>



September 23, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Manor Heights Phase 6
Case Number: 2021-P-1351-PP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Manor Heights Phase 6 near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

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

***Owner:* RHOF, LLC**

The Planning and Zoning Commission will meet at 6:30PM on October 13, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

GRACE COVENANT CHRISTIAN
CENTER OF AUSTIN INC,
PO BOX 1068
MANOR, TX 78653-1068

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

FORESTAR USA REAL ESTATE GROUP
INC.
2221 E LAMAR BLVD SUITE 790
ARLINGTON, TX 76006

AUSPRO ENTERPRISES LP
PO BOX 13549
AUSTIN, TX 78711-3549

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

RICE DAVID
14215 E HWY 290
MANOR, TX 78653-4512

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

HESTER REAL ESTATE INVESTMENTS
#5 LLC
20217 CAMERON ROAD
MANOR, TX 78653

HESTER REAL ESTATE
INVESTMENTS 6 LLC
7930 SPRING VILLAGE DR
SPRING, TX 77389-3229

KONDRATH AMY L & JEREMY C
14601 US HWY 290E, UNIT B
MANOR, TX 78653-4568

MASON-DARNELL TODD & KIM
14601 US HWY 290E, APT C
MANOR, TX 78563-4568



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

Applicant: BGE, Inc.

Owner: Geraldine & Edward Wolf

BACKGROUND/SUMMARY:

This Preliminary Plat has been approved by our engineers. The property was rezoned to Two-Family and C-2 Medium Commercial on 10/7/2020. It is 117 two-family lots, 2 commercial lots, and 2 parkland lots.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Summary Letter
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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



April 15, 2021

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

Re: Engineers Summary Letter
Palomino Subdivision
Preliminary Plat Submittal

BGE, Inc. has been contracted by, "D.R. Horton" (Client) for engineering the development of subdivision plans related to the "Palomino" project. The project includes the development of a 50.34-acre property within the limits of the City of Manor and Travis County. The proposed development consists of the construction of one hundred twenty-one (121) two-family residential lots with a total of two hundred forty-two (242) residential units, two (2) commercial lots, and two (2) park lots. The project also features associated stormwater management and utility improvements.

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

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

Parkland dedication requirements will be met through two park lots totaling 5.137-acres. The park lots will be dedicated as a neighborhood park and facilities will be constructed to meet public park and recreational needs. Detention facilities will be constructed on the park lots, however, the detention areas will be suitable for a public park and recreational activities.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John Kim".

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

DATE	REV	DESCRIPTION

DESIGNED BY:
REVIEWED BY:
DRAWN BY:

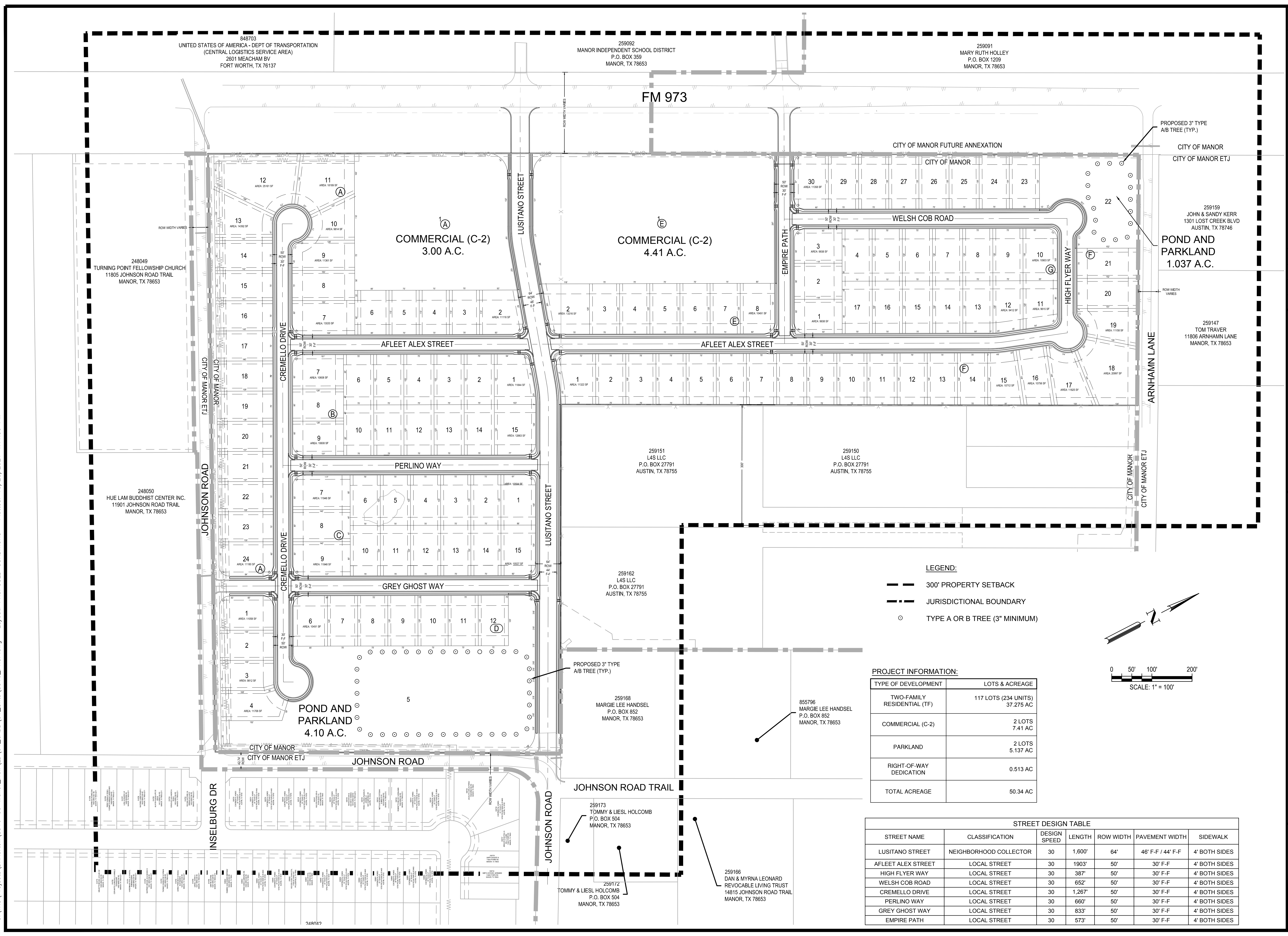


BGE Inc.
101 W. LOUIS BISHOP BLVD, SUITE 400
AUSTIN, TX 78728
TEL: 817-878-0400 • www.bgeinc.com
TBEPE Registration No. F-1046

**PALOMINO PRELIMINARY PLAN
MANOR, TEXAS**

PROPOSED CONDITIONS

FOR REVIEW ONLY. THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF RICHARD RYCHLIK, PE #123927. NOT TO BE USED FOR BIDDING, PERMIT, OR CONSTRUCTION.



- LEGEND:**
- 300' PROPERTY SETBACK
 - - - JURISDICTIONAL BOUNDARY
 - TYPE A OR B TREE (3" MINIMUM)

PROJECT INFORMATION:

TYPE OF DEVELOPMENT	LOTS & ACREAGE
TWO-FAMILY RESIDENTIAL (TF)	117 LOTS (234 UNITS) 37.275 AC
COMMERCIAL (C-2)	2 LOTS 7.41 AC
PARKLAND	2 LOTS 5.137 AC
RIGHT-OF-WAY DEDICATION	0.513 AC
TOTAL ACREAGE	50.34 AC

STREET DESIGN TABLE

STREET NAME	CLASSIFICATION	DESIGN SPEED	LENGTH	ROW WIDTH	PAVEMENT WIDTH	SIDEWALK
LUSITANO STREET	NEIGHBORHOOD COLLECTOR	30	1,600'	64'	46' F-F / 44' F-F	4' BOTH SIDES
AFLEET ALEX STREET	LOCAL STREET	30	1,903'	50'	30' F-F	4' BOTH SIDES
HIGH FLYER WAY	LOCAL STREET	30	387'	50'	30' F-F	4' BOTH SIDES
WELSH COB ROAD	LOCAL STREET	30	652'	50'	30' F-F	4' BOTH SIDES
CREMELLO DRIVE	LOCAL STREET	30	1,267'	50'	30' F-F	4' BOTH SIDES
PERLINO WAY	LOCAL STREET	30	660'	50'	30' F-F	4' BOTH SIDES
GREY GHOST WAY	LOCAL STREET	30	833'	50'	30' F-F	4' BOTH SIDES
EMPIRE PATH	LOCAL STREET	30	573'	50'	30' F-F	4' BOTH SIDES



October 29, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

Project Name: Palomino Development
Case Number: 2021-P-1324-PP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Preliminary Plat for Palomino Development near the intersection of N. FM 973 and Johnson Road, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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

***Owner:* Geraldine & Edward Wolf**

The Planning and Zoning Commission will meet at 6:30PM on November 10, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOM TRAVER
11806 ARNHAMN LANE
MANOR, TX 78653

TOM TRAVER
11806 ARNHAMN LANE
MANOR, TX 78653

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Laureate-Wealth Management

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property was annexed and rezoned to MF-2 and C-2 Medium Commercial on 10/20/21. The property has a vested use with the County to develop an RV Park.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.

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



October 29, 2021

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Addition Subdivision
Case Number: 2021-P-1371-SF
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor Addition Subdivision at 13119 US Hwy 290 E, Manor, TX. The request will be posted on the agenda as follows:

Conduct a public hearing on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: Laureate-Wealth Management

The Planning and Zoning Commission will meet at 6:30PM on November 10, 2021 at 105 East Eggleston Street in the City Hall Council Chambers.

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

Gordon Wier
13119 US Hwy 290 E
Manor, TX 78653

Sammie Hutchinson
12801 Cedar St
Manor, TX 78653

Aguster Powell
709 Delmar Ave
Austin, TX 78752

Lucille Spears
106 Billingsley Hts
Cedar Creek, TX 78612

Pablo Mijares
17005 John Michael Dr
Manor, TX 78653

Anselma Castro
12901 Cedar St
Manor, TX 78653

Susie Spears
5337 Westminster Dr
Austin, TX 78723

Frank Muniz
PO Box 238
Manor, TX 78653

Hilaria Reyes
PO Box 169
Manor, TX 78653

Guadalupe Hernandez
12907 Cedar St
Manor, TX 78653

Fernando Olague
12921 US 290 E
Manor, TX 78653

Daniel Perez
12200 Johnson Rd
Manor, TX 78653

Balbino Serrato
12908 Cedar St
Manor, TX 78653

Alberto Fernandez
6311 Capriola Dr
Austin, TX 78745

Greystone Holdings, LLC
10016 37th Ave, Apt 1-B
Corona, NY 11368

Jaimes Cruz
12826 Cedar St
Manor, TX 78653

Dionne Upshur
13020 Wedding Dr
Manor, TX 78653

Steven Albarracin
13016 Wedding Dr
Manor, TX 78653

Timothy Walker Sr.
3006 Royster Ave
Del Valle, TX 78617

Juan Vazquez
13012 Wedding Dr
Manor, TX 78653

Jose Sifuentes
13008 Wedding Dr
Manor, TX 78653

Faustino Cardero
12932 Wedding Dr
Manor, TX 78653

Lorena Gomez
13004 Wedding Dr
Manor, TX 78653

Rene Arellano
13000 Wedding Dr
Manor, TX 78653

Christian Munn
12956 Wedding Dr
Manor, TX 78653

Linda Williams
12952 Wedding Dr
Manor, TX 78653

City of Manor
PO Box J
Manor, TX 78653

Luna Renato
12929 Snow Lane
Manor, TX 78653

Michelle Schreiber
12933 Snow Lane
Manor, TX 78653

Marietta Russell
13009 Wedding Dr
Manor, TX 78653

Sheryl Mcglory
13013 Wedding Dr
Manor, TX 78653

Geoffrey Beverly
13017 Wedding Dr
Manor, TX 78653

Alfredo Uriegas
12921 Carillon Way
Manor, TX 78653

Johnny Castro
12925 Carillon Way
Manor, TX 78653

Brandon Parry
12929 Carillon Way
Manor, TX 78653

Joe Aros
12933 Carillon Way
Manor, TX 78653

Justin Powell
12937 Carillon Way
Manor, TX 78653

Kelly Baker
PO Box 10933
Austin, TX 78766

David Gonzales-Valencia
13005 Carillon Way
Manor, TX 78653

Ginsel Family LTD

IBC Partners LTD

Amy Deleon

7111 Creighton Ln
Austin, TX 78723

9900 US 290 E
Manor, TX 78653

12915 Cedar St
Manor, TX 78653

Jorge Morales
13216 Pine Needle St
Manor, TX 78653

Cain Espinosa
13212 Pine Needle St
Manor, TX 78653

Moise Reed
13208 Pine Needle St
Manor, TX 78653

Rita Lopez
13204 Pine Needle St
Manor, TX 78653

Carriage Hills Homeowner Assoc.
PO Box 700128
Dallas, TX 75370

Rita Reyes
13201 Pine Needle St
Manor, TX 78653

Mamdou Diallo
13205 Pine Needle St
Manor, TX 78653



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of September 8, 2021, Regular Session and the October 13, 2021, Regular Session.

BACKGROUND/SUMMARY:

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

- September 8, 2021, Regular Session Minutes
- October 13, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

It is the City staff’s recommendation that the Planning and Zoning Commission approve the Planning and Zoning Commission minutes of the September 8, 2021, Regular Session and the October 13, 2021, Regular Session.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
SEPTEMBER 8, 2021**

PRESENT:

Philip Tryon, Chair, Place 3

COMMISSIONERS:

Julie Leonard, Place 1

Tasha Green, Place 2

Prince John Chavis, Place 4

Grant E. loveless, Place 5

Cecil Meyer, Place 6 (Absent)

Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager

Veronica Rivera, City Attorney, The Knight Law Firm, LLP

Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Chair Tryon at 6:30 p.m. on Wednesday, September 8, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

No one appeared to speak at this time.

Chair Tryon adjourned the regular session of the Manor P&Z Commission into Executive Session at 6:32 p.m. on Wednesday, September 8, 2021, in accordance with the requirements of the Open Meetings Law.

EXECUTIVE SESSION

The Manor Planning and Zoning Commission convened into executive session pursuant to the provisions of Chapter 551 Texas Government Code, in accordance with the authority contained in - *Section 551.071, Texas Government Code, and Section 1.05, Texas Disciplinary Rules of Professional Conduct to consult with legal counsel regarding Manor RV Park, LLC v. City of Manor, ET AL* at :6:32 p.m. on Wednesday, September 8, 2021.

The Executive Session was adjourned at 7:02 p.m. on Wednesday, September 8, 2021.

OPEN SESSION

The Manor Planning and Zoning Commission reconvened 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 at 7:02 p.m. on Wednesday, September 8, 2021.

Chair Tryon opened the floor for action to be taken on the items discussed in the Executive Session.

There was no action taken.

PUBLIC HEARING

- 1. Public Hearing: Conduct a public hearing on a rezoning request for 137 acres, more or less, out of the Sumner Back Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnhamn Lane, Manor, TX to Single Family Standard (SF-2). Applicant: Carlson, Brigrance & Doering, Inc. Owner: Estate of Mary Ruth Arnold Holley.**

Benny Gundy, 15230 FM 973 North, Manor, Texas, submitted a speaker card wishing to speak regarding this item. Mr. Gundy stated he had concerns with the future development of this project due to an increase in issues with the water run-off / drainage from the property since the beginning of the construction.

Interim City Manager Dunlop addressed questions from Mr. Gundy regarding information distribution and time frames for notifications.

Crista Swier submitted a speaker card wishing to speak regarding this item. Mrs. Swier stated that she wanted the water situation and flooding in the area to be considered by the Developers in the future plans of the project. Mrs. Swier also wanted to express her concerns for the wildlife and natural habitat of the area. As a business owner and mother, she is very apprehensive about the impact this project will have on her privacy, safety, and security for the future of her, her business, and her family.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Loveless to close the public hearing.

There was no further discussion.

Motion to close carried 6-0

- 2. Public Hearing: Conduct a public hearing on a rezoning request for 30.89 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2). Applicant: Jackson Walker, LLP. Owner: Manor RV Park, LLC.**

Interim City Manager Scott Dunlop gave an update on the annexation progress for this property stating that the zoning process will run concurrent with the annexation.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Loveless to close the public hearing.

There was no further discussion.

Motion to close carried 6-0

CONSENT AGENDA

3. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes of August 11, 2021, Regular Session.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Chavis to approve the consent agenda.

Chair Tryon answered Commissioner Small's request for clarification on the motion to approve minutes verses approve consent agenda.

