



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

Planning & Zoning Commission Regular Meeting

Wednesday, March 09, 2022 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARING

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

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

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

CONSENT AGENDA

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

- 4. Consideration, discussion, and possible action to approve the Planning and Zoning Commission Minutes.**
 - January 12, 2022, P&Z Commission Regular Session
 - February 9, 2022, P&Z Commission Regular Session

REGULAR AGENDA

- 5. Consideration, discussion, and possible action on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.**
Applicant: LIQUE Engineers
Owner: Ahmed Jafferally
- 6. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.**
Applicant: Civiltude LLC
Owner: Manor Independent School District
- 7. Consideration, discussion, and possible action on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**
Applicant: BGE, Inc.
Owner: DR Horton
- 8. Consideration, discussion, and possible action on a Final Plat for the Palomino Commercial Subdivision, one (1) lot on 3.001 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.**
Applicant: Phol Partners
Owner: Ed Wolf
- 9. Consideration, discussion, and possible action on a Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX.**
Applicant: Kimley-Horn
Owner: Rangewater Real Estate LLC

10. Consideration, discussion, and possible action on a Final Plat for the Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

Applicant: Kimley-Horn and Associates, Inc.

Owner: Forestar (USA) Real Estate Group, Inc.

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, March 4, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This PUD Amendment adds the commercial (C-PUD) uses of: Automotive Repair Services and Automotive Washing. It removes the uses: Aviation Services, Construction Sales and Services, Employee Recreation, Funeral Services, and Monument Retail Sales. It also modifies the minimum size of a residential lot to allow for landscape and access lot.

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

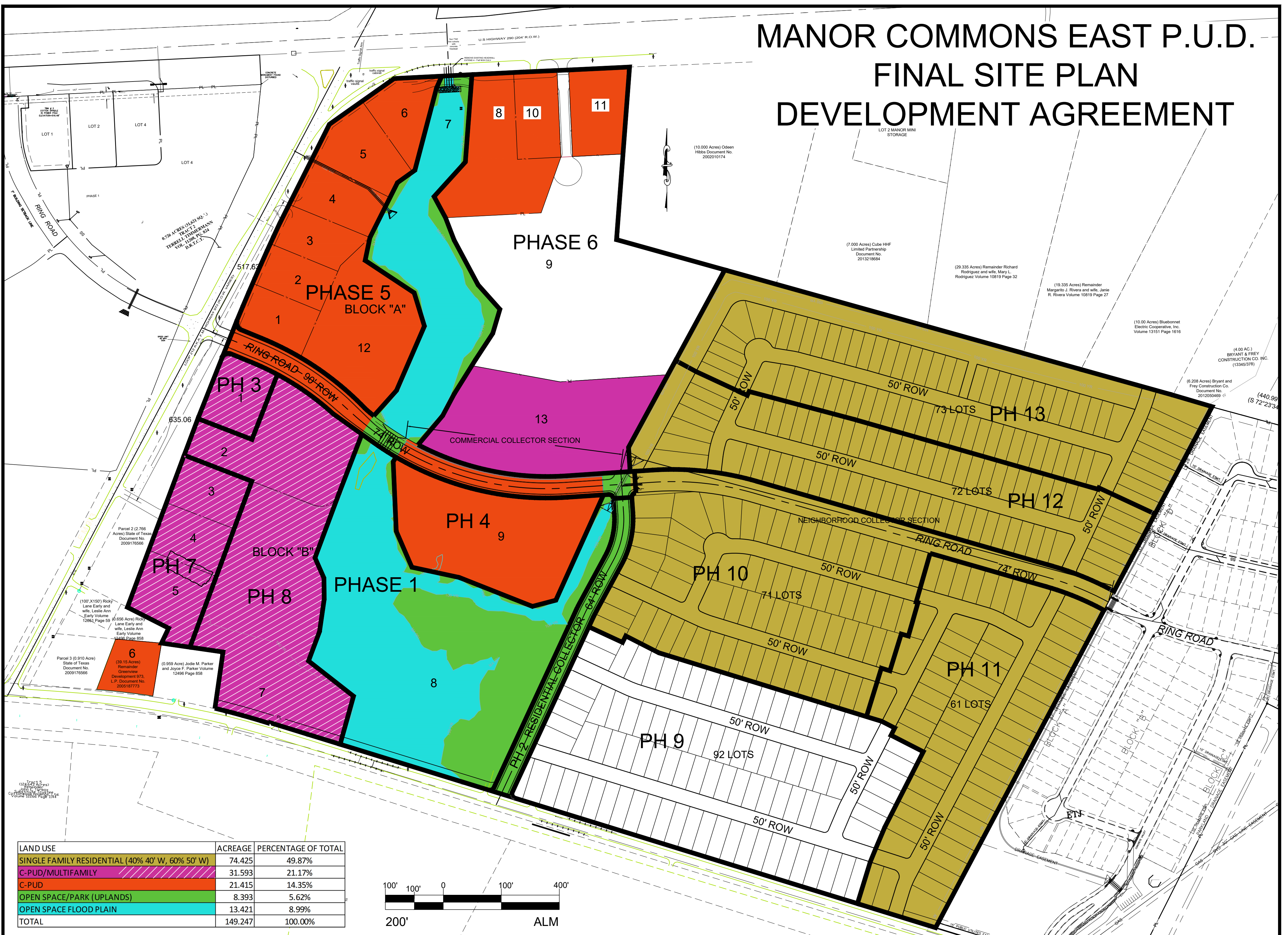
- PUD Site Plan
- Location Map
- Notice
- Labels

STAFF RECOMMENDATION:

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

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

MANOR COMMONS EAST P.U.D. FINAL SITE PLAN DEVELOPMENT AGREEMENT



LAND USE	ACREAGE	PERCENTAGE OF TOTAL
SINGLE FAMILY RESIDENTIAL (40% 40' W, 60% 50' W)	74.425	49.87%
C-PUD/MULTIFAMILY	31.593	21.17%
C-PUD	21.415	14.35%
OPEN SPACE/PARK (UPLANDS)	8.393	5.62%
OPEN SPACE FLOOD PLAIN	13.421	8.99%
TOTAL	149.247	100.00%

- C-PUD**
Proposed and Permitted Uses. This district allows a mix of commercial uses including retail, office, commercial, and similar uses excluding residential and multifamily. This district allows the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following:
- Administrative Offices and Administrative Services,
 - Art Gallery and Art Workshop,
 - Automotive Rental,
 - Automotive Repair Services,
 - Automotive Washing,
 - Bed and Breakfast,
 - Business and Trade Schools,
 - Civic Uses including but not limited to: a college or university, cultural services, Communication Service Facilities, Community Events, Community Recreation, Local Utility Services, Major Public Facilities, Private and Public Primary and Secondary Education Facilities, Postal Facilities, Religious Assembly, Safety Services, Transportation Terminal and all other Civic Uses (c).
 - Club or Lodge,
 - Communication Services,
 - Convenience Storage,
 - Cocktail lounge,
 - Consumer Convenience Services,
 - Consumer Convenience Stores,
 - Consumer Repair Services,
 - Counseling Services,
 - Day Care Services,
 - Financial Services,
 - Florist,
 - Food Court Establishment
 - Food Preparation less than 5,000 Sq. Ft. GFA
 - Food Sales,
 - General Retail Sales,
 - Hospital Services,
 - Hotel and Motel,
 - Indoor Entertainment and Indoor Sports and Recreation,
 - Kennels,
 - Laundry Services,
 - Liquor Sales,
 - Medical Offices,
 - Off-Site Accessory Parking,
 - Outdoor Entertainment and Outdoor Sports and Entertainment,
 - Personal Improvement Services and Personal Services,
 - Pet Services,
 - Plant Nursery,
 - Printing and Publishing,
 - Professional Office,
 - Recreation Equipment Sales,
 - Restaurant,
 - Restaurant with drive-through
 - Service Station,
 - Theater,
 - Veterinary Services.

Subdivision Information and Guidelines

The Subdivision Allowances and Guidelines requested by the Manor Commons East PUD are as follows:

- Lot frontage widths of single-family lots shall be as follows:
 - Not more than 40% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.
 - 60% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
- The minimum single-family residential lot shall be 4,800 square feet.
- Single Family residential lots shall have a minimum side set back of five (5) feet for each lot.
- Single family residential lots shall have a minimum rear set back of ten (10) feet for each lot.
- Lots shall not be required to face a similar lot across the street.
- Concept Plan and the Preliminary Plat will expire ten (10) years after the filing date instead of the period designated in Ordinance No. 263B.
- The Final Plat is recorded in the Official Public Records within two years of approval by the Commission, such approval shall be void, except that the developer may apply in writing to allow extension of approval prior to the end of such two (2) year period, stating just cause therefore, and the Commission may grant an extension not to exceed one year.

Zoning Guidelines Requested and Zoning Information Provided

The Zoning Allowances and Guidelines requested for the Manor Commons East PUD are as follows:

- Approved Land Uses
The land uses shown on the master plan shall be permitted. Changes to the location of the land uses shown on the master plan shall be granted by the planning and zoning commission if (a) the proposed land uses are consistent with the following table; or (b) the change in location of land uses does not result in a higher density use than the use shown on the master plan. Any application for a change in location of land uses is deemed approved if the planning and zoning commission does not disapprove it within 30 days after the date the application is filed with the city secretary. If the planning and zoning commission disapproves an application for a change of land uses, then the applicant may appeal that disapproval to the City Council. The City Council will act on appeal within 30 days of the date the appeal is filed with the City Secretary.

TABLE 1: SITE DATA AND ACREAGES

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE FAMILY RESIDENTIAL	74.425	49.87%
MULTIFAMILY (R-3) / COMMERCIAL C-PUD	17.191	11.52%
COMMERCIAL C-PUD	35.133	23.54%
OPEN SPACE / CITY PARKLAND	22.499	15.07%
TOTAL	149.247	100.0%

2. Minimum Lot Size, Height, and Lot Width Information

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SQ. FT)	MINIMUM LOT WIDTH (FT)	MAX HEIGHT LIMIT (FT)
SINGLE FAMILY RES.	20	5	15	10	4,800	40	35
R-3	25	5	15	10	7,500	50	50
C-PUD	7	15	15	25	5,750	50	50
OS	25	10	15	25	7,500	60	35

- Note: Single Family Development will follow the guidelines above and below when such category is listed (when a guideline is not listed, Single Family will default to R-2 zoning in the City of Manor Zoning Ordinance for interpretation of a specific guideline):
- Not more than 40% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.
 - 60% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
 - The minimum single-family residential lot shall be 4,800 square feet.
 - Duplexes will not be allowed.
 - Cul-de-sac lots shall have minimum frontage of 33 feet.
 - MINIMUM LOT FRONTAGE, SQUARE FOOTAGE, AND LOT PERCENTAGES DO NOT APPLY TO LANDSCAPE/ACCESS LOTS. OCCUPIED STRUCTURES SHALL NOT BE PERMITTED ON LANDSCAPE/ACCESS LOTS. NON-OCCUPIED STRUCTURES SHALL BE A MINIMUM OF 10' FROM THE LANDSCAPE/ACCESS LOT BOUNDARY, UNLESS AUTHORIZED BY THE BUILDING OFFICIAL. SIDEWALKS, PAVING, AND FENCING SHALL NOT BE CONSIDERED STRUCTURES FOR THE PURPOSES OF SETBACKS.

3. Multifamily Development

Multifamily Development will follow the guidelines above and below for R-3 zoning when such category is referenced unless an exception is noted. Multifamily development will not allow more than 25% of any project to be affordable units that are in a government program with the exception of Senior Housing in which a community may have an unlimited amount of affordable units. When no specific guideline is listed, Multifamily Development will follow the R-3 Zoning guidelines listed in the City of Manor Zoning Ordinance 185-P effective as of June 20, 2016.

4. Commercial Development

Commercial Development will follow the uses and guidelines listed under C-PUD. When a specific guideline is not listed, Commercial Development will follow the guidelines as listed under C-1 and C-2 Zoning in the City of Manor Zoning ordinance 185-P effective as of June 20, 2016.

5. Lot Coverage

TABLE 3: ALLOWABLE LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
Single Family Residential	40%	50%
R-3	40%	50%
C-PUD	60%	70%
OS	50%	60%

Note: Single Family development will follow the Single Family Residential Guidelines. Multifamily will follow the R-3 Guidelines. Commercial development will follow the C-PUD Guidelines and Open Space will follow the OS guidelines.