There was further discussion.

Motion to approve carried 5-1 (Commissioner Small opposed)

REGULAR AGENDA

4. Consideration, discussion, and possible action on a rezoning request for 137 acres, more or less, out of the Sumner Back Survey, Abstract No. 63, and being located near the intersection of N. FM 973 and Arnham Lane, Manor, TX to Single Family Standard (SF-2). Applicant: Carlson, Brigance & Doering, Inc. Owner: Estate of Mary Ruth Arnold Holley.

The City staff recommended approval of the rezoning request.

Interim City Manager Dunlop informed the Commission that the property owner filed, and City Council accepted, a request for annexation last week to run concurrent with the rezoning requests. The property owners will also be proposing to create a public improvement district that will go through the City and will allow for some negotiations on some points.

The discussion was held. City Attorney Rivera and Interim City Manager Dunlop answered questions and outlined the current requirements placed on this type of project by the City of Manor. Attorney Rivera gave the Commission examples on how they could respond with recommendations to City Council.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Chavis to approve the rezoning request with the recommendation that City Council look into Natural Habitat use requirements above the minimum.

There was no further discussion.

Motion to approve carried 6-0

5. Consideration, discussion and possible action on a rezoning request for 30.89 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2). Applicant: Jackson Walker, LLP. Owner: Manor RV Park, LLC.

The City staff recommended approval of the rezoning request.

Interim City Manager Dunlop answered questions about the zoning layout of the property reiterating that not all of the property is developable.

Chair Tryon thanked all those involved for their hard work and dedication to this project.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Green to approve the staff recommendation to approve the rezoning request for 30.89 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13119 US Hwy 290 E, Manor, TX to Medium Commercial (C-2) and Multi-Family 25 (MF-2) and also add that their use of the property as an RV Park development would be a non-conforming use that if discontinued for a 90 day period could not be resumed.

There was no further discussion.

Motion to approve carried 6-0

- 6. Consideration, discussion, and possible action on a Final Plat for Presidential Heights Subdivision Phase 6, one hundred twenty-seven (127) lots on 25.26 acres, more or less, and being located near the intersection of Jamie Drive and Shooter McGavin Drive, Manor, TX. Applicant: Kimley-Horn & Associates. Owner: West Elgin Development Corp.**

The city Staff recommended approval of the Final Plat for Presidential Heights Subdivision Phase 6.

Interim City Manager Dunlop stated that the plat has been approved by the engineers. It is the final phase for Presidential Heights.

MOTION: Upon a motion made by Commissioner Green and Seconded by Commissioner Loveless to approve the Final Plat for Presidential Heights Subdivision Phase 6.

There was no further discussion.

Motion to approve carried 6-0

- 7. Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX. Applicant: Professional StruCIVIL Engineers, Inc. Owner: Timmermann Properties, Inc.**

The city Staff recommended denial of the Short Form Final Plat based on engineer's comments.

MOTION: Upon a motion made by Vice Chair Leonard and Seconded by Commissioner Green to deny the request on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.

There was no further discussion.

Motion to deny carried 6-0

Chair Tryon stated this would be his last meeting. He stated that it has been a privilege working with everyone and he will miss everyone.

ADJOURNMENT

MOTION: Upon a motion made by Chavis and Seconded by Commissioner Green to adjourn the regular session of the P&Z Commission at 7:31 p.m. on Wednesday, June 9, 2021.

There was no further discussion.

Motion to approve carried 5-0

These minutes approved by the P&Z Commission on the 10th day of November 2021.

APPROVED:

Chairperson

ATTEST:

Scott Dunlop
Interim City Manager

DRAFT MINUTES



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
OCTOBER 13, 2021**

PRESENT:

COMMISSIONERS:

Julie Leonard, Vice-Chair, Place 1 (Absent)
 Vacant, Place 2
 Vacant, Place 3
 Prince John Chavis, Place 4
 Grant E. loveless, Place 5 (Absent)
 Cecil Meyer, Place 6
 Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager
 Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

With no quorum of the Planning and Zoning Commission present, the regular session of the Manor Planning and Zoning Commission was cancelled by Commissioner Chavis at 6:48 p.m. on Wednesday, October 13, 2021, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

REGULAR AGENDA

- 14. Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX. Applicant: Professional StruCIVIL Engineers, Inc. Owner: Timmermann Properties, Inc.**

The Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, Texas, was conditionally approved as per Texas Local Government Code § 212.0095 (d)(2).

These minutes approved by the Planning and Zoning Commission on the 10th day of November 2021.

APPROVED:

Chairperson

ATTEST:

Scott Dunlop
Interim City Manager

DRAFT MINUTES



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Chairperson.

BACKGROUND/SUMMARY:

The previous Chairperson resigned from the Commission leaving the position vacated. We have 3 options:

1. Leave the position unfilled until the normal appointment date in January and the Vice-Chair would conduct the remaining meetings this year
2. Appoint a Commissioner to fill the unexpired term which would be this meeting and the December meeting then have another 1-year appointment in January
3. Appoint a Commissioner for the unexpired term plus 1-year so we would not appoint a Chairperson again until January 2023.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: NO

STAFF RECOMMENDATION:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.

Applicant: Davis Capital Investments, LLC
Owner: Davis Capital Investments, LLC

BACKGROUND/SUMMARY:

Our code requires that post-development stormwater flows off a property are equal to or less than pre-development levels. This property in order to accommodate the minimum dwelling unit sizes and required parking does not have sufficient area for a typical detention pond. The peak flow in a 100 year storm event (Q100) for Study Point 1 (Boyce Street culvert) is 0.7 cubic feet/second (cfs) and the peak flow for Study Point 2 (alley) is 0.8 cfs.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: INO
ATTACHMENTS: YES

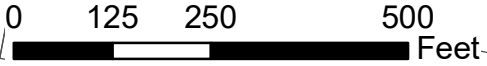
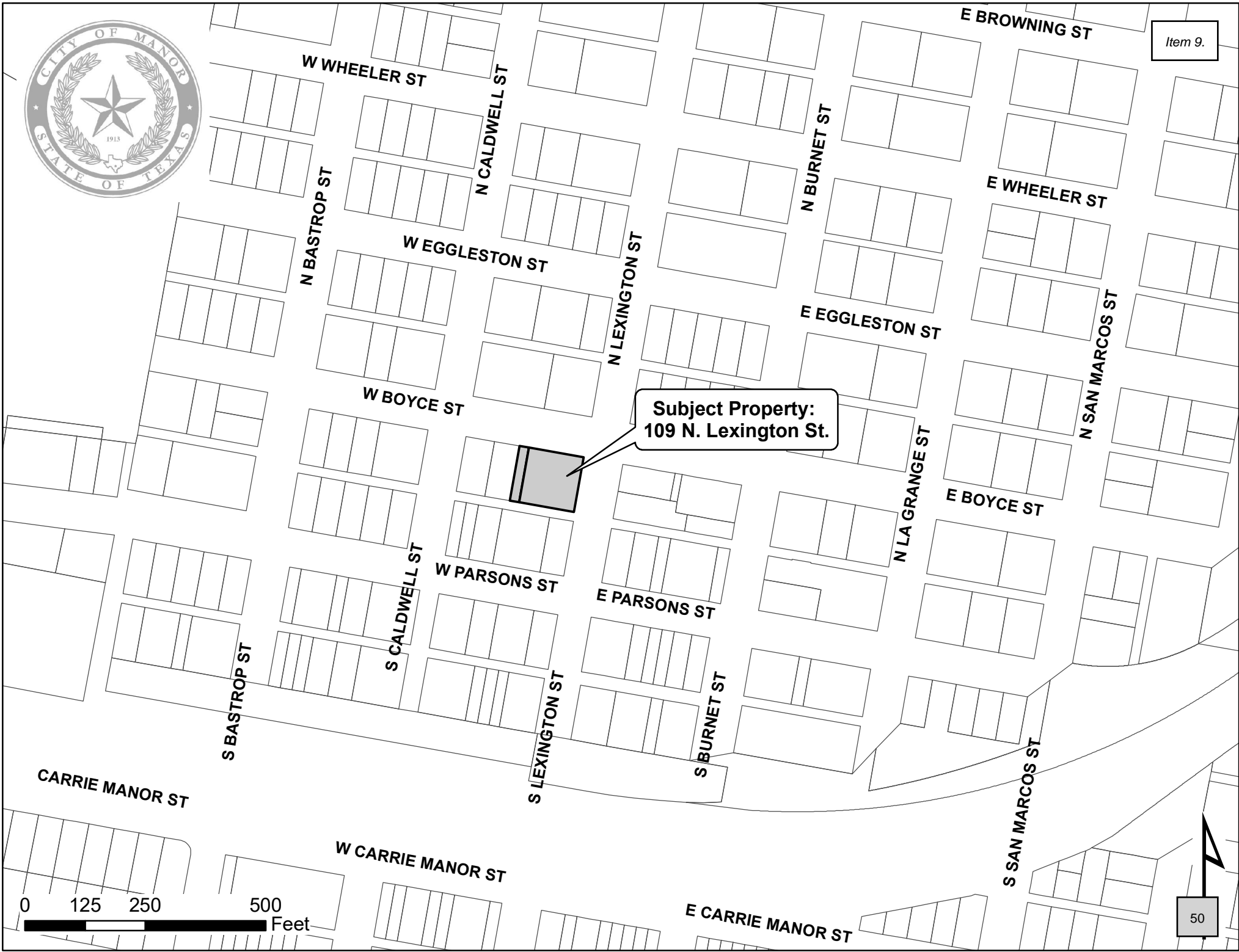
- Location map
- Owner Letter
- Proposed Runoff Rates
- Rendering

STAFF RECOMMENDATION:

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



Item 9.



Letter Of Intent

To City of Manor (Planning & Zoning)
From Davis Capital Investments, LLC (Developer)

I am seeking a variance for a Storm water Detention Exemption for the property located at 109 N Lexington. I want to touch on items in Section 72 (c) 1-8.

1. The public convenience and welfare will be substantially served because the visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
2. The appropriate use of surrounding property will not be substantially or permanently impaired or diminished because the development of this property will produce minimal storm water, there are no other storm water detentions in the downtown area of the city and the size of this developed lot would not substantially impact surrounding properties.
3. The applicant has not created the hardship from which relief is sought because this development will be a need for the community & will create a sales tax/property tax base for the city of manor.
4. The variance will not confer upon the applicant a special right or privilege not commonly shared or available to the owners of similar and surrounding property because no other property in the area has this detention.
5. The hardship from which relief is sought is not solely of an economic nature because this development will be a need for the community & will create a sales tax/property tax base for the City of Manor. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
6. The variance is not contrary to the public interest because no other property in the downtown area has this detention because any development to this property will need this exemption. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.
7. Due to special conditions, the literal enforcement of the ordinance would result in an unnecessary hardship because this development is critical for the downtown development of the city if not passed.
8. In granting the variance the spirit of the ordinance is observed and substantial justice is done because this development is critical for the future of the city of manor and will be a staple with the downtown development of the city. This will create homes & businesses in an under served area of the city. The visual and commercial improvement of the downtown area and the revenue generated from tax dollars as a public benefit.

Thank you for your time in reviewing this request.

Eric Davis (Developer)

PO Box 248

Manor, TX 78653

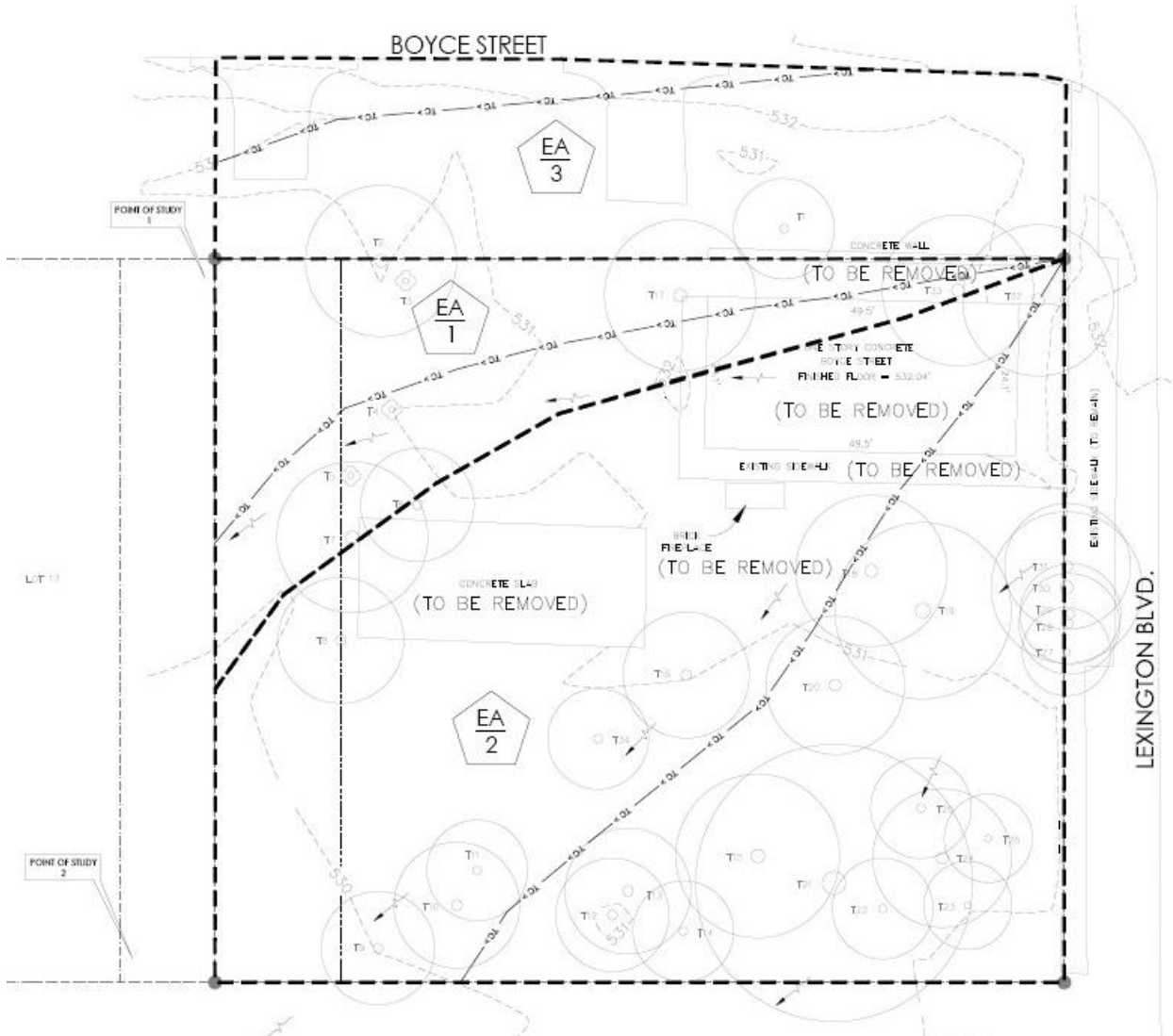
512-784-4955

davisreinvestments@yahoo.com

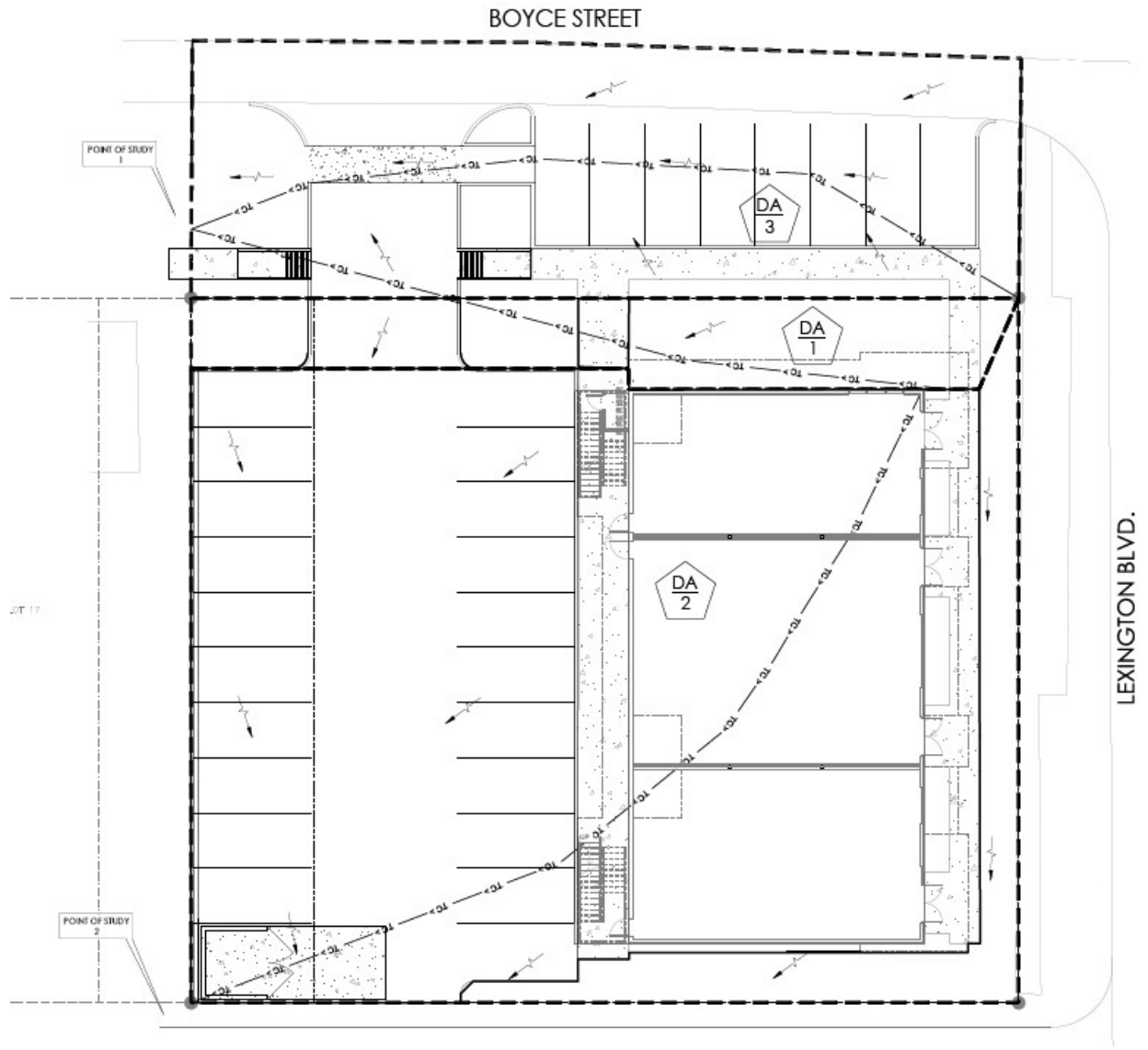
Proposed Stormwater Runoff Rates Summary for City of Manor Stormwater Variance

PROPOSED STORMWATER RUNOFF RATES SUMMARY										
109 North Lexington, Manor, TX 78653										
Study Point 1	Area (FT ²)	Area (AC)	IC (FT ²)	IC (AC)	CN	Tc. (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Existing Study Point 1 (EA3)	4,179.8	0.10	583.0	0.01	-	-	0.3	0.6	0.8	1.1
Proposed Condition (DA1+DA3)	5,899.8	-	-	0.08	-	-	0.7	1.1	1.4	1.8
DA1	1,720.0	0.04	330.0	0.01	83.45	5.00	0.2	0.3	0.4	0.5
DA3	4,179.8	0.10	3,231.5	0.07	93.92	5.00	0.50	0.80	1.00	1.30
Study Point 2	Area (FT ²)	Area (AC)	IC (FT ²)	IC (AC)	CN	Tc. (min)	Q2 (cfs)	Q10 (cfs)	Q25 (cfs)	Q100 (cfs)
Existing Study Point 2 (EA1+EA2)	15,525.0	-	-	0.00	-	-	1.2	2.1	2.8	3.8
Proposed Conditions (DA2)	13,805.0	0.32	12,527.0	0.29	96.33	5.00	1.9	2.9	3.5	4.6

Existing Drainage Map



Proposed Drainage Map







AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

Applicant: SEC Planning

Owner: Enfield Partners LLC

BACKGROUND/SUMMARY:

A Preliminary PUD is for P&Z and City Council to review the proposed development and improvements and request any changes. The PUD, after any changes are made, comes back to P&Z and Council as a Final PUD for approval. This PUD is for a maximum 400 lot single family subdivision with commercial along the FM 973 frontage. Improvements from the PUD include: additional parkland/open space acreage with trails, playgrounds, pavilion, and dog park; landscaping buffers along Gregg Lane (15' wide) and internal collector (10' wide), and upgraded masonry fencing along the internal unloaded collector and Gregg Lane. The modifications to our Code in the PUD are: up to 80% of the lots can be 50' wide (60' is the Code requirement), minimum lot square footage is 6,000 sf (7,500 is Code requirement), and maximum building coverage is 50% (Code requirement is 40%).

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Letter of Intent
- Preliminary PUD
- Map

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Sumner Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).

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



July 9, 2021

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

Re: Enfield PUD Zoning Application Letter of Intent

Enfield 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 zone the Property to a Planned Unit Development with the base zoning districts of SF-2 for the single family housing and C-2 for the commercial. The proposed housing product described in the PUD will consist of lot sizes that are 50 feet and 60 feet in width with a maximum unit count capped at 400 units.

The PUD outlines various minor revisions to the Manor Code of Ordinances to customize the standards to meet the desired product by the applicant. The below is a summary of modifications requested:

- Minimum lot size square footage to 6,000 s.f.
- Side setback: 5 feet
- Minimum lot width: 50 feet
- Building coverage: 60%
- Commercial Land Use Prohibitions

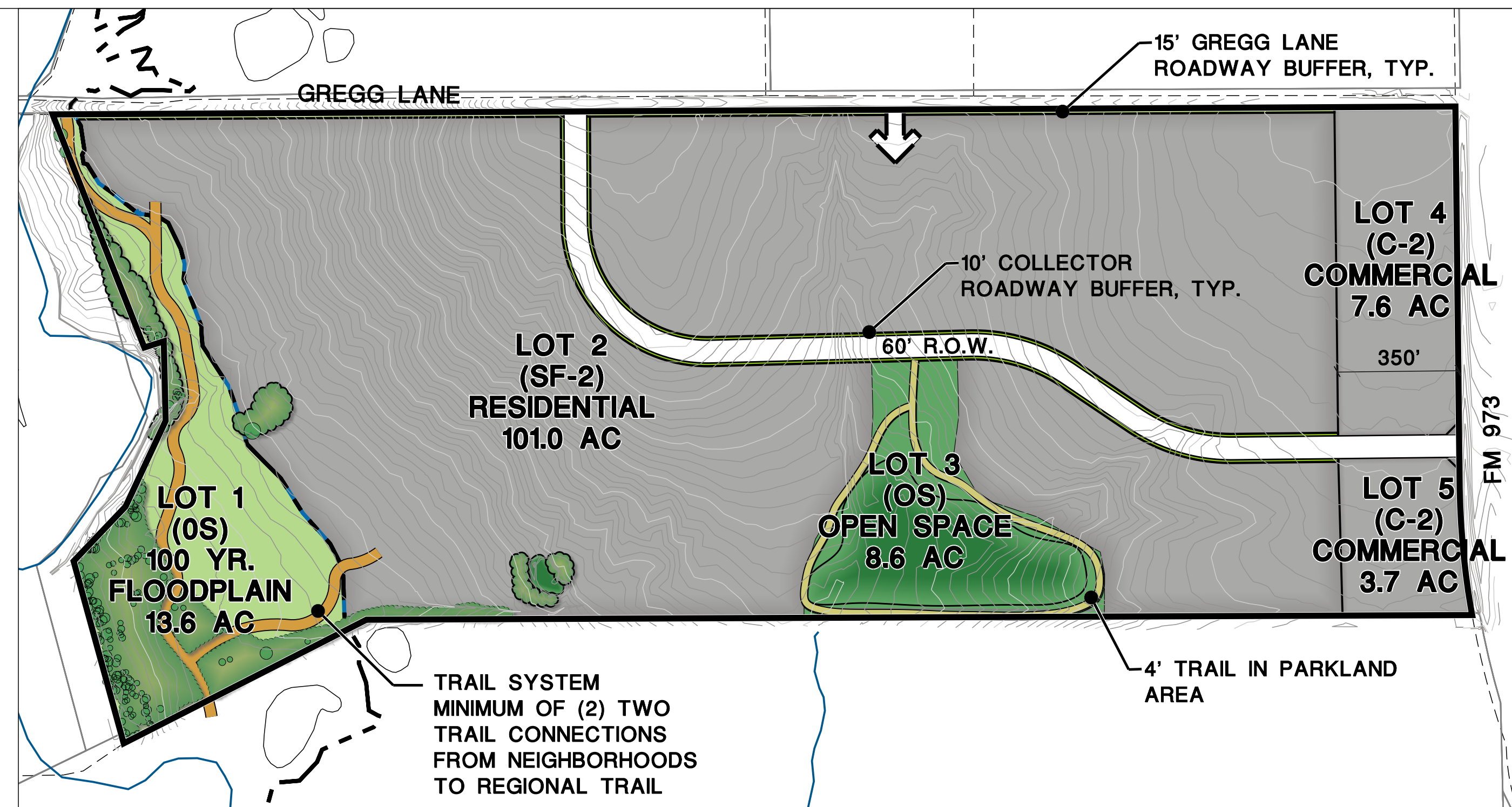
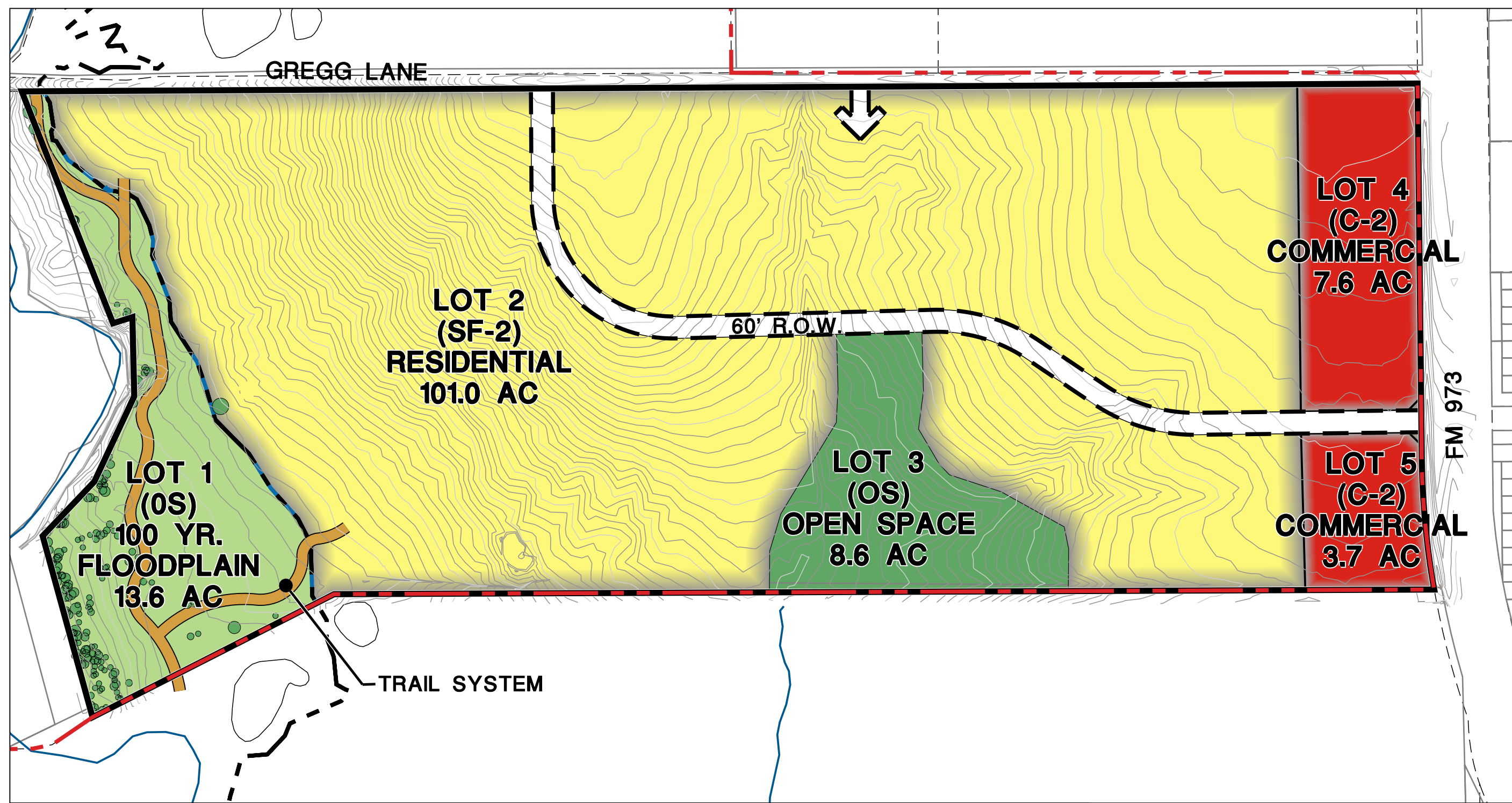
As part of the PUD zoning request, the applicant is also proposing additional enhancements to create a cohesive master plan that is highly amenitized. These enhancements are proposed to ensure a high quality development and exceed basic requirements of a traditionally zoned property. Some of the added benefits outlined within the PUD include the following:

- Commercial use restrictions
- Residential unit cap
- Expanded parkland areas
- Implementation of a regional hike and bike trail segment
- Commitment for parkland improvements within the community
- Landscape Buffer along Gregg Lane
- Internal Landscape buffers along unloaded collector
- Masonry walls along Gregg Lane and unloaded collector

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

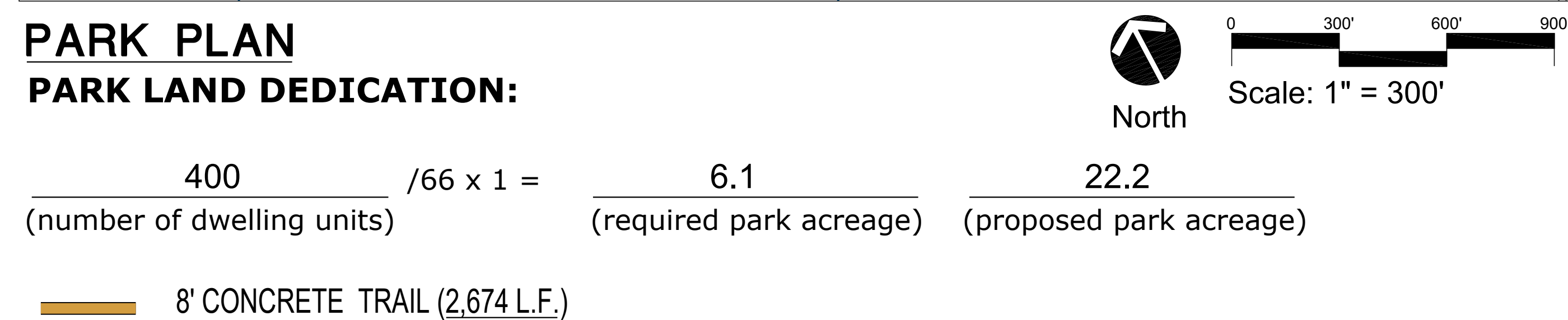
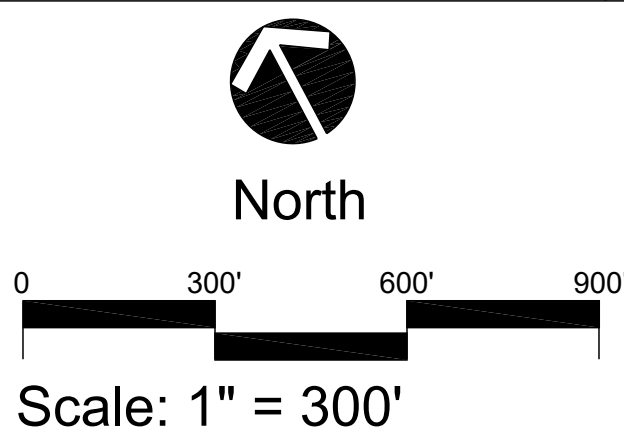
Sincerely,

Mark Baker
Principal



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

1. The Enfield 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

1. 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 Preliminary PUD Site Plan.