6. Open Space

In addition, to the uses allowed under the OS guidelines, food trailers will be a permitted use. Parkland Dedication requirements for the entire PUD including but not limited to single family, multifamily and commercial will be satisfied upon the dedication of Open Space to the City of Manor by developer.

7. Landscaping

The following percentage of the net area of each lot shall be landscaped. The net lot area shall equal the total area less the area to be left unimproved because of the existence of natural features that are worthy of preservation or that would make improvements impractical.

TABLE 4: LANDSCAPING REQUIREMENTS

LAND USE	NET LOT AREA
Single Family Residential	SEE NOTE
R-3	20%
C-PUD	15%
OS	20%

Note: minimum landscaping requirements for each lot within a single-family dwelling shall be a minimum of two (2) two-inch trees, six (6) two-gallon trees and lawn grass from the property line to the front two (2) corners of the structure. Residential structures on reverse frontage lots shall also be required to screen the rear of the structure from the abutting highway, access road, or other public right of ways.

8. Maximum Density

TABLE 5: ALLOWABLE MAXIMUM DENSITIES

LAND USE	MAXIMUM DENSITY
R-3	23 UNITS PER ACRE
C-PUD	1.8 TO 1 FAR

9. Tree Removal and Tree Mitigation

For any commercial lots, all tree mitigation related to a particular lot will occur and be addressed at the time of a site development permit related to such particular lot and will not be required to be addressed prior to such time.

10. Sidewalks on Ring Road

No sidewalks will be required on Ring Road on the south side of the road in areas designated on Exhibit A as an 8 foot concrete walk along the north side of Ring Road. An 8 foot sidewalk will be required on the north side of Ring Road in such designated areas.

11. Landscaping

Landscaping will comply with City of Manor Ordinance 365.

12. Off-street Parking and Loading Facilities

Standard City of Manor Parking requirements will be used but any user may apply for a variance from the City of Manor parking requirements with signed authorization from the developer without revising or amending the PUD document.

13. Environmental

Development will be in accordance with the Environmental Assessment for the site.

14. Drainage

A CLOMR has been approved for the proposed development and drainage requirements will be demonstrated with the Preliminary Plan Submittal.

15. Water and Wastewater

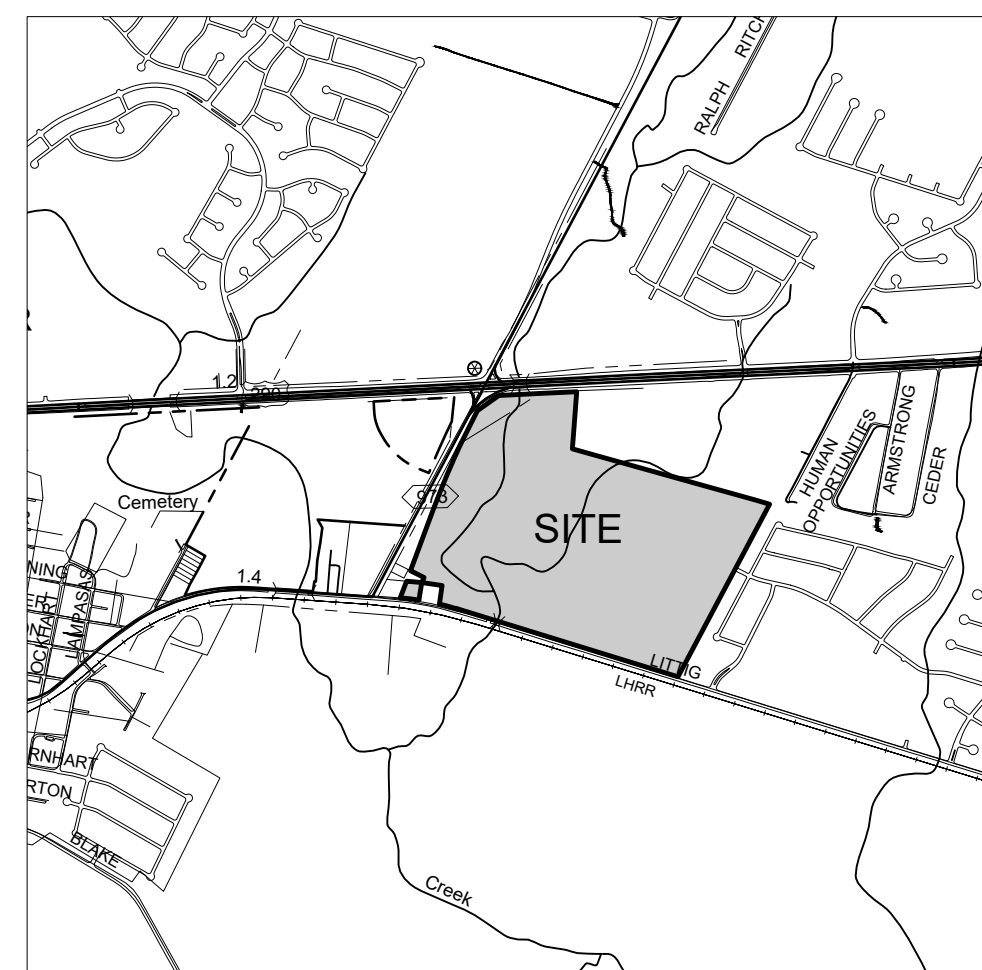
Wastewater for the entire development will be provided by the City of Manor. Water for the commercial areas will be provided by the City of Manor and for the residential areas by Manville W.S.C. The area designated as potential multifamily will be served by Manville W.S.C. unless they differ to the City of Manor.

16. Garbage Service

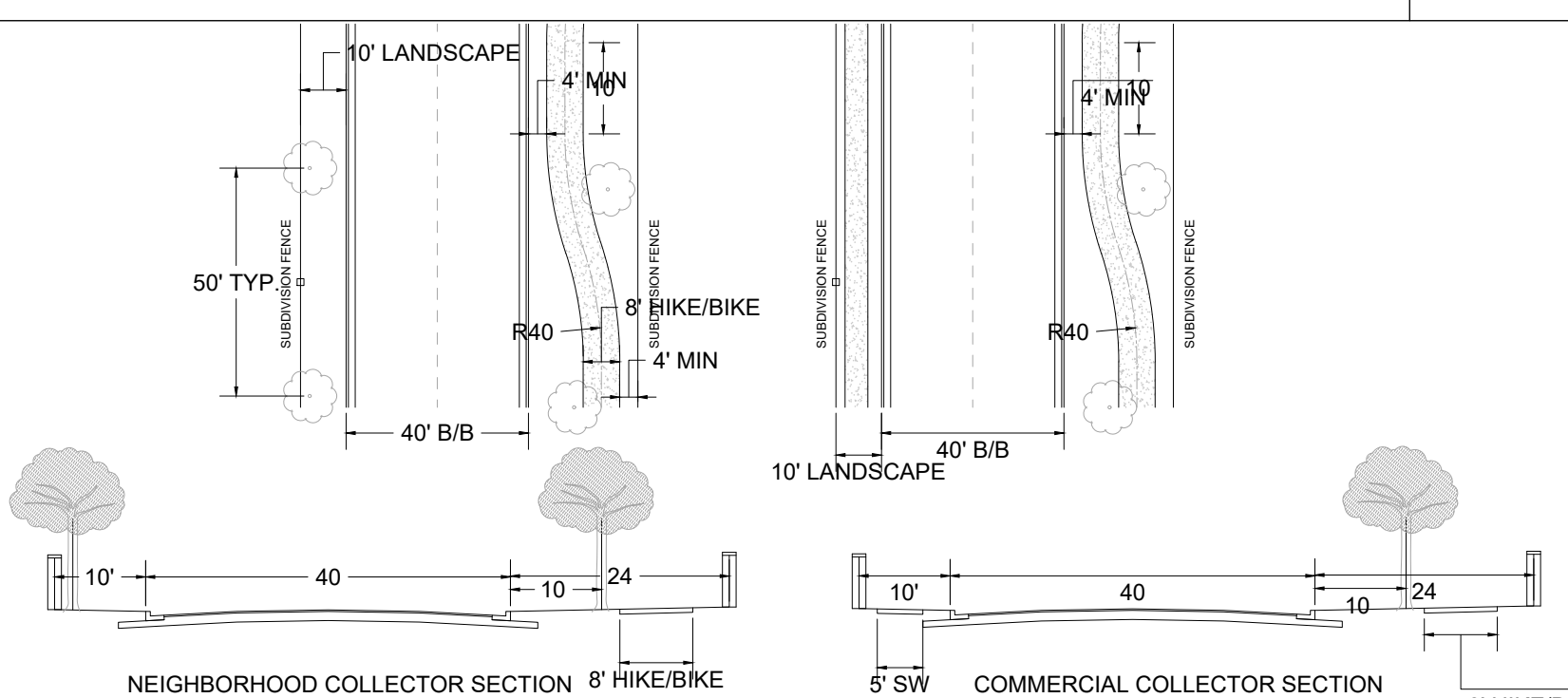
Garbage Service will be provided by a state permitted waste disposal service.

17. Electric and Gas

Electric service will be provided by Bluebonnet Electric. Gas service will be provided by Atmos.



LOCATION MAP
SCALE 1"=2000'



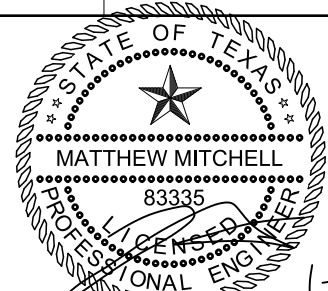
ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the _____ day of _____, 2022, A.D.

Approved: Julie Leonard, Chairperson
Attest: City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the _____ day of _____, 2022, A.D.

Approved: Dr. Christopher Harvey, Mayor
Attest: City Secretary

MANOR COMMONS EAST P.U.D.
FINAL SITE PLAN
MANOR, TEXAS



ALM ENGINEERING, INC.
CONSULTING ENGINEERS
925 S Capital of TX Hwy, Ste. B220
West Lake Hills, Texas 78746
(512) 431-9600 * almeng@sbcglobal.net

F-3565

SCALE:	1"=200'	#	REVISION	DATE
DATE:	1/31/2022	1	INCREASE C-PUD/MULTIFAMILY ZONING AREA	6/10/2019
JOB:	P.U.D.	2	REVISE C-PUD USES & 4800sq ACCESS L.S. LOTS	1/28/2022
DRAWN BY:				
CHECKED BY:	MM			



February 23, 2022

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1388-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 149.247 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