2. 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

1. The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Preliminary 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 Enfield Tract 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%

3. Standards not listed follow code, as amended

F. Commercial Development Standards

1. The Enfield Tract 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.

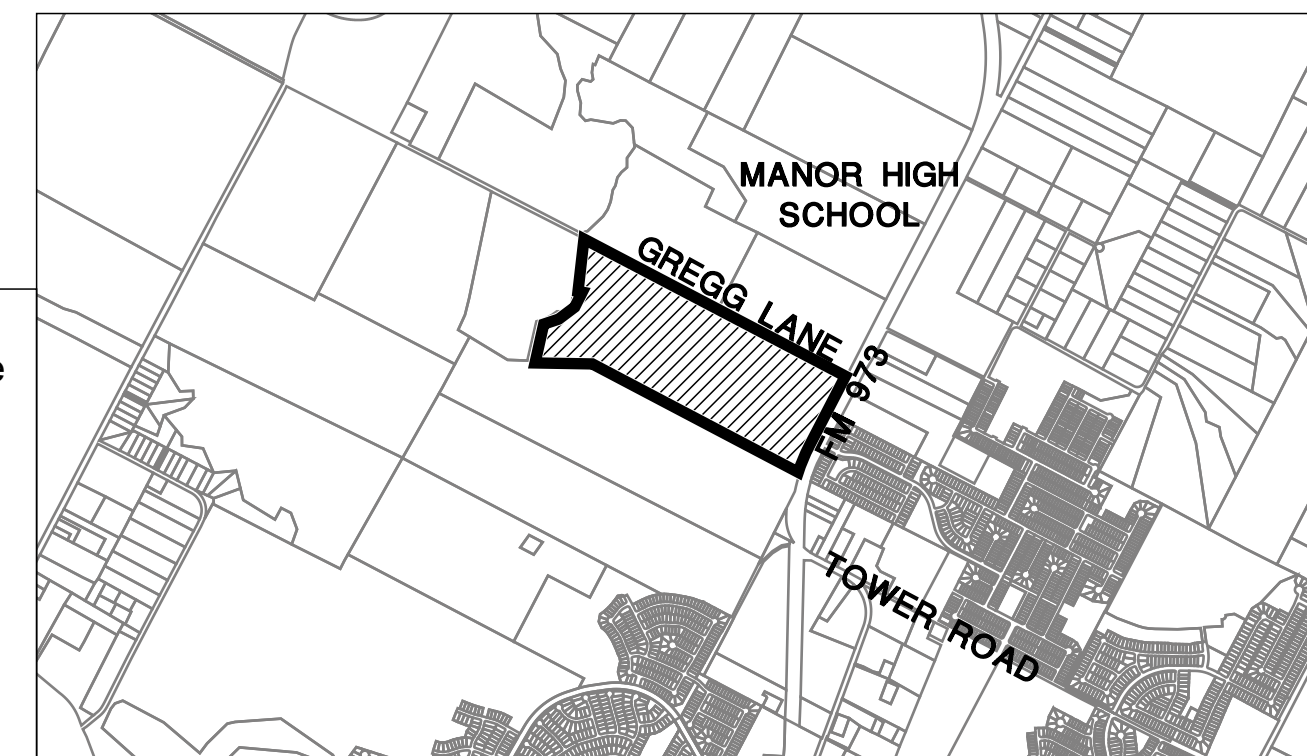
H. Parkland and Open Space

- This Preliminary 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.
- 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 Enfield 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 Enfield 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 Preliminary 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

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Farmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7003
F 512.246.7103
www.secplanning.com
Email: info@secplanning.com

BLACKBURN HOMES

**ENFIELD
PRELIMINARY PUD SITE PLAN
MANOR, TEXAS**

Z:\210038-BBGR\Cadfiles\PLANNING\Submittals\Preliminary PUD Site Plan.dwg

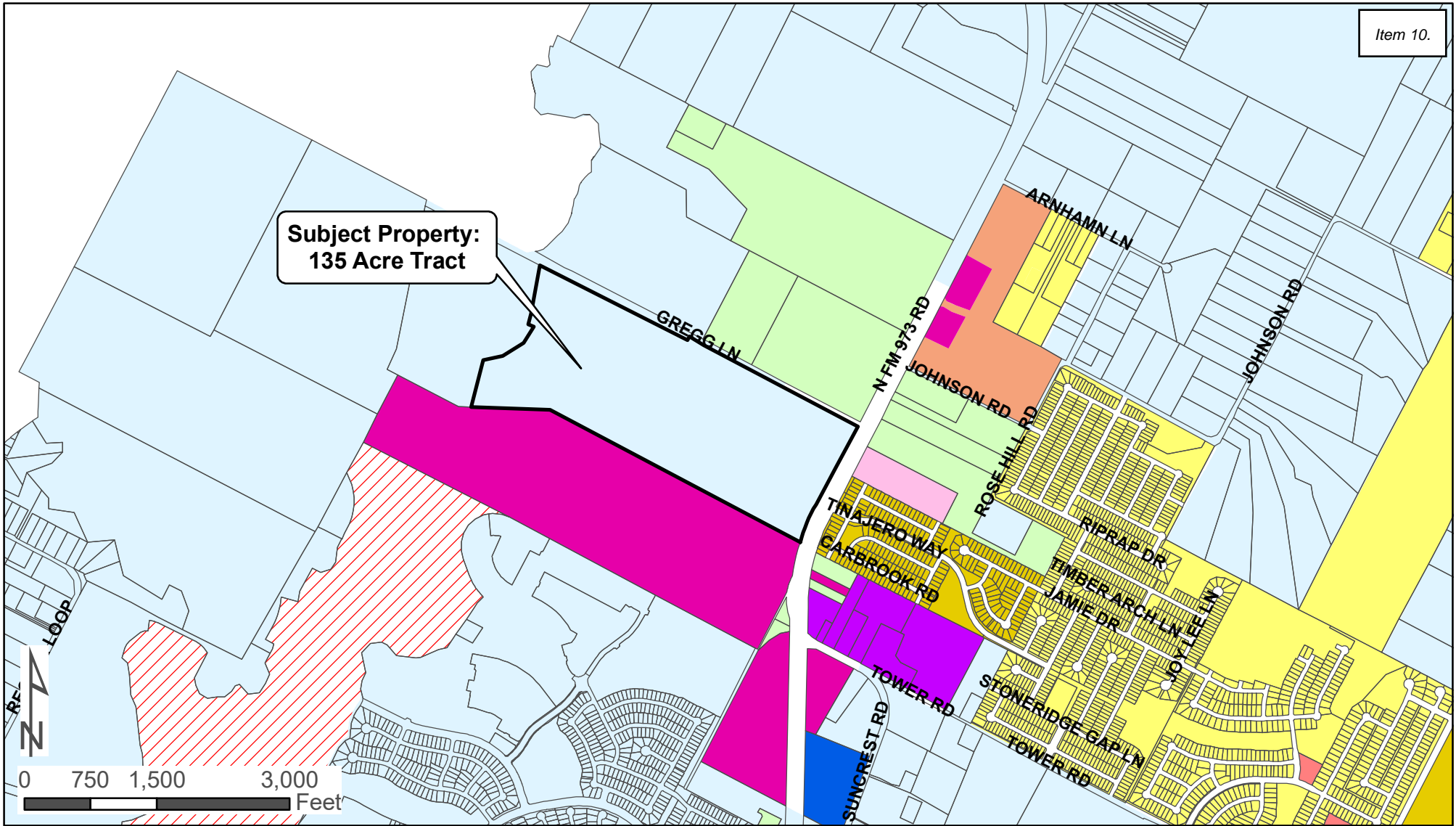
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3.	
4.	
5.	
Issue Date:	

Drawn By:
Reviewed By: MB

Project No.
210038 - BBGR

SHEET 1 of 1

Subject Property:
135 Acre Tract



Proposed Zoning: Planned Unit Development (PUD)

Zone

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Las Entradas Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a seven lot commercial subdivision by the Manor Grand Apartments and Texaco/Frontier Bank on US 290.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Letter of Intent
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.

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



January 2021

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

**RE: Summary Letter – Las Entradas North Section 3
Manor, Texas**

Dear Engineering Department:

Kimley-Horn and Associates, Inc. has prepared the following Summary Letter to support the submittal of the Preliminary Plans for the above referenced project. The 9.65-acre project entails 7 light commercial lots, including 1183 LF of ROW, street and sidewalk improvements, storm, water, and wastewater improvements including drainage swale improvements.

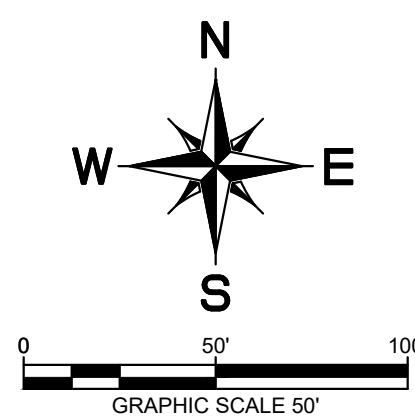
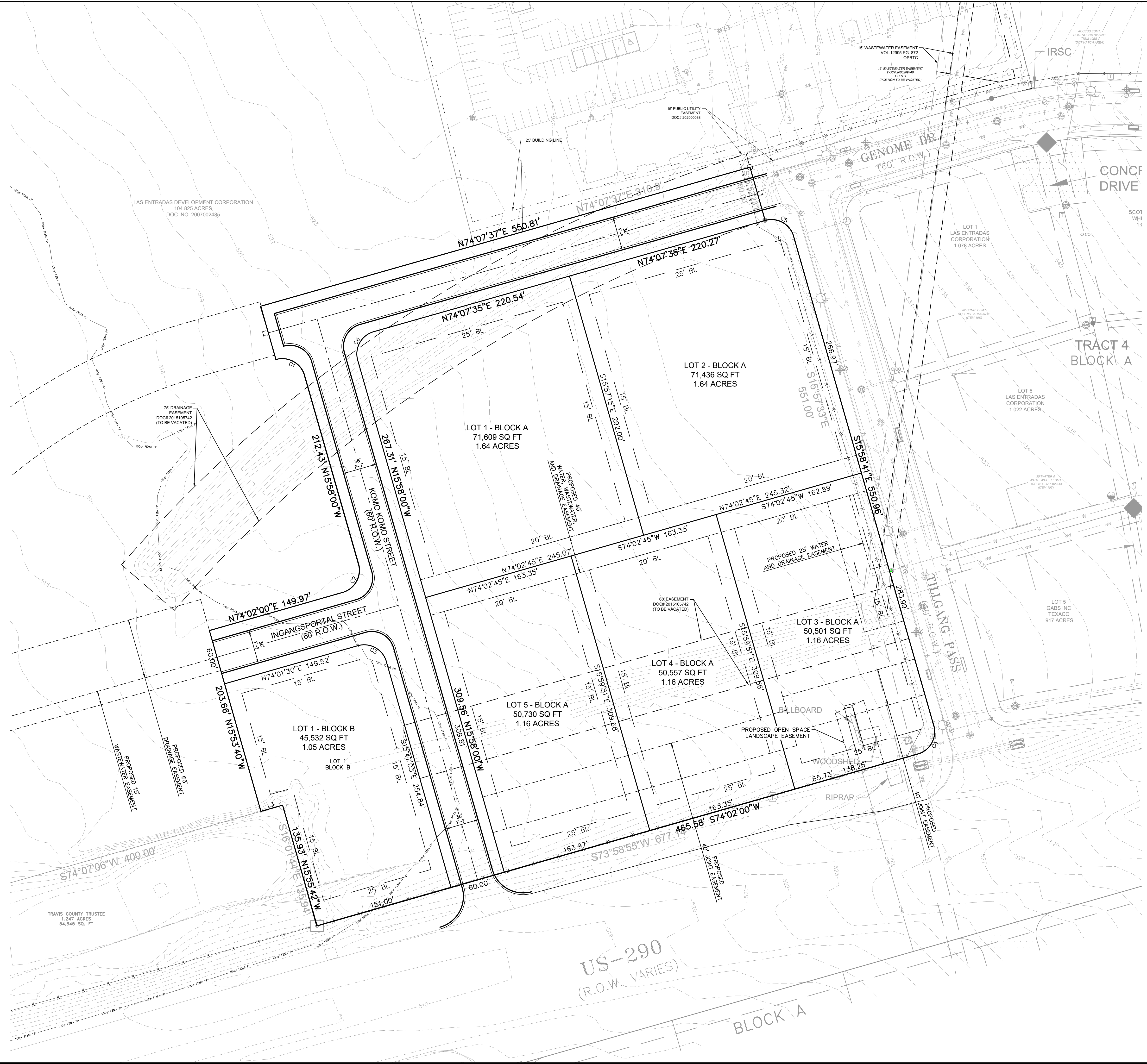
The streets will be constructed to City of Manor standards and be surfaced with asphalt. On-site detention will not be provided as an approved detention waiver exists for this property. The proposed development will be serviced by 8" and 12" water mains and 8" wastewater mains. Waterlines will connect to existing 12" stubs on Tillgang Pass and Genome Pass. A 12" wastewater line will be extended from south of US 290 to service this project. Parkland dedication does not apply to this project.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Gabriel Bermudez, P.E.
gabriel.bermudez@kimley-horn.com
512-782-0594
TBPE F-928

Plotted By: Morris, Kyle Date: August 27, 2021 03:00:11pm File Path: \\kimley-horn.com\TX-AUS\AUS-Civil\069241746-Las Entradas North Section 3\Cad\Preliminary\PlanSheets\C-Preliminary Plan_Sheet.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



LEGEND

	EXISTING PROPERTY BOUNDARY
	PROPOSED PROPERTY BOUNDARY
	PROPOSED LOT BOUNDARY
	PHASE LINE
	PROPOSED SIDEWALK
	EXISTING 100-YEAR FLOODPLAIN
	PROPOSED 100-YEAR FLOODPLAIN
	PROPOSED EASEMENT
	OFFSITE EASMENT
	PROPOSED ROAD CENTERLINE
	EXISTING CONTOUR

NOTES:

1. LOT SETBACK REQUIREMENTS (UNLESS OTHERWISE NOTED)

FRONT YARD SETBACK	25 FT.
SIDE YARD SETBACK	7 FT.
STREET SIDE YARD SETBACK	15 FT.
REAR YARD SETBACK	15 FT.

LAS ENTRADAS NORTH SECTION 3 GENERAL INFORMATION:

TOTAL ACREAGE.....	9.65 ACRES
LINEAR FOOT OF 60' ROW.....	1,183 LF
ACREAGE OF PUBLIC ROW.....	1.84 ACRES
NUMBER OF LIGHT COMMERCIAL LOTS.....	6
ACREAGE OF LIGHT COMMERCIAL LOTS.....	7.80
TOTAL NUMBER OF LOTS.....	7

WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00	S15°52'23.36"E
L2	60.00	N15°52'23.36"W
L3	24.44	S74°04'18.09"W

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	25.00'	39.23'	N60°55'12"W	35.33'	89°54'23"	24.96'
C2	25.00'	39.27'	N29°02'00"E	35.36'	90°00'00"	25.00'
C3	25.00'	39.27'	S60°58'00"E	35.36'	90°00'00"	25.00'
C4	25.00'	40.03'	S28°51'37"W	35.89'	91°44'59"	25.78'
C5	25.00'	38.93'	S61°11'30"E	35.11'	89°12'38"	24.66'
C6	25.00'	39.31'	N29°04'48"E	35.38'	90°05'35"	25.04'



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

<p>PRELIMINARY PLAT SHEET</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	REVISIONS									
No.	DATE	REVISIONS											
<p>81 Know what's below. Call before you dig.</p>	<p>Kimley-Horn © 2020 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-7911 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>												
<p>LAS ENTRADAS NORTH SECTION 3 CITY OF MANOR TRAVIS COUNTY, TEXAS</p>	<p>5/17/2021</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>KHA PROJECT</td> <td>069241746</td> </tr> <tr> <td>DATE</td> <td>12/2020</td> </tr> <tr> <td>SCALE</td> <td>AS SHOWN</td> </tr> <tr> <td>DESIGNED BY</td> <td>NM</td> </tr> <tr> <td>DRAWN BY</td> <td>AJM</td> </tr> <tr> <td>CHECKED BY</td> <td>CBM</td> </tr> </table>	KHA PROJECT	069241746	DATE	12/2020	SCALE	AS SHOWN	DESIGNED BY	NM	DRAWN BY	AJM	CHECKED BY	CBM
KHA PROJECT	069241746												
DATE	12/2020												
SCALE	AS SHOWN												
DESIGNED BY	NM												
DRAWN BY	AJM												
CHECKED BY	CBM												
<p>SHEET NUMBER 03</p>	<p>Item 11. B DATE</p>												



Texas Engineering Firm #4242

Date: Friday, June 18, 2021

Gabriel Bermudez
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2021-P-1335-PP
Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor, TX. 78653

Dear Gabriel Bermudez,

The first submittal of the Las Entradas North Phase 3 Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on August 30, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).
2. A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.
3. The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.
4. The TCESD No. 12 review block should be removed from the Cover Sheet.
5. The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.
6. The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.
7. The location of existing water courses, dry creek beds should be shown on the existing conditions plan.
8. Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.

9. Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.
10. Existing water and wastewater lines should be shown on the existing conditions plan.
11. Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.
12. How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.
13. Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.
14. Provide names for the proposed streets.
15. The proposed runoff flows are significantly greater than the undeveloped runoff flows.
16. Utility demand data should be included on the utility plan sheet.
17. Provide the size and description for all drainage features proposed either on or off the site.
18. Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work?
19. An easement should be provided for the storm drain that runs between the lots in Block A.

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

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

Thank you,



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



July 16, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2021-P-1335-PP*

Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **June 18, 2021**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

Comment 1: The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).

Response 1: Lot 4 has been removed and replaced with an easement. Lots renumbered to account for this change.

Comment 2: A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.

Response 2: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.

Comment 3: The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.

Response 3: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.

Comment 4: The TCESD No. 12 review block should be removed from the Cover Sheet.

Response 4: Review block has been removed from the Cover Sheet.

Comment 5: The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.

Response 5: Existing Conditions updated to show properties within 300 ft of the project.

Comment 6: The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.

Response 6: Existing Conditions Plan sheet updated.

Comment 7: The location of existing water courses, dry creek beds should be shown on the existing conditions plan.

Response 7: Existing Conditions Plan sheet updated.

Comment 8: Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.

Response 8: Existing Conditions Plan sheet updated.

Comment 9: Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.

Response 9: Callouts added to multiple sheets to denote existing utilities more clearly.

Comment 10: Existing water and wastewater lines should be shown on the existing conditions plan.

Response 10: Existing Conditions Plan sheet updated.

Comment 11: Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.

Response 11: Callouts added to Inlet Drainage Area Map sheet to denote existing storm pipe sizes. Callouts updated for proposed drainage system.

Comment 12: How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.

Response 12: Sheets updated to show headwall at the end of the storm sewer pipe.

Comment 13: Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.

Response 13: Document numbers added for existing easements. Proposed easement callouts updated.

Comment 14: Provide names for the proposed streets.

Response 14: Street names have been added for the proposed streets.

Comment 15: The proposed runoff flows are significantly greater than the undeveloped runoff flows.

Response 15: A detention waiver was approved for this property as part of the Las Entradas South Section 1 Preliminary Plat.

Comment 16: Utility demand data should be included on the utility plan sheet.

Response 16: Utility demand data from “Utility Demand Calculation Letter” added to utility plan sheet.

Comment 17: Provide the size and description for all drainage features proposed either on or off the site.

Response 17: Callouts added to proposed swale and drainage features on Inlet Drainage Area Map and Proposed Drainage Area Map sheets.

Comment 18: Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work?

Response 18: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project adjacent to the site should remove this site from the existing 100-year floodplain.

Comment 19: An easement should be provided for the storm drain that runs between the lots in Block A.

Response 19: Easement has been added.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

Date: Monday, August 9, 2021

Gabriel Bermudez
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
gabriel.bermudez@kimley-horn.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2021-P-1335-PP
Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor 78653

Dear Gabriel Bermudez,

The subsequent submittal of the Las Entradas North Phase 3 Preliminary Plat submitted by Kimley-Horn and received on August 30, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).~~
- ~~2. A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.~~
- ~~3. The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.~~
- ~~4. The TCESD No. 12 review block should be removed from the Cover Sheet.~~
- ~~5. The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.~~
- ~~6. The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.~~
- ~~7. The location of existing water courses, dry creek beds should be shown on the existing conditions plan.~~
- ~~8. Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.~~

- ~~9. Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.~~
- ~~10. Existing water and wastewater lines should be shown on the existing conditions plan.~~
- ~~11. Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.~~
- ~~12. How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.~~
- 13. Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.**
- ~~14. Provide names for the proposed streets.~~
- 15. The proposed runoff flows are significantly greater than the undeveloped runoff flows. Provide a copy of the approved detention waiver request.**
- ~~16. Utility demand data should be included on the utility plan sheet.~~
- 17. Provide the size and description for all drainage features proposed either on or off the site. Provide sizes of headwalls.**
- ~~18. Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work? Provide a copy of the approved CLOMR.~~
- ~~19. An easement should be provided for the storm drain that runs between the lots in Block A.~~
- 20. Provide document numbers for wastewater and drainage easements. If they are not existing then label them as being proposed and remove the Doc No. note.**
- 21. Differentiate between the 40' utility easement and the 20' building line. Both should be shown on the preliminary plat. The utility easement should be labeled as a water, wastewater and drainage easement.**
- 22. Existing water and wastewater lines should be shown on the Utility Plan.**
- 23. Will the proposed drainage system be public or private?**

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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

Thank you,



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



August 27, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: *Permit Number 2021-P-1335-PP*

Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor, TX. 78653

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **August 9, 2021**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ORDINANCE REQUIREMENTS:

~~Comment 1: The concept plan was approved in 2019 so the lot standards are under the old code so the minimum lot size is 5,750 square feet but Lot 4 is shown to be under that amount (2,376 SQ FT).~~

~~Response 1: Lot 4 has been removed and replaced with an easement. Lots renumbered to account for this change.~~

~~Comment 2: A 15' setback is shown where it should be a 25' setback as the front. Genome would be the front for Lots 1 and 2 on Block A.~~

~~Response 2: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.~~

~~Comment 3: The 25' setback shown on Lot 1 on Street A is a street side setback so that would be minimum 15' setback.~~

~~Response 3: Setbacks updated to show 25' setback along Genome Drive and 15' setback along Street A.~~

~~Comment 4: The TCESD No. 12 review block should be removed from the Cover Sheet.~~

~~Response 4: Review block has been removed from the Cover Sheet.~~

~~Comment 5: The adjacent property owners are to be identified for all properties within 300 feet of the proposed project. The Existing Conditions plan shows 200'.~~

~~Response 5: Existing Conditions updated to show properties within 300 ft of the project.~~

~~Comment 6: The existing property lines, including bearings and distances, of the land being subdivided shall be shown on the Existing Conditions Plan.~~

~~Response 6: Existing Conditions Plan sheet updated.~~

~~Comment 7: The location of existing water courses, dry creek beds should be shown on the existing conditions plan.~~

~~Response 7: Existing Conditions Plan sheet updated.~~

~~Comment 8: Centerlines of water courses, creeks, existing drainage structures should be shown on the existing conditions plan.~~

~~Response 8: Existing Conditions Plan sheet updated.~~

~~Comment 9: Differentiate between existing and proposed utilities. It is no clear as to what is being proposed and what is existing.~~

~~Response 9: Callouts added to multiple sheets to denote existing utilities more clearly.~~

~~Comment 10: Existing water and wastewater lines should be shown on the existing conditions plan.~~

~~Response 10: Existing Conditions Plan sheet updated.~~

~~Comment 11: Label existing storm drain pipes and their sizes. It appears that the project proposes to tie a 48" storm drain line into a 36" storm drain line.~~

~~Response 11: Callouts added to Inlet Drainage Area Map sheet to denote existing storm pipe sizes. Callouts updated for proposed drainage system.~~

~~Comment 12: How is the water in the storm sewer proposed to drain? The end of line is shown as a stub out not a headwall.~~

~~Response 12: Sheets updated to show headwall at the end of the storm sewer pipe.~~

~~Comment 13: Provide document numbers for any existing easements shown on the plans. If they are proposed then label as proposed.~~

~~Response 13: Existing easement callouts have been added and updated. Proposed easement callouts have been updated.~~

~~Comment 14: Provide names for the proposed streets.~~

~~Response 14: Street names have been added for the proposed streets.~~

Comment 15: The proposed runoff flows are significantly greater than the undeveloped runoff flows. Provide a copy of the approved detention waiver request.

Response 15: A detention analysis for the Las Entradas area has been provided with this submittal.

~~Comment 16: Utility demand data should be included on the utility plan sheet.~~

~~**Response 16: Utility demand data from “Utility Demand Calculation Letter” added to utility plan sheet.**~~

Comment 17: Provide the size and description for all drainage features proposed either on or off the site. Provide sizes of the headwalls.

Response 17: Callouts have been added to proposed swales and drainage features on the Inlet Drainage Area Map and Proposed Drainage Area Map sheets. Headwall sizes have been updated.

Comment 18: Work including grading appears to be proposed within the FEMA 100-year floodplain. Has anything been submitted to FEMA for this proposed work? Provide a copy of the approved CLOMR.

Response 18: An approved CLOMR (Case No. 08-06-0480R) and the “Las Entradas – Mass Grading” project adjacent to the site should remove this site from the existing 100-year floodplain. Letters from FEMA have been provided with this submittal.

~~Comment 19: An easement should be provided for the storm drain that runs between the lots in Block A.~~

~~**Response 19: Easement has been added.**~~

Comment 20: Provide document numbers for wastewater and drainage easements. If they are not existing, then label them as being proposed and remove the Doc No note.

Response 20: Labels for existing easements have been added and updated. Callouts for proposed easements have been updated.

Comment 21: Differentiate between the 40' utility easement and the 20' building line. Both should be shown on the preliminary plat. The utility easement should be labeled as water, wastewater and drainage easement.

Response 21: Labels have been added to call out this easement and differentiate from the building line.

Comment 22: Existing water and wastewater lines should be shown on the Utility Plan.

Response 22: Existing utilities should now be shown on Utility Plan.

Comment 23: Will the proposed drainage system be public or private?

Response 23: Proposed drainage system is to be a mix of public and private. Drainage within the building lots is to be designated as private and drainage in the public ROW to be public.

Please contact me at (512) 551-1839 or jason.reece@kimley-horn.com should you have any questions.

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, September 20, 2021

Gabriel Bermudez
Kimley-Horn
10814 Jollyville Road
Austin TX 78759
gabriel.bermudez@kimley-horn.com

Permit Number 2021-P-1335-PP
Job Address: Las Entradas North Phase 3 Preliminary Plat, Manor 78653

Dear Gabriel Bermudez,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Gabriel Bermudez and received by our office on August 30, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn & Associates
Owner: RHOF, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It consists of 4 commercial lots and 1 open space lot as well as a roadway connection from US 290 into the residential sections of Manor Heights.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.

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



July 21, 2021

City of Manor
 Planning and Development Review Department
 105 E. Eggleston Street
 Manor, Texas 78653

■
 10814 Jollyville Road
 Building IV, Suite 200
 Austin, Texas
 78759

**Re: Summary Letter – Manor Heights Phase 6
 Preliminary Plan Application
 Northeast intersection of Old Kimbro Rd and Highway 290.
 Manor, Texas 78653**

To Whom It May Concern:

Please accept this Summary Letter for the above referenced project. Manor Heights Phase 6 is a proposed commercial area located north of Highway 290 at the northeast intersection of Old Kimbro Road and Highway 290 in the City of Manor, Travis County. This Preliminary Plan Application is proposed for Phase 6. The existing property is approximately 47.658 acres of mostly undeveloped land.

The proposed improvements include 4 nonresidential lots, sidewalk, storm sewer, water, wastewater and other associated site improvements. This project is located within the Cottonwood Creek watershed of the Colorado River basin.

A portion of the site is in the Federal Emergency Management Agency's 100-year floodplain per Flood Insurance Rate Map 48453C0485J dated August 18, 2014 and within the boundaries of the 100 year floodplain as shown on the Flood Insurance Rate Map community panel no. 484533C0505H, effective 09/26/2008, Travis County, Texas and incorporated areas. Proposed development will impact the FEMA floodplain. All lots adjacent to the FEMA floodplain will have minimum floor elevations per City of Manor requirements.

A detention waiver has been prepared by Kimley-Horn. After analyzing the overall area contributing to the floodplain on site, it has been determined that detention should not be required as proposed flows do not have a negative impact on flows downstream. The Detention Waiver has been attached as a part of this submittal with additional supporting information.

If you have any questions or comments regarding this request, please contact me at 512-782-0614.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

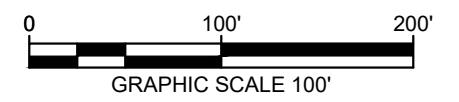
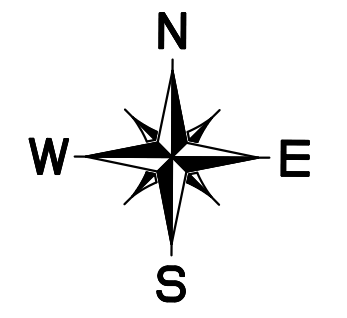
Alex Granados, P.E.

Plotted By: Randall_Zach Date: August 31, 2021 10:24:56am File Path: K:\AUS_Civil\069254402 Manor Heights Phase 6\Overall\PlanSheets\Overall PRELIMINARY PLAN.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	280.00'	170.71'	S17°12'06"E	168.08'	34°55'58"	88.10'
C2	90.00'	43.97'	S12°50'17"W	43.54'	27°59'42"	22.44'
C3	50.00'	42.29'	S50°50'29"W	41.04'	48°27'18"	22.50'
C4	35.00'	59.75'	S27°21'42"W	52.76'	97°49'09"	40.13'
C5	80.00'	24.98'	S12°36'14"E	24.88'	17°53'18"	12.59'
C6	25.00'	21.85'	S21°22'53"W	21.16'	50°04'55"	11.68'
C7	35.00'	37.59'	S15°39'06"W	35.81'	61°32'29"	20.84'
C8	479.50'	58.55'	S7°45'16"E	58.52'	6°59'48"	29.31'
C9	460.50'	56.23'	S7°45'16"E	56.20'	6°59'48"	28.15'
C10	479.50'	58.55'	S0°45'28"E	58.52'	6°59'48"	29.31'
C11	460.50'	56.23'	S0°45'28"E	56.20'	6°59'48"	28.15'
C12	30.01'	46.91'	S49°01'02"E	42.28'	89°33'55"	29.78'
C13	30.00'	44.81'	S38°32'00"W	40.76'	85°34'45"	27.77'

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.09	S34°40'05.48"E
L2	74.74	S3°39'34.36"E
L3	65.62	S46°25'20.42"W
L4	32.54	S14°03'28.48"E
L5	74.43	S25°54'50.91"E
L6	32.53	S37°53'30.08"E
L7	18.19	S3°56'57.85"E
L8	42.52	S4°09'00.84"W
L9	62.80	S71°29'49.17"E
L10	94.77	S29°54'24.96"E
L11	101.05	S71°19'24.89"E
L12	109.52	S4°01'32.37"E
L13	55.20	S11°32'10.84"W
L14	66.98	S22°07'18.47"W
L15	62.04	S4°01'32.37"E
L16	32.92	S34°35'49.15"W
L17	55.85	S26°50'58.95"W
L18	55.53	N26°43'42.08"E
L19	53.72	N60°21'11.45"W
L20	91.45	N26°39'00.06"E

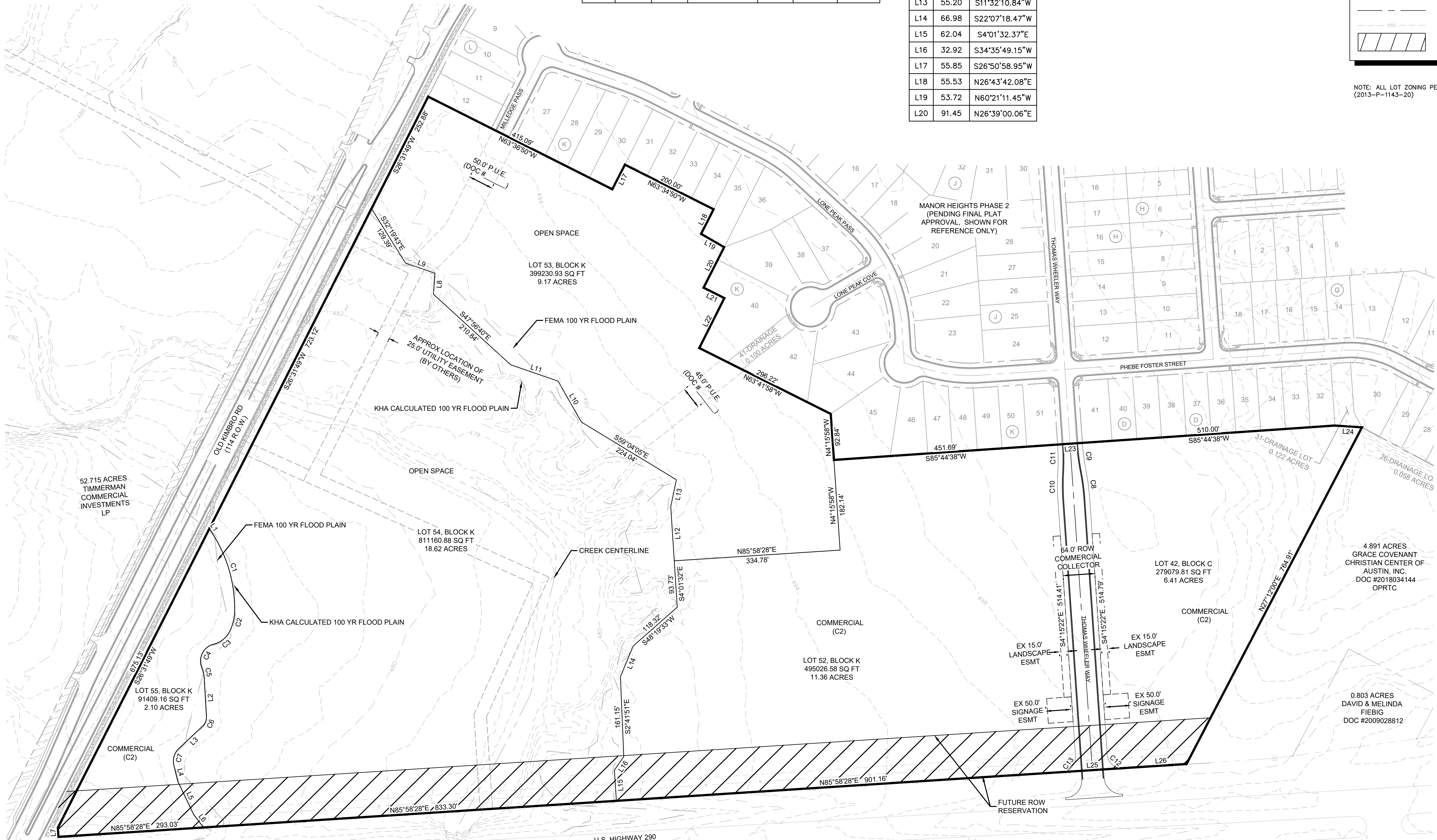
LINE TABLE		
LINE	LENGTH	BEARING
L21	46.90	N63°36'46.30"W
L22	112.46	N26°19'22.84"E
L23	50.00	S85°44'37.59"W
L24	54.58	N86°32'12.87"W
L25	249.61	N85°58'27.63"E
L26	249.61	N85°58'27.63"E