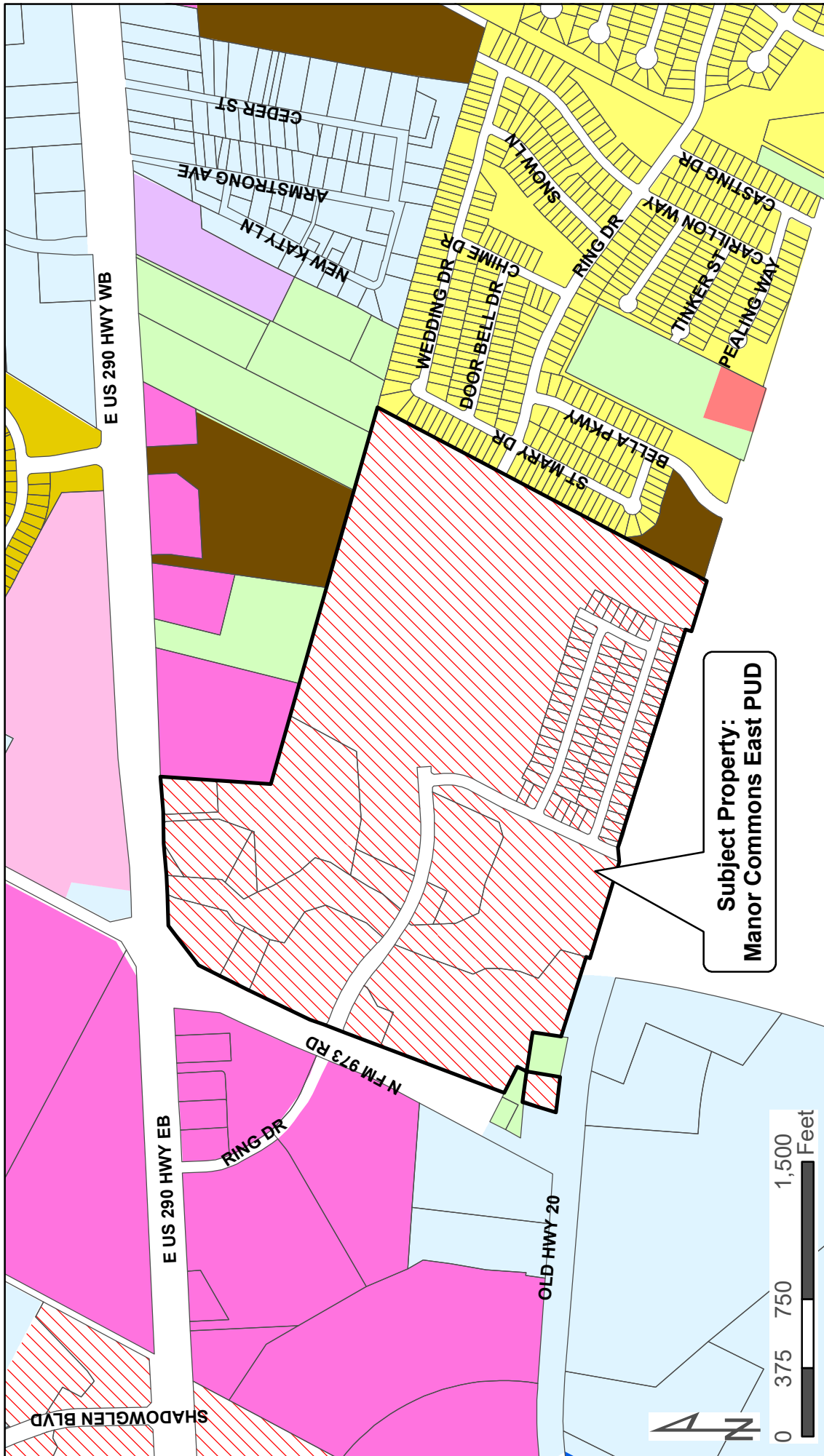
Public Hearing: Conduct a public hearing on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Applicant: LIQUE Engineers

The Planning and Zoning Commission will meet at 6:30PM on March 9, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

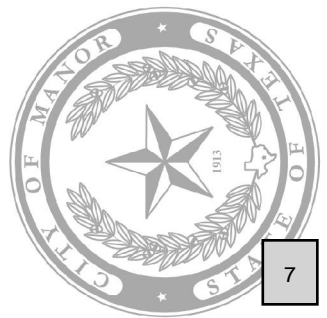
The City Council will meet at 7:00PM on March 16, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may 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.