LEGEND

- EXISTING PROPERTY BOUNDARY
- PROPOSED PROPERTY BOUNDARY
- PROPOSED SIDEWALK
- EXISTING 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN
- PROPOSED EASEMENT
- OFFSITE EASEMENT
- PROPOSED ROAD CENTERLINE
- EXISTING CONTOUR
- FUTURE ROW RESERVE

NOTE: ALL LOT ZONING PER THE MANOR HEIGHTS PUD (2013-P-1143-20)



NO.	REVISIONS	DATE

Kimley-Horn

© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-791
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

09/06/2021

Albert E. Ruppel

KHA PROJECT: 069254402
 DATE: JULY 2021
 SCALE: AS SHOWN
 DESIGNED BY: SFC
 DRAWN BY: AMP
 CHECKED BY: AEC

OVERALL PRELIMINARY PLAN

PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 6 CITY OF MANOR TRAVIS COUNTY, TEXAS



Texas Engineering Firm #4242

Date: Friday, August 20, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 200
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2021-P-1351-PP
Job Address: Manor Heights Phase 6 Commercial Preliminary Plat, Manor, TX. 78653

Dear Alex Granados,

The first submittal of the Manor Heights Phase 6 Commercial Preliminary Plat (*Preliminary Plan*) submitted by Kimley-Horn and received on September 01, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Existing waterlines should be shown and labeled on the plans.
2. Sizes for all storm drain lines, headwalls, etc. should be listed on the preliminary plat.
3. The name of the proposed commercial collector should be provided.
4. Provide a description for each proposed lot.
5. A copy of the complete application for floodplain map amendment or revision sent to FEMA should be provided.
6. The utility demand data appears to be incorrect. Typically LUEs for commercial areas are based on the acreage of the lots. Please provide calculations for the number of LUEs for water and wastewater.

8/20/2021 3:16:01 PM
Manor Heights Phase 6 Commercial Preliminary Plat
2021-P-1351-PP
Page 2

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

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

Thank you,



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



September 1, 2021

Pauline Gray
Senior Engineer
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78646-2029

RE: Permit Number: 2021-P-1351-PP
Job Address: Manor Heights Phase 6 Preliminary Plat, Manor, TX 78653

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated August 20, 2021, of the first submittal of the *Manor Heights Phase 6 Preliminary Plat* submitted on July 26, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. Existing waterlines should be shown and labeled on the plans.

Response: All existing waterlines are shown and labeled on all applicable sheets.

2. Sizes for all storm drain lines, headwalls, etc. should be listed on the preliminary plat.

Response: All sizes for storm sewer structures and pipes are shown and labeled on all applicable sheets.

3. The name of the proposed commercial collector should be provided.

Response: Street name has been added to all applicable sheets.

4. Provide a description for each proposed lot.

Response: Lot description, per the PUD concept plan has been provided on the preliminary plat.

5. A copy of the complete application for floodplain map amendment or revision sent to FEMA should be provided.

Response: Current CLOMR documentation has been provided in this submittal from FEMA. LOMR will be completed once fill is placed on Phase 2 (Sections 1A, 1B, and 2). Currently, Phase 2 is under construction.

6. The utility demand data appears to be incorrect. Typically LUEs for commercial areas are based on the acreage of the lots. Please provide calculations for the number of LUEs for water and wastewater.

Response: LUE calculations were produced from the maximum allowed LUEs for the PUD and then accounted for the proposed LUEs for all other Phases of Manor Heights. Per email correspondence on 8/31/2021, a table showing how these were produced has been provided on the overall utility layout (Sheet 7). Maximum allowed LUEs per the Manor Heights PUD is 1,794 LUEs for both water and wastewater. Phases 2-5 account for 1,369 LUEs in total, with the majority of these being single family (SF-1). The remaining 425 LUEs are estimated to be completely accounted for by Phase 6 commercial development.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



Alex Granados, P.E.
(512) 782-0602
alex.granados@kimley-horn.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, September 20, 2021

Alex Granados
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 200
Austin TX 78759
alex.granados@kimley-horn.com

Permit Number 2021-P-1351-PP
Job Address: Manor Heights Phase 6 Commercial Preliminary Plat, Manor 78653

Dear Alex Granados,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Alex Granados and received by our office on September 01, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.
Applicant: BGE, Inc.
Owner: Geraldine & Edward Wolf

BACKGROUND/SUMMARY:

This Preliminary Plat has been approved by our engineers. The property was rezoned to Two-Family and C-2 Medium Commercial on 10/7/2020. It is 117 two-family lots, 2 commercial lots, and 2 parkland lots.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Preliminary Plat for the Palomino Subdivision, one hundred twenty-one (121) lots on 50.34 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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



April 15, 2021

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

Re: Engineers Summary Letter
Palomino Subdivision
Preliminary Plat Submittal

BGE, Inc. has been contracted by, "D.R. Horton" (Client) for engineering the development of subdivision plans related to the "Palomino" project. The project includes the development of a 50.34-acre property within the limits of the City of Manor and Travis County. The proposed development consists of the construction of one hundred twenty-one (121) two-family residential lots with a total of two hundred forty-two (242) residential units, two (2) commercial lots, and two (2) park lots. The project also features associated stormwater management and utility improvements.

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

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

Parkland dedication requirements will be met through two park lots totaling 5.137-acres. The park lots will be dedicated as a neighborhood park and facilities will be constructed to meet public park and recreational needs. Detention facilities will be constructed on the park lots, however, the detention areas will be suitable for a public park and recreational activities.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "John Kim".

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



Texas Engineering Firm #4242

Date: Friday, May 28, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rrychlik@bgeinc.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor, TX. 78653

Dear Richard Rychlik,

The first submittal of the Wolf Tract - Palomino Development -Preliminary Plat (*Preliminary Plan*) submitted by BGE, Inc and received on October 28, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.
2. The documents submitted with the preliminary plat have a different project name. This should be corrected.
3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included.
4. The total acreage of the property should be included in the preliminary plat.
5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.
6. Clarify why table 4 in the drainage report has values of "0".
7. Please label the elevations on existing contours.
8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.
9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.
10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.
11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.
12. The existing right-of-way width of any boundary street to the proposed subdivision should be provided.

5/28/2021 1:08:17 PM
Wolf Tract - Palomino Development -Preliminary Plat
2021-P-1324-PP
Page 2

13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.
14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.
15. Please provide the dimensions, names and descriptions of all proposed streets.
16. Number and letters should be provided to identify each lot and block.
17. The area of any non-rectangular lot should be provided on the preliminary plat.
18. No replacement trees where provided on the preliminary plat.
19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.

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

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

Thank you,



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

May 28, 2021

Mr. Ravali Kosaraju, P.E.
WGI
2316 Killearn Center Blvd.
Building C, Suite 100
Tallahassee, FL 32309

SUBJECT: Review Comments for Traffic Impact Analysis Report
Palomino Development (Manor, TX)

As requested by the City of Manor, GBA's traffic and transportation engineers have completed a technical review of the above referenced Traffic Impact Analysis (TIA) report submitted by WGI. This TIA report submittal was received by the City of Manor on May 14, 2021 and provided to GBA at that time. In addition, we have also reviewed your supplemental information provided in response to the Travis County Completion Check review, dated May 14, 2021.

We would offer the following comments and observations regarding both our independent review of the submitted TIA report, as well as the County's comments provided during their content review and WGI's subsequent responses:

1. We noted a small discrepancy in the number of residential units between the Executive Summary and the trip generation discussions in Chapter 4. The Executive Summary lists 121 lots / 242 units, while the calculations indicate 117 lots / 234 units. Please confirm which value is correct. However, any associated trip generation increase is likely negligible since there were no internal capture or transit-related trip reductions applied to the development. We can still support the recommended mitigations and general conclusions from the TIA report.
2. The trip generation calculations appear correct and we concur with the application of the appropriate ITE pass-by trip reduction rates for the commercial uses. Please provide further justifications and discussion regarding the choices made between ITE average rates and regressed equations in the trip generation calculations, especially in cases where both were available for a respective land use.
3. We accept the trip distribution pattern explanations and resulting traffic assignment process. However, we noted that the residential trip percentages totaled 100.1% as described on Page 33 and shown on Figure 8 and in Tables 8 and 9.
4. As described on Page 47, there is a statement that an additional through lane would be required in each direction along FM 973 between the Gregg Lane and U.S. Highway 290 intersections to properly mitigate the intersection operations when only a traffic signal is recommended. Please provide further discussion of this issue, including an opinion regarding the potential continued need for this roadway widening after construction of the FM 973 bypass alignment is completed. Although this development may not be expected to participate in these roadway widening costs, the City would appreciate if a conceptual cost estimate for these improvements could be calculated and provided for planning purposes.
5. On Page 48, the report indicates that additional through and turn lanes may be needed as mitigation of operational conditions at the intersection of FM 973 with Shadowglen Trace/Suncrest Road South. Please provide additional detail regarding what these geometric improvements may be, even if they might be attributable to other adjacent developments and not this specific project.

6. Although there is discussion of the need for a northbound right-turn lane for the commercial entrance at Intersection #12 within other areas of the report, including the mitigation summary and turn lane warrants/appendix, this recommended mitigation is not included in the specific intersection-related discussions provided on Page 49.
7. Within the intersection sight distance discussion for Drive C in Chapter 10, it is stated that the speed limit on Johnson Drive is unposted. While the evaluations are continued using a conservatively assumed 45-mph speed, the City believes the applicable speed limit to be 30-mph. This item should be corrected within any future revised versions of the report, even if the conclusions regarding adequate sight distance conditions would be unchanged.
8. Please provide additional information and calculations (i.e., linear footages, pavement areas, unit costs, etc.) to support the cost estimates provided for the recommended mitigation measures.
9. On Pages 78-79, the report indicates that pedestrian signals and a crosswalk should be provided across FM 973 at the Manor ISD Complex Driveway South/Driveway B (new Johnson Road). Since FM 973 is under their jurisdiction, independently verify with TxDOT whether those pedestrian accommodations will be supported and adequate. The City would support the need for these improvements from a public/student safety standpoint but will defer to TxDOT.
10. Comments from Travis County and TxDOT have not been included within this review letter.
11. Additional comments may be generated as the requested information is provided. A comment response letter, indicating how each comment has been addressed, must be submitted with the resubmittal. Review of this submittal does not constitute a verification of all data, information, and calculations supplied by the applicant are accurate, complete, or adequate for the intended purpose. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the City Engineers review the application for Ordinance compliance.

Please feel free to contact us if you should have any questions regarding these independent review comments or need additional information.

Sincerely,

GEORGE BUTLER ASSOCIATES, INC.



Eric Sierra-Ortega, P.E.
Project Manager



David J. Mennenga, P.E., PTOE
Traffic Engineer

cc: City of Manor, TX
Pauline M. Gray, P.E. (GBA)
file



Texas Engineering Firm #4242

Date: Monday, August 2, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rychlik@bgeinc.com

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor 78653

Dear Richard Rychlik,

The subsequent submittal of the Wolf Tract - Palomino Development -Preliminary Plat submitted by BGE, Inc and received on October 28, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- 1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.**
- ~~2. The documents submitted with the preliminary plat have a different project name. This should be corrected.~~
- 3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included. Updated mailing labels were not provided with the update.**
- ~~4. The total acreage of the property should be included in the preliminary plat.~~
- ~~5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.~~
- ~~6. Clarify why table 4 in the drainage report has values of "0".~~
- ~~7. Please label the elevations on existing contours.~~
- ~~8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.~~

- ~~9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.~~
- ~~10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.~~
- ~~11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.~~
- ~~12. The existing right-of-way width of any boundary street to the proposed subdivision should be provided.~~
- ~~13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.~~
- ~~15. Please provide the dimensions, names and descriptions of all proposed streets.~~
- ~~16. Number and letters should be provided to identify each lot and block.~~
- ~~17. The area of any non-rectangular lot should be provided on the preliminary plat.~~
- 18. No replacement trees where provided on the preliminary plat. Please provide a copy of the approved fee-in-lieu.**
- ~~19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.~~

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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

Thank you,



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



July 8, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**Re Palomino Preliminary Plat
Permit Number 2021-P-1324-PP
Comments Dated May 28, 2021**

Engineer Review

1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.

Response: Acknowledged. The TIA is currently under review.

2. The documents submitted with the preliminary plat have a different project name. This should be corrected.

Response: Documents have been updated with correct project name (Palomino).

3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included.

Response: Every lot within 300' of proposed project has been labeled on Proposed Conditions sheet and a mail label has been created corresponding with home owners mailing address.

4. The total acreage of the property should be included in the preliminary plat.

Response: Total acreage was added to the project information table on the Proposed Conditions sheet.

5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.

Response: Existing property boundary information has been added to the Existing Conditions sheet.

6. Clarify why table 4 in the drainage report has values of "0".

Response: Table 4 has been updated to add values to each line item.

7. Please label the elevations on existing contours.

Response: Existing contour labels were added to the existing conditions sheet.

8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.

Response: Location of existing 16" water line shown on water service plan.

9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.

Response: Signature block was updated to include this name.

10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.

Response: Signature block was updated to include this name.

11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.

Response: Signature block was updated to include this name.

12. The existing right-of-way width of any boundary street to the proposed subdivision should be provided.

Response: Dimension label was added to show the width between the existing right-of-way and boundary streets of proposed subdivision.

13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.

Response: City limit boundary lines and labels have been added to the Proposed Conditions sheet.

14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.

Response: Information has been provided on the Storm Water Collection Plan.

15. Please provide the dimensions, names and descriptions of all proposed streets.

Response: Dimensions of each proposed street has been added to plans.

16. Number and letters should be provided to identify each lot and block.

Response: Block labels have been added to the plans.

17. The area of any non-rectangular lot should be provided on the preliminary plat.

Response: Area label of each non-rectangular has been added to the preliminary plat.

18. No replacement trees where provided on the preliminary plat.

Response: Mitigation will be provided through fee-in-lieu of replacement trees. We are requesting for a fee determination of the mitigation of trees on this site.

19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.

Response: Table has been updated to account for mitigation of trees on-site. There are no heritage trees present on the property.

If you have any questions, please feel free to contact me.

Thanks,



Richard Rychlik Jr, P.E.
512-879-0460
RRychlik@bgeinc.com



Texas Engineering Firm #4242

Date: Wednesday, October 20, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rrychlik@bgeinc.com

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor 78653

Dear Richard Rychlik,

The subsequent submittal of the Wolf Tract - Palomino Development -Preliminary Plat submitted by BGE, Inc and received on October 28, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.~~
- ~~2. The documents submitted with the preliminary plat have a different project name. This should be corrected.~~
- ~~3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included. Updated mailing labels were not provided with the update.~~
- ~~4. The total acreage of the property should be included in the preliminary plat.~~
- ~~5. The existing property lines bearings and distances should be clearly shown on the preliminary plat.~~
- ~~6. Clarify why table 4 in the drainage report has values of "0".~~
- ~~7. Please label the elevations on existing contours.~~
- ~~8. The existing waterline that the project proposes to tie in to should be shown on the preliminary plat.~~

- ~~9. Philip Tryon is the the P&Z Chairperson. Please update the signature block with his name.~~
- ~~10. The Mayor is Dr. Larry Wallace, Jr. Please update the signature block with this name.~~
- ~~11. The City Secretary is Lluvia Almaraz. Please update the signature block with her name.~~
- ~~12. The existing right of way width of any boundary street to the proposed subdivision should be provided.~~
- ~~13. The location of the City Limit lines and/or outer border of the City's extra-territorial jurisdiction should be shown if either traverses the subdivision or is contiguous to the subdivision boundary.~~
- ~~14. The sizes and description of any proposed drainage appurtenances including storm sewers and detention ponds proposed to be constructed on and off the site should be provided on the preliminary plat.~~
- ~~15. Please provide the dimensions, names and descriptions of all proposed streets.~~
- ~~16. Number and letters should be provided to identify each lot and block.~~
- ~~17. The area of any non-rectangular lot should be provided on the preliminary plat.~~
- 18. No replacement trees where provided on the preliminary plat. Please provide a copy of the approved fee in lieu. Credit will be given for screening trees by the ponds. These trees should be shown on the preliminary plat along with any proposed trees that will be located on non-residential lots.**
- ~~19. The trees listed to be removed are not considered Heritage Trees by the City of Manor. The calculation note should be updated.~~
- 20. Please remove Philip Tyron's name from the P&Z signature block. It should read P&Z Chairperson.**

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

Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached by telephone at (512) 259-3882 ex. 307, or by e-mail at pgray@gbateam.com.

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

Thank you,



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



September 30, 2021

Pauline Gray, P.E.
 Jay Engineering, a Division of GBA
 1500 County Road 269
 Leander, TX 78641

**Re Palomino Preliminary Plat
 Permit Number 2021-P-1324-PP
 Comments Dated August 2, 2021**

Engineer Review

1. 1. The preliminary plat cannot be approved until the TIA has been approved by the City of Manor, TxDOT and Travis County.

Response: The TIA has been conditionally approved, pending the submittal of the final TIA for formal approval. Final approval will be provided to the city staff once it has been obtained.

3. Mailing labels should be provided for all properties within 300' of the proposed project. There are individual property owners in the Stonewater North subdivision that are not included.

Response: Every lot within 300' of proposed project has been labeled on Proposed Conditions sheet and a mail label has been created corresponding with homeowners mailing address.

18. No replacement trees where provided on the preliminary plat.

Response: Based on our calculations, tree mitigation will not be required. A breakdown of the calculations is provided on sheet 3. Please note the following:

- Mitigation required was calculated using the mitigation ratio table in Section 15.03.036.
- Credit for trees preserved on site was calculated per Section 15.03.008.
- Credit for trees planted in each residential lot was calculated per Section 15.03.005 (Site zoned TF, lots bigger than 8,751 SF – 4 trees/lot)
- Credit for trees planted for screening of storm water detention was calculated per Section 15.03.021 (Type A/B trees were shown, Type C trees will be added on a landscape plan during the subdivision construction plan process)

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "John Kim". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Kim".

John Kim, P.E.
512-879-0477
jkim@bgeinc.com



October 20, 2021

Pauline Gray, P.E.
Jay Engineering, a Division of GBA
1500 County Road 269
Leander, TX 78641

**Re Palomino Preliminary Plat
Permit Number 2021-P-1324-PP
Comments Dated October 20, 2021**

Engineer Review

18. No replacement trees where provided on the preliminary plat. ~~Please provide a copy of the approved fee-in-lieu.~~ Credit will be given for screening trees by the ponds. These trees should be shown on the preliminary plat along with any proposed trees that will be located on non-residential lots.

Response: Trees were labeled on plan view. A detailed landscape plan will be provided with the subdivision construction plan for all replacement trees proposed in the subdivision.

20. Please remove Philip Tyron's name from the P&Z signature block. It should read P&Z Chairperson.

Response: Signature block has been updated.

If you have any questions, please feel free to contact me.

Thanks,

A handwritten signature in blue ink, appearing to read "John Kim".

John Kim, P.E.
512-879-0477
jkim@bgeinc.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, October 22, 2021

Richard Rychlik
BGE, Inc
101 W Louis Henna Blvd, Suite 400
Austin 78728
rrychlik@bgeinc.com

Permit Number 2021-P-1324-PP
Job Address: Palomino Development - Preliminary Plat, Manor 78653

Dear Richard Rychlik,

We have conducted a review of the preliminary plat for the above-referenced project, submitted by Richard Rychlik and received by our office on October 28, 2021, for conformance with the City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Presidential Glen Commercial Subdivision Phase 1, three (3) lots on 5.37 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd, Manor, TX.

Applicant: Kimley-Horn & Associates

Owner: West Elgin Development Corp.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. They are dividing an existing 5.37 acre C-2 Medium Commercial lot into 3 commercial lots.

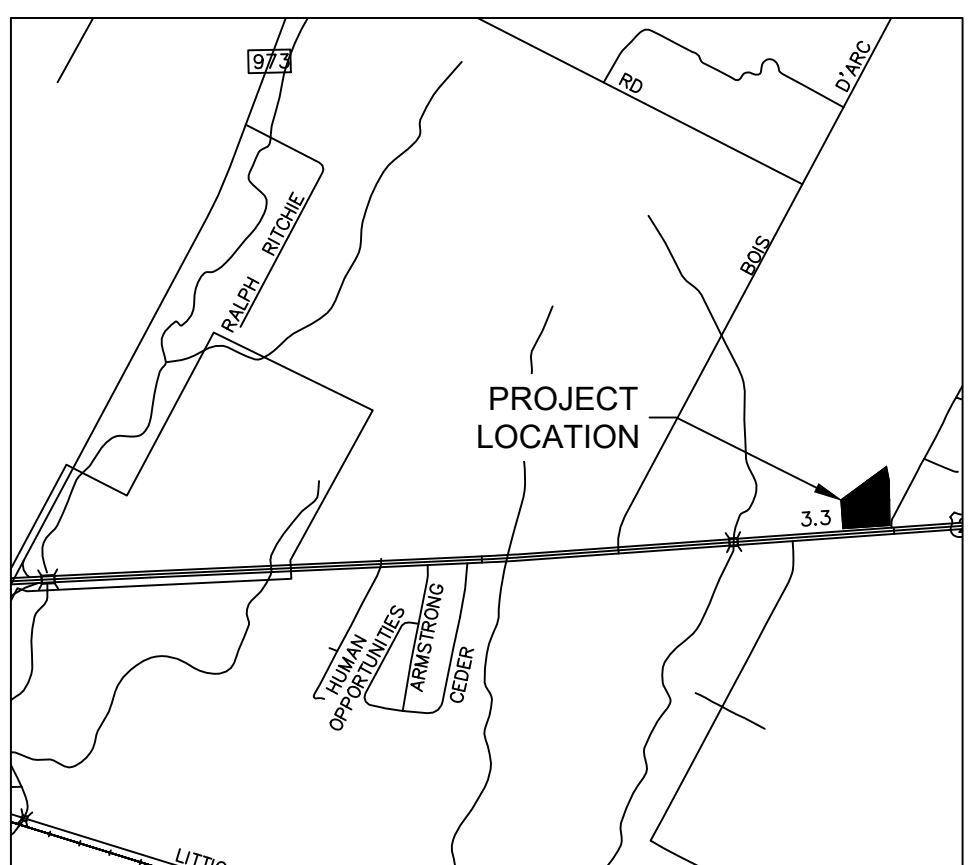
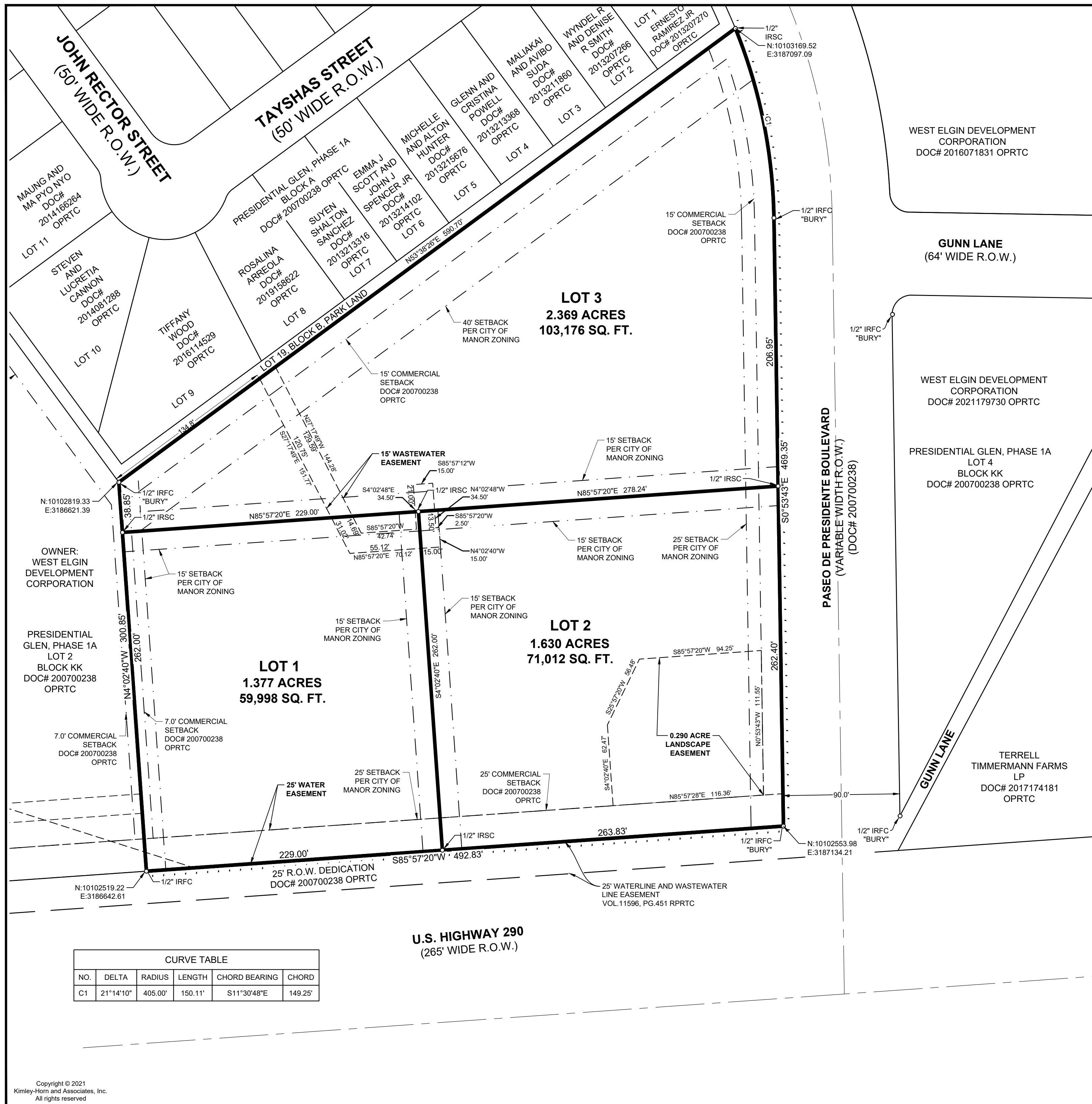
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

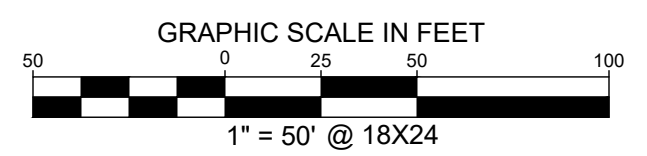
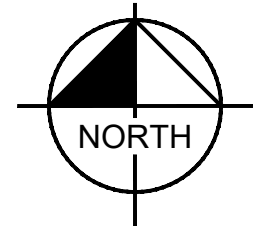
STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Presidential Glen Commercial Subdivision Phase 1, three (3) lots on 5.37 acres, more or less, and being located near the intersection of US Hwy 290 E and Paseo de Presidente Blvd, Manor, TX.

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



VICINITY MAP
SCALE: 1" = 2,000'



LEGEND	
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
IRFC	1/2" IRON ROD FOUND W/ CAP
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
P.O.C.	POINT OF COMMENCING
P.O.B.	POINT OF BEGINNING
ROW	RIGHT OF WAY
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
.....	SIDEWALK AREA

OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT CORP.
9900 US HIGHWAY 290 E.
MANOR, TEXAS 78653
PH: (512) 422-8107
CONTACT: DANNY BURNETT

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: KEVIN J. BURKS, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

**PRESIDENTIAL GLEN
COMMERCIAL SUBDIVISION
PHASE 1**
5.367 ACRES
BEING ALL OF THAT CERTAIN LOT 1, BLOCK KK OF
PRESIDENTIAL GLEN, PHASE 1A, PLAT RECORDED IN
DOCUMENT NO. 200700238 OPRTC,
A.C. CALDWELL SURVEY NO. 52,
ABSTRACT NO. 154
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	JAB	JGM	10/4/2021	069241744	1 OF 2

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	21°14'10"	405.00'	150.11'	S11°30'48"E	149.25'

THE STATE OF TEXAS)
COUNTY OF TRAVIS)
KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, WEST ELGIN DEVELOPMENT CORP. THE OWNER OF 5.367 ACRES OF LAND LOCATED IN THE A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT CERTAIN LOT 1, BLOCK KK, AS SHOW ON PLAT IN DOCUMENT NO. 200700238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PRESIDENTIAL GLEN COMMERCIAL SUBDIVISION" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 5.367 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT AND DO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS AND PUBLIC EASEMENTS THEREON SHOWN FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED: SUBJECT TO ANY EASEMENT OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS DAY _____, ____.

BY: _____

THE STATE OF _____)
COUNTY OF _____)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2021,

NOTARY PUBLIC
NOTARY REGISTRATION NUMBER _____
MY COMMISSION EXPIRES: _____
COUNTY OF _____
THE STATE OF _____

THE STATE OF TEXAS)
COUNTY OF TRAVIS)

I, KEVIN J. BURKS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STAND POINT AND COMPLIES WITH THE ENGINEERING RELATED PORTION OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

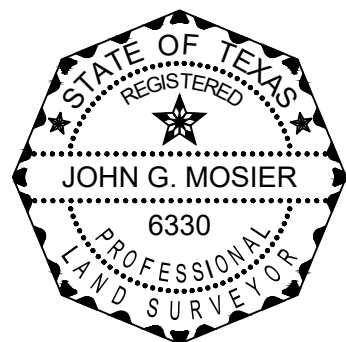
THIS SITE DOES NOT LIE WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0485J, EFFECTIVE DATE AUGUST 18, 2014, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

REGISTERED PROFESSIONAL ENGINEER No. 133953
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

THE STATE OF TEXAS)
COUNTY OF BEXAR)

I, JOHN G. MOSIER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

John G. Mosier
JOHN G. MOSIER
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6330 - STATE OF TEXAS
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
Ph. 210-321-3402
greg.mosier@kimley-horn.com



GENERAL NOTES:

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
- 2. ALL LOT CORNERS OF THIS SUBDIVISION SHALL BE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" PRIOR TO ANY/ALL LOT SALES, UNLESS OTHERWISE NOTED.
- 3. A 10' PUBLIC UTILITY AND SIDEWALK EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
- 4. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS. ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
- 5. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVED BY THE CITY OF MANOR.
- 6. THE OWNER OF THE SUBDIVISION, AND HIS OR HER, SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF MANOR.
- 7. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
- 8. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE WASTEWATER EASEMENT OR THE UNDERGROUND STORM WATER FACILITIES EASEMENTS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH THREE EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
- 9. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
- 10. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
- 11. PRIOR TO CONSTRUCTION ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
- 12. CROSS ACCESS AND CROSS DRAINAGE IS ALLOWED ON ALL LOTS IN THIS SUBDIVISION.