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

Proposed Planned Unit Development (PUD) Amendment



GRIFFIN DEMETRIUS L & WILBERT
GRIFFIN
12828 SAINT MARY'S DR
MANOR, TX 78653

VILLELA TINA W
12832 SAINT MARY'S DR
MANOR, TX 78653

CASTELO MONICA
12836 SAINT MARY'S DR
MANOR, TX 78653

EJAZ RABIA & ASIM INAM
222 SHORTHORN ST
CEDAR PARK, TX 78613

JACKSON DOUGLAS E
12844 SAINT MARY'S DR
MANOR, TX 78653

WHITE LAWRENCE
12848 ST. MARY'S DR
MANOR, TX 78653

VALDEZ ALISSA L & JOSE N RODRIGUEZ
12852 SAINT MARY'S DR
MANOR, TX 78653

MYERS ANDREW MASON
12856 SAINT MARY'S DR
MANOR, TX 78653

VILLARREAL JORGE S & AIDEE T
12860 ST MARY'S DR
MANOR, TX 78653

HERRERA LISA & JOSEPH R NIETO
12700 WEDDING
MANOR, TX 78653

MENDOZA DORA ALICIA
12704 WEDDING
MANOR, TX 78653

DELOACH TRACIE D & FREDERICK
12708 WEDDING DR
MANOR, TX 78653

MARTINEZ NANCY
12700 DOORBELL DR
MANOR. TX 78653

HAYWOOD SHELTON M & TRIMICA S
12704 DOORBELL DR
MANOR, TX 78653

MORALES JOSE E & CELIDA LOPEZ
12708 DOORBELL DR
MANOR, TX 78653

PADILLA LUCERO & ZICO MICHEL
GOMEZ-BENITEZ
12701 DOORBELL DR
MANOR, TX 78653

LINDELL CRISTAL
12705 DOORBELL DR
MANOR, TX 78653

DOWNER TERESA R
7735 KYLE ST
TUJUNGA, CA 91042

REINER AUBREY
12700 RING DR
MANOR, TX 78653

HANKINS KRISTOPHER C
12704 RING DR
MANOR, TX 78653

HAMMERSMITH JACOB JOHN
12757 ST MARY'S DR
MANOR, TX 78653

AMERICAN HOMES 4 RENT
ATTN: PROPERTY TAX DEPT 23975 PARK
SORRENTO STE 300
CALABASAS, CA 91302

LUO TIEN-YING
15301 ORA LN
PFLUGERVILLE, TX 78660

DIAZ JULIA K & REBECA DIAZ
12745 SAINT MARY'S DR
MANOR, TX 78653

SAULS SHECHEM
12741 ST MARY'S DR
MANOR, TX 78653

TIMMONS LARRY
12737 ST MARY'S DR
MANOR, TX 78653

RENTERIA RICARDO & RAQUEL MALPICA
RIVERA
12733 ST MARY'S DR
MANOR, TX 78653

YANG ALLEN
8230 SPICEWOODSPRINGS RD #9
AUSTIN, TX 78759

BORRA MANAGEMENT LLC
12501 PAINTED BUNTING DR
AUSTIN, TX 78726

SHAH BIREN J
9305 GRAND OAK CV
AUSTIN, TX 78750

VARGAS ALANA LORENE & ALEJANDRO
12612 SAINT MARY'S DR
MANOR, TX 78653-4598

HABIB ENTERPRISES LLC
PO BOX 27241
AUSTIN, TX 78755

CARNEIRO LEONILSO & M Item 1.
CARNEIRO
12620 ST MARY'S DR
MANOR, TX 78653

WEILL JACOB & MICHEAL A WEILL
26120 HALL RD
JUNCTION CITY, TX 97448

RAMAKRISHNAN ARVIND
1400 CARPENTIER ST APT 205 SAN
LEANDRO, CA 94577

TEFERRA GIRMA WOLD & GENET T
GEBREYSUS
12632 ST MARY'S DR.
MANOR, TX 78653

COLEMAN MERLINDA B
12636 SAINT MARY'S DR
MANOR, TX 78653

REDKEY TIMOTHY GLEN
8343 EXBOURNE ST
SAN ANTONIO, TX 78250

SANCHEZ ZONIA & WILL A CRUZ
12704 ST MARY'S DR
MANOR, TX 78653

BUTLER ROSALYN
12708 ST MARY'S DR
MANOR, TX 78653

KIRK REAGAN N & NATHAN J
12712 ST MARY'S DR
MANOR, TX 78653

SWAN KAREN ANNE
12716 ST MARY'S DR
MANOR, TX 78653

GOMEZ ROBERT
12720 SAINT MARY'S DR
MANOR, TX 78653

BUTLER TRUDY
11830 FM 356 TRINITY
MANOR, TX 75862

MUSE MARILYN
12728 SAINT MARY'S DR
MANOR, TX 78653

HUT HOMES INC
1803 PALO ALTO
LEANDER, TX 78641

BOLT DEBRA L
144 COUNTY ROAD 703
ATHENS, TX 37303

LAREZ MARY ANN
12740 ST MARY'S DR
MANOR, TX 78653

WILLIAMS ARTISHA R
12744 SAINT MARY'S DR
MANOR, TX 78653

AMERICAN HOMES 4 RENT PROPERTIES
EIGHT LLC
ATTN: PROPERTY TAX DEPT 23975 PARK
SORRENTO STE 300
CALABASAS, CA 91302

PEREZ EDUARDO
12752 SAINT MARY'S DR
MANOR, TX 78653

CARTER GERAIMY T
12756 SAINT MARY'S DR
MANOR, TX 78653

BENITEZ CRISTAL C & VICTOR M
ALMAGUER JR
12760 ST MARY'S DR
MANOR, TX 78653

CAPELO REBEKAH C
12800 SAINT MARY'S DR
MANOR, TX 78653

YORK ANTHONY W
19331 PEACHTREE LN
HUNTINGTON BEACH, CA 92648

BOURGEOIS NAOMI
12808 SAINT MARY'S DR
MANOR, TX 78653

NEGASH HIRITY H
12812 SAINT MARY'S DR
MANOR, TX 78653

COLCHADO JAVIER FRANCO & MARIA
ELENA PENAZOLA-MOYA
12816 ST MARY'S DR
MANOR, TX 78653

CADAVID ALVARO ALEXANDER
12820 SAINT MARY'S DR
MANOR, TX 78653

GUTIERREZ RITA
12824 SAINT MARY'S DR
MANOR, TX 78653

FASKE EFFIE MARIE
12717 ST MARY'S DR
MANOR, TX 78653

MARTINEZ FELIX RODRIGUEZ
12713 SAINT MARY'S DR
MANOR, TX 78653

DICKERSON CASSANDRA A &
W
12709 SAINT MARY'S DR
MANOR, TX 78653

GLASER 2013 FAMILY TRUST MITCHELL C
GLASER & WENDI ANN GLASER
904 SAGEWOOD DR
S LAKE TAHOE, CA 96150

IBARRA-MARTINEZ JOSE ALBERTO
12701 SAINT MARY'S DR
MANOR, TX 78653

GREENVIEW DEVELOPMENT 157 L P
501 VALE ST
AUSTIN, TX 78746

WILBARGER CREEK MUD NO 2
ARMBURST & BROWN LLP 100
CONGRESS AVE STE 1300
AUSTIN, TX 78701-2744

MARQUEE INVESTMENTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

GREENVIEW DEVELOPMENT 973 L P
BARTH TIMMERMANN 501 VALE ST
AUSTIN, TX 78746-5732

EARLY RICKY LANE & LESLIE ANN
101 OAK BREEZE CV
GEORGETOWN, TX 78633-5608

ETERNAL FAITH BAPTIST CHURCH
12720 FM 973
MANOR, TX 78653-5151

TIMMERMANN GERALDINE
PO BOX 4784
AUSTIN, TX 78765-4784

GREENVIEW MANOR COMMONS SW LP
PO BOX 162304
AUSTIN, TX 78716-2304

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN, TX 78766-9190

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

HIBBS SANDRA K
5409 MUSKET RIDGE PKWY
AUSTIN, TX 78759-6223

CUBE HHF LP
5 OLD LANCASTER RD
MALVERN, PA 19355-2132

GRASSDALE AT MANOR LLC
16051 ADDISON RD STE 201
ADDISON, TX 75001-5372

BLUEBONNET ELECTRIC COPERATIVE INC
PO BOX 260888
PLANO, TX 75026-0888

BRYANT & FREY CONSTRUCTION
COMPANY INC PO BOX 359
MANOR, TX 78653-0359

SMSB REAL ESTATE LLC
PO BOX 338
FENTRESS, TX 78622-0338



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 1 lot, 40 acre subdivision for the future Manor ISD K-8 Campus.

LEGAL REVIEW:

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS: yes

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

STAFF RECOMMENDATION:

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

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

**GREENBERRY GATES
SURVEY NO. 63
ABSTRACT NO. 315**

REMAINDER OF A
CALLED 94.85 ACRES
("TRACT 4")
SG LAND HOLDINGS, LLC
DOC. NO. 2012217281
O.P.R.T.C.T.

CALLED 0.61 ACRE
ALLAN CLICK
DOC. NO. 2003260859
O.P.R.T.C.T.

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

CALLED 1.069 ACRE
JULIO C. MIRELES
DOC. NO. 2015111013
O.P.R.T.C.T.

CALLED 0.684 ACRE
("PARCEL 10B")
STATE OF TEXAS
DOC. NO. 2001150390
O.P.R.T.C.T.

CALLED 7.532 ACRES
(PARCEL 11)
STATE OF TEXAS
DOC. NO. 2003035973
O.P.R.T.C.T.

REMAINDER OF A CALLED 27.4 ACRES
MONROE OZIE SR.
FAMILY TRUST
(PER T.C.A.D.)
(AS DESCRIBED IN
VOL. 5278, PG. 1904, D.R.T.C.T.)

(S62°03'05"E 1,813.77')
S62°02'44"E 1,813.79'

GRID N: 10,105,212.83
GRID E: 3,177,555.86

GRID N: 10,104,362.64
GRID E: 3,179,157.89

P.O.B.
GRID N: 10104362.70
GRID E: 3179157.94

**F.M. 973
(120' R.O.W.)**

SURVEY CONTROL POINT
GRID N: 10,103,802.39
GRID E: 3,178,976.73
ELEV. = 526.21'

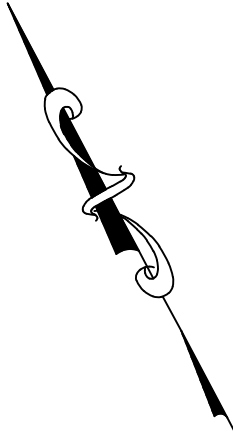
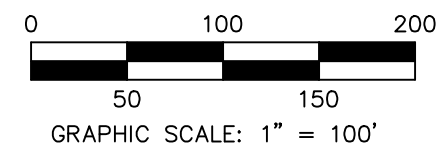
LOT 1

REMAINDER OF A CALLED 116.45 ACRES
("TRACT 1")
THE BUTLER FAMILY PARTNERSHIP, LTD.
VOL. 12271, PG. 872, R.P.R.T.C.T.
(AS DESCRIBED IN VOL. 4795, PG. 167, D.R.T.C.T.)

N62°03'11"W 1,803.44'
(N62°03'05"W 1,803.35')

GRID N: 10,103,509.90
GRID E: 3,178,709.66

GRID N: 10,104,355.02
GRID E: 3,177,116.65



LEGEND		
—	PROPERTY LINE	
---	EXISTING PROPERTY LINES	R.O.W. RIGHT-OF-WAY
---	EXISTING EASEMENTS	P.R.T.C.T. PLAT RECORDS, TRAVIS COUNTY, TEXAS
●	1/2" IRON ROD FOUND (UNLESS NOTED)	O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
●	IRON ROD WITH "RRP SURVEYING" CAP FOUND (UNLESS NOTED)	R.P.R.T.C.T. REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
□	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND	D.R.T.C.T. DEED RECORDS, TRAVIS COUNTY, TEXAS
▲	CALCULATED POINT	(.....) RECORD INFORMATION PER DEED DOC. NO. 2021070036
△	MAG NAIL FOUND	[.....] RECORD INFORMATION PER DEED DOC. NO. 2001150390
⊙	SURVEY CONTROL POINT	{.....} RECORD INFORMATION PER PLAT DOC. NO. 200800197
P.O.B.	POINT OF BEGINNING	[.....] RECORD INFORMATION PER PLAT DOC. NO. 2012217281
P.U.E.	PUBLIC UTILITY EASEMENT	<-----> RECORD INFORMATION PER PLAT DOC. NO. 2012217281
VOL./PG.	VOLUME, PAGE	(.....) RECORD INFORMATION PER PLAT DOC. NO. 2001150390
DOC. NO.	DOCUMENT NUMBER	

SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 06, 2021.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. MAP NO. 48453C0485J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

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

LOT SUMMARY:
LOT 1 40.0070 AC. 1,742,706 SQ. FT.
OVERALL 40.0070 AC. 1,742,706 SQ. FT.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080179515.

**FINAL PLAT OF
MANOR K-8 SCHOOL
City of Manor,
Travis County, Texas**



PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/9/2022
Project:	01260
Scale:	1" = 100'
Reviewer:	DV
Tech:	HT
Field Crew:	TS/JC
Survey Date:	JULY 2021
Sheet:	1 OF 2



Texas Engineering Firm #4242

Date: Thursday, October 21, 2021

Mike Reyes
Civiltude LLC
5110 Lancaster CT
Austin 78723
mike@civiltude.com

Permit Number 2021-P-1367-SF
Job Address: MISD K-8 Campus Short Form Final Plat, Manor, TX. 78653

Dear Mike Reyes,

The first submittal of the MISD K-8 Campus Short Form Final Plat (*Short Form Final Plat*) submitted by Civiltude LLC and received on February 15, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.
2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.
5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.
8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.
9. Questions regarding these review comments can be addressed to Pauline Gray or A.J. Girondo (agirondo@gbateam.com).

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



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court Phone 512-761-6161
Austin, Texas 78723 Fax 512-761-6161
Firm Registration #12469 hello@civiltitude.com
www.civiltitude.com

Item 2.

January 12, 2022

Pauline Gray, P.E.
Jay Engineering
1500 County Road 269
Leander, TX 78641

Re: **Response to Comment report sent October 21, 2021**
MISD K-8 Campus Short Form Final Plat (2021-P-1367-SF)

1. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.
Name has been removed as requested.

2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).
The current wording has been taken from the City of Mano Short Form Final Plat Requirements checklist. Please provide note if not correct and we will update.

3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
Building setbacks are now shown on the plat.

4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.
Spaces for document number have been shown. These easements are all to be dedicated by separate instrument.

5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
Legal description is now added on sheet 2.

6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
Understood. Engineer and surveyor will sign and seal the final recorded copy of the plans. Pending approval of all other comments.

7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.
Correct, City of Manor will be the utility provider for the site.

8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.
Note 1 now reads as requested.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.
Sincerely,

Mike Reyes, PE
Date: 1/12/2022



Texas Engineering Firm #4242

Date: Friday, February 4, 2022

Mike Reyes
 Civiltude LLC
 5110 Lancaster CT
 Austin 78723
 mike@civiltude.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1367-SF
 Job Address: MISD K-8 Campus Short Form Final Plat, Manor 78653

Dear Mike Reyes,

The subsequent submittal of the MISD K-8 Campus Short Form Final Plat submitted by Civiltude LLC and received on February 15, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.~~
- ~~2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).~~
- ~~3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).~~
- 4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.**
- ~~5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).~~
- 6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).**
- ~~7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.~~
- ~~8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.~~
- ~~9. Questions regarding these review comments can be addressed to Pauline Gray or A.J. Gironde (agironde@gbateam.com).~~
- 10. Please update the certification blocks on Sheet 2 of the plat to read that the P&Z Chairperson is Julie Leonard and the Mayor is Dr. Christopher Harvey.**

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



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512-761-6161
Fax 512-761-6167
hello@civiltitude.com
www.civiltitude.com

Item 2.