A METES AND BOUNDS
DESCRIPTION OF A
5.367 ACRE TRACT OF LAND

BEING a 5.367 acre (234,186 square feet) tract of land situated in the A. C. Caldwell Survey No. 52, Abstract No. 154, Travis County, Texas; and being all of Lot 1, Block KK of Presidential Glen, Phase 1A, plat of which is recorded in Document No. 200700238 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found (with illegible plastic cap) marking the southwest corner of said Lot 1, Block KK and the southeast corner of Lot 2, Block KK of said Presidential Glen, Phase 1A on the northerly right-of-way line of U.S. Highway 290 (240 foot width right-of-way);

THENCE North 4°02'40" West, 300.85 feet along the common line of said Lot 1, and Lot 2, Block KK to a 1/2 inch iron rod (with plastic cap stamped "BURY") found for corner on the southerly line of Lot 19, Block B of said Presidential Glen Phase 1A;

THENCE, North 53°38'26" East, 590.70 feet along the southeasterly boundary of said Lot 19, Block B to a 1/2 inch iron rod set (with plastic cap stamped "KHA") on the westerly right-of-way line of Paseo De Presidente Boulevard (Variable width public right-of-way);

THENCE, along the westerly right-of-way line of said Paseo De Presidente Boulevard, the following two (2) courses and distances:
1. in a southeasterly direction, along a non-tangent curve to the right, a central angle of 21°14'10", a radius of 405.00 feet, a chord bearing and distance of South 11°30'48" East, 149.25 feet, and a total arc length of 150.11 feet to a 1/2 inch iron rod (with plastic cap stamped "BURY") found for corner;
2. South 0°53'43" East, 469.35 feet to a 1/2 inch iron rod (with plastic cap stamped "BURY") found for corner on the northerly right-of-way of aforesaid U.S. Highway 290;

THENCE, South 85°57'20" West, 492.83 feet along the northerly right-of-way line of said U.S. Highway 290 to the POINT OF BEGINNING and containing 5.367 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD'83). All distances are on the Grid and shown in U.S. Survey Feet. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

OWNER/DEVELOPER:
WEST ELGIN DEVELOPMENT CORP.
9900 US HIGHWAY 290 E.
MANOR, TEXAS 78653
PH: (512) 422-8107
CONTACT: DANNY BURNETT

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 300
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: KEVIN J. BURKS, P.E.

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166
CONTACT: GREG MOSIER, R.P.L.S.

CITY OF MANOR ACKNOWLEDGMENTS

THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. ____ DAY OF _____, ____.

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

APPROVED: _____ ATTEST: _____

PHILIP TRYON, CHAIRPERSON _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

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

APPROVED: _____ ATTEST: _____

DR. LARRY WALLACE JR., MAYOR _____ LLUVIA T. ALMARAZ, CITY SECRETARY _____

COUNTY OF TRAVIS)
STATE OF TEXAS)
KNOW ALL ME BY THESE PRESENTS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE: ____ DAY OF _____, AT ____ O'CLOCK ____ O'CLOCK ____ DULY RECORDED ON THE DAY OF ____ DAY OF _____, 20____ AT ____ O'CLOCK ____ O'CLOCK ____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY

WATER AND WASTEWATER:

THE TRACT OF LAND SHOWN HEREON IS WITHIN THE BOUNDARIES OF PRESIDENTIAL GLEN M.U.D. No. 1 AND SAID M.U.D. HAS WATER AND WASTEWATER SERVICE AVAILABLE UPON COMPLETION OF FACILITIES BY THE DEVELOPER.

DATE _____ M.U.D. ENGINEER _____

PRESIDENTIAL GLEN
COMMERCIAL SUBDIVISION
PHASE 1

5.367 ACRES

BEING ALL OF THAT CERTAIN LOT 1, BLOCK KK OF PRESIDENTIAL GLEN, PHASE 1A, PLAT RECORDED IN DOCUMENT NO. 200700238 OPRTC, A.C. CALDWELL SURVEY NO. 52, ABSTRACT NO. 154 CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

601 NW Loop 410, Suite 350 San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	JAB	JGM	10/4/2021	069241744	2 OF 2



Texas Engineering Firm #4242

Date: Monday, September 13, 2021

Kevin Burks
 Kimley-Horn & Associates
 10814 Jollyville Road, Bldg 4, Suite 200
 Austin 78759
 kevin.burks@kimley-horn.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1353-FP
 Job Address: Presidential Glen Commercial Lot 1, 2 and, 3, Manor, TX. 78653

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Lots 1, 2, 3 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on October 11, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls per City of Manor Subdivision Ordinance Article II Section 28(c).
2. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). Setbacks are shown on perimeter lines only and all property lines should have a setback associated with it. Front yard setbacks shall be placed along all road frontages.
5. If the construction of all improvements needed to serve the subdivision are not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this ordinance per City of Manor Subdivision Ordinance Article II Section 28(c).
6. Any questions regarding the review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

9/13/2021 8:38:43 AM
Presidential Glen Commercial Lots 1, 2, 3 Final Plat
2021-P-1353-FP
Page 2

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

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

Thank you,



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



Texas Engineering Firm #4242

Date: Monday, September 13, 2021

Kevin Burks
 Kimley-Horn & Associates
 10814 Jollyville Road, Bldg 4, Suite 200
 Austin 78759
 kevin.burks@kimley-horn.com

Permit Number 2021-P-1353-FP
 Job Address: Presidential Glen Commercial Lot 1, 2 and, 3, Manor, TX. 78653

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Dear Kevin Burks,

The first submittal of the Presidential Glen Commercial Lots 1, 2, 3 Final Plat (*Final Plat*) submitted by Kimley-Horn & Associates and received on August 16, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The owner's names and the property lines of property within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references as determined by the most recent tax rolls per City of Manor Subdivision Ordinance Article II Section 28(c). [This has been provided with the update.](#)
2. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c). [Bearings and distances are now provided.](#)
3. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c). [Control points now provided.](#)
4. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). Setbacks are shown on perimeter lines only and all property lines should have a setback associated with it. Front yard setbacks shall be placed along all road frontages. [Building setback lines are now indicated on the plat.](#)
5. If the construction of all improvements needed to serve the subdivision are not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with this ordinance per City of Manor Subdivision Ordinance Article II Section 28(c). [We plan to construct the improvements prior to recordation.](#)
6. Any questions regarding the review comments should be directed to A.J. Girondo at agirondo@gbateam.com.

[Understood - please contact me if you have any questions.](#)

9/13/2021 8:38:43 AM
Presidential Glen Commercial Lots 1, 2, 3 Final Plat
2021-P-1353-FP
Page 2

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

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

Thank you,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, October 29, 2021

Kevin Burks
Kimley-Horn & Associates
10814 Jollyville Road, Bldg 4, Suite 200
Austin 78759
kevin.burks@kimley-horn.com

Permit Number 2021-P-1353-FP
Job Address: Presidential Glen Commercial Lot 1, 2 and, 3, Manor 78653

Dear Kevin Burks,

We have conducted a review of the final plat for the above-referenced project, submitted by Kevin Burks and received by our office on October 11, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.
Applicant: Kimley-Horn & Associates
Owner: Laureate-Wealth Management

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property was annexed and rezoned to MF-2 and C-2 Medium Commercial on 10/20/21. The property has a vested use with the County to develop an RV Park.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Manor Addition Subdivision, one (1) lot on 30.86 acres, more or less, and being located at 13119 US Hwy 290 E, Manor, TX.

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Wednesday, October 27, 2021

Anna Ford
Kimley-Horn
5301 Southwest Parkway
Austin TX 78735
anna.ford@kimley-horn.com

Permit Number 2021-P-1371-SF
Job Address: 13119 US 290, Manor 78653

Dear Anna Ford,

We have conducted a review of the final plat for the above-referenced project, submitted by Anna Ford and received by our office on October 12, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX.

Applicant: Conrad Jonse

Owner: Conrad Jonse

BACKGROUND/SUMMARY:

There is a single-family home constructed across these lots. The owner intends to construct an accessory structure and, for the purposes of building, needs to join the lots to remove the center setbacks.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Joined Lot Affidavit
- Area Image

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX.

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

Affidavit of Conrad Jonse

In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Conrad Jonse, who being duly sworn by me did on their oath, depose and say that:

My name is Conrad Jonse, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

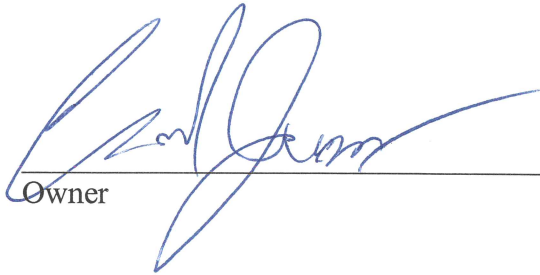
- Tract 1: Lot 8^{with}, Block 67, Town of Manor, Manor, Travis County, Texas
- Tract 2: Lot 9, Block 67, Town of Manor, Manor, Travis County, Texas
- Tract 3: Lot 10, Block 67, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the ____ day of _____, 2021, under the authority of the City Zoning Ordinance, Article 14.02 Division II, Section 14.02.007(c)(3), approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

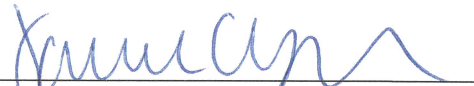

Owner

STATE OF TEXAS §

COUNTY OF Travis §

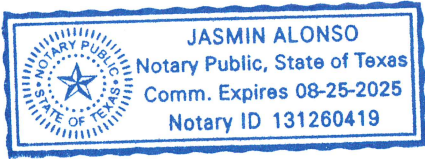
BEFORE ME the undersigned authority on this day personally appeared Conrad Sonse, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 10th day of September, 2021.


Notary Public - State of Texas

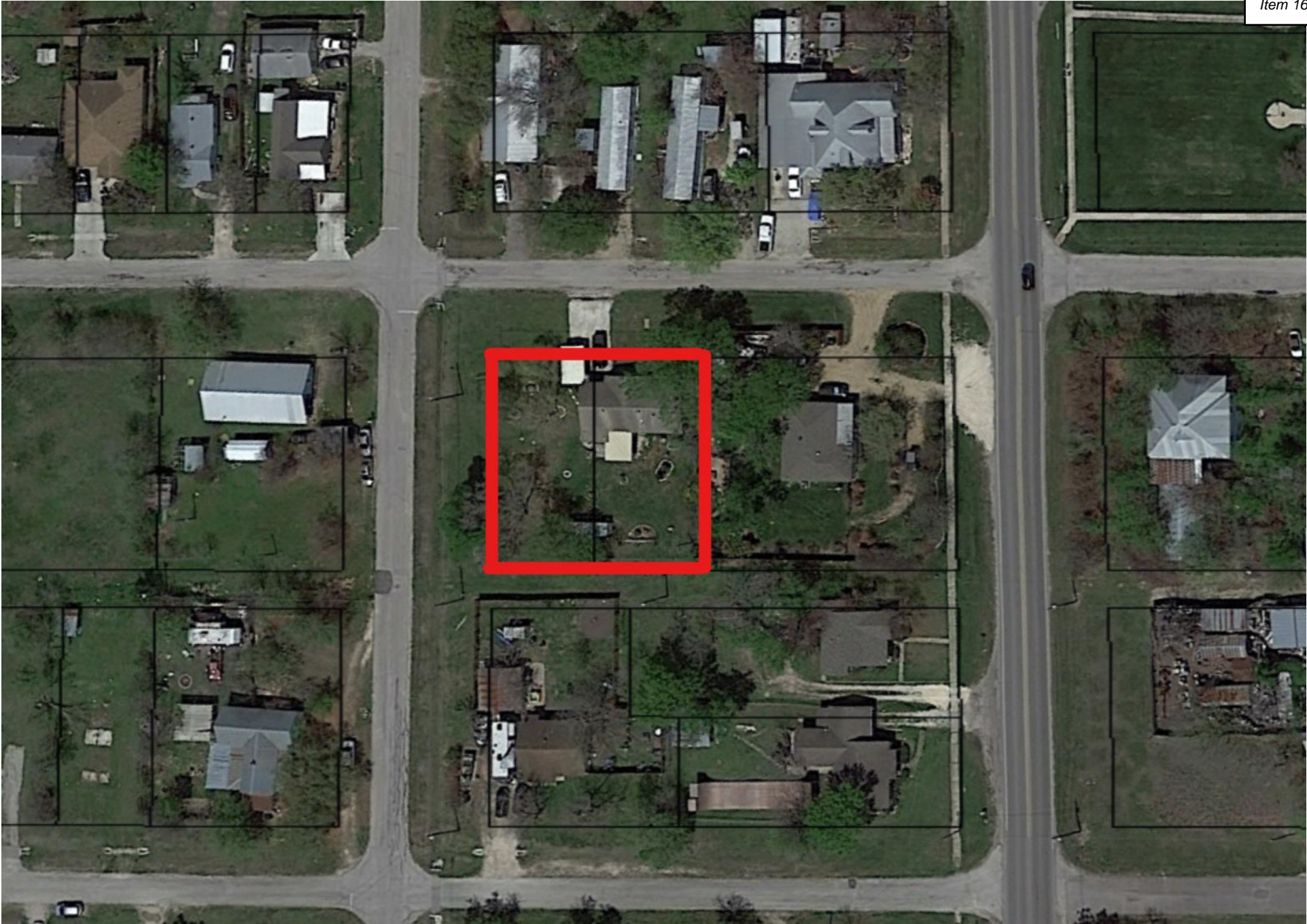
APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor



After recording return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: November 10, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX.

Applicant: Dennis Kerlin

Owner: Dennis Kerlin

BACKGROUND/SUMMARY:

Lot 10 was granted a 3-year site development waiver by Council for mobile food vendors. This waiver reduces the private site improvement like parking and landscaping but does not waive the drive approach, electrical or water permit requirements if those are applicable. The existing drive approach, water service and electrical service are on Lot 9 where there is an existing structure. Joining the lots will allow Lot 10 to utilize the services and access on Lot 9 because the lots will be considered one building site.

LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Joined Lot Affidavit
- Area Image

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX.

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

Affidavit of Donny Keelley
In Support of Joining Lots into One Building Site

BEFORE ME, the undersigned authority, on this day personally appeared Donny Keelley, who being duly sworn by me did on their oath, depose and say that:

My name is Donny Keelley, I am of sound mind, over eighteen (18) years of age and am competent to make this affidavit. I am personally acquainted with the facts herein stated and such facts are, within my personal knowledge, true and correct.

I am the owner of the following described lots (herein the "lots"):

Tract 1: Lot 9, Block 5, Town of Manor, Manor, Travis County, Texas

Tract 2: Lot 10, Block 5, Town of Manor, Manor, Travis County, Texas

For and in consideration of the approval to utilize the Lots as one building site, I bind the lots to this covenant which shall run with the land until released by compliance with the City's regulations for separating the Lots or re-platting of the Lots in compliance with all applicable ordinances. This shall be and hereby is deemed a covenant running with the land enforceable by the City of Manor and to be released only by the City of Manor upon demonstration of compliance with all applicable ordinances of the City.

The City of Manor Planning and Zoning Commission on the _____ day of _____, 202_, under the authority of the City Zoning Ordinance, Article 14.02 Division II, Section 14.02.007(c)(3), approved the request to recognize the above referenced Lots, platted prior to 1980, as one unit to be utilized as one building site and to be treated as one lot without the necessity of re-platting said Lots. The right to build across the boundaries separating the Lots and to treat the Lots as one building site has been granted. Any structure crossing the lot lines or encroaching in the setback between the Lots described herein will not be in compliance with the City of Manor ordinances without this approval.

The permission to utilize the Lots as one building site is conditioned on the owner and subsequent purchasers and homeowners conveying and utilizing the Lots as one building site until the Lots are re-platted in compliance with the City ordinances and the Texas Local Government Code. The owner, and all successors, assigns, executors and heirs are bound to convey and occupy the Lots as one Lot and one building site until any structures crossing or encroaching in the setback are removed from the Lots and brought into compliance with City ordinances and/or re-platted in compliance therewith and the City approves such compliance by releasing the covenant.

Failure to re-plat or remove any buildings crossing the lot lines and receive a release from this obligation shall be binding upon all purchasers and tenants for which the City of Manor may enforce such compliance. This agreement shall be filed among the official property records of Travis County to serve as notice to all subsequent purchasers of all or a portion of the Lots.

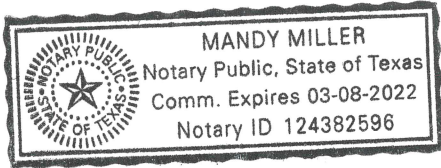
Dennis Kerlin
Owner

STATE OF TEXAS §

COUNTY OF TRAVIS §

BEFORE ME the undersigned authority on this day personally appeared DENNIS KERLIN, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on this the 04TH day of OCTOBER, 2021.



Mandy Miller
Notary Public - State of Texas

APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor

After recording return to:

City of Manor
City Secretary
P.O. Box 387
Manor, TX 78653