February 10, 2022

Pauline Gray, P.E.
Jay Engineering
1500 County Road 269
Leander, TX 78641

Re: **MISD K-8 Campus Short Form Final Plat (2021-P-1367-SF)**

4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.

Easements have been changed to be recorded per plat.

6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).

Seals and signatures have been added.

10. Please update the certification blocks on Sheet 2 of the plat to read that the P&Z Chairperson is Julie Leonard and the Mayor is Dr. Christopher Harvey.

Names have been updated.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,

Jordan Miller, PE

Date: 2/10/2022



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, February 17, 2022

Mike Reyes
Civiltude LLC
5110 Lancaster CT
Austin 78723
mike@civiltude.com

Permit Number 2021-P-1367-SF
Job Address: MISD K-8 Campus Short Form Final Plat, Manor 78653

Dear Mike Reyes,

We have conducted a review of the final plat for the above-referenced project, submitted by Mike Reyes and received by our office on February 15, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



February 23, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor K-8 School Subdivision
Case Number: 2021-P-1367-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 K-8 Subdivision located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

***Applicant:* Civiltude LLC**

***Owner:* Manor Independent School District**

The Planning and Zoning Commission will meet at 6:30PM on March 9, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MONROE BYRON A W LIFE ESTATE
13407 FM 973 N
MANOR TX 78653

MONROE OZIE SR FAMILY TRUST
PO BOX 254
MANOR TX 78653

TIMMERMANN TERRILL
PO BOX 4784
AUSTIN TX 78765

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

SG LAND HOLDINGS LLC
2392 MORSE AVE
IRVINE CA 92614

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN TX 78766

MCARTHUR MARILYN D
11725 PILLION PL
MANOR TX 78653

STIGGERS GARY L
11729 PILLION PL
MANOR TX 78653

TAYLOR WILLIAMS WESLEY JR &
11733 PILLION PL
MANOR TX 78653

KOLAH-KOOCHKEKI CHARLOTTE S &
11737 PILLION PL
MANOR TX 78653

LOVELAND TIMOTHY J & ROSA E
13816 FIELD SPAR
MANOR TX 78653

ACOSTA CARMEN & RODOLFO
13820 FIELD SPAR DR
MANOR TX 78653

BENEDETTI BRETT R
13824 FIELD SPAR DR
MANOR TX 78653

PRIETO DAISY & SALVADOR U
FLORES
13828 FIELD SPAR DR
MANOR TX 78653

BITA TEODOR & ASPAZIA
13832 FIELD SPAR DR
MANOR TX 78653

MUNOZ GABRIEL JR & KEITH ROHN
11501 SUN GLASS DR
MANOR TX 78653

JONES MICHAEL & LINDSAY
13821 FIELD SPAR DR
MANOR TX 78653

KIM CHAE KYUNG &
13817 FIELD SPAR DR
MANOR TX 78653

AJAI AKINYEMI P &
11505 SUN GLASS DR
MANOR TX 78653

WOOD TERRENCE &
13829 LONG SHADOW DR
MANOR TX 78653

NGUYEN TRUNG & THI
2825 MISTY SHORE LN
PFLUGERVILLE TX 78660

MALMAD SHERRIE & HOWARD J
13824 LONG SHADOW DR
MANOR TX 78653

HERNANDEZ MAYRA
11513 GLASS DR
MANOR TX 78653

LEWIS GLADYS & JEFFREY
11517 SUN GLASS DR
MANOR TX 78653

BELL-SEXTON CORETTA &
11601 SUN GLASS DR
MANOR TX 78653

RYAN GEOFFREY C & KATHERINE H
11605 SUN GLASS DR
MANOR TX 78653

HOLMES CHARLIE & STEPHENS
LAMB
PO BOX 27626
MACON GA 31221

CUELLAR JUAN & SHAWNA
11613 SUN GLASS DR
MANOR TX 78653

ITNYRE STEPHEN C & SANDRA L
11617 SUN GLASS DR
MANOR TX 78653

WALDON CHARLES L & AUNDRETTA
11621 SUN GLASS DR
MANOR TX 78653

WALKER MAYORIA
11625 SUN GLASS DR
MANOR TX 78653

WHITE JENNIFER & MICHAEL
11509 SUN GLASS DR
MANOR TX 78653

HANEY DAVID L & JOSIE U
13825 TERCEL TRCE
MANOR TX 78653

VON SELTMANN JAIME & GUNTHER
13821 TERCEL TRCE
MANOR TX 78653

GIGL MICHAEL WILLIAM
13820 LONG SHADOW
MANOR TX 78653

HESSEL TORVALD & RYAN E
FLEMING
13820 TERCEL TRCE
MANOR TX 78653

KENDRICK WILLIE & CARMEN
MARIA
13824 TERCEL TRACE
MANOR TX 78653

TRAVIS COUNTY MUD #2
100 CONGRESS AVE STE 1300
AUSTIN TX 78701

WHITE MICHELLE L
11629 SUN GLASS DR
MANOR TX 78653

MORTENSEN DIANA & TIMOTHY
11633 SUN GLASS DR
MANOR TX 78653

BOWMAN JOSEPH C & JANA
11701 SUN GLASS DR
MANOR TX 78653

REYNOLDS KAREN
11705 SUN GLASS DR
MANOR TX 78653

CRIPPEN JARRETT
11709 SUN GLASS DR
MANOR TX 78653

DODGE DOUGLAS D & MICHIKO I
11713 SUN GLASS DR
MANOR TX 78653

WIEDNER CRYSTAL & KRISTOPHER
HIEBNER
11717 SUN GLASS DR
MANOR TX 78653

MERITAGE HOMES OF TEXAS LLC
8920 BUSINESS PARK DR 350
AUSTIN TX 78759

SAENZ JOAQUIN R & SERENA M
PENNOCK-SAENZ
11725 SUN GLASS DR
MANOR TX 78653

SMITH JANICE B & TERRY S
13833 FIELD STREAM LN
MANOR TX 78653

VELASCO MARISABELL & EDGAR I
12929 CARILLON WAY
MANOR TX 78653

AMJED RIZWANA N & MOHAMMED
13825 FIELD STREAM LN
MANOR TX 78653

MARTZ TIFFANY & AARON
SCHWARTZ
11712 SUN GLASS DR
MANOR TX 78653

MCLAUGHLIN KIRSTEN E & JEFFREY
T
11708 SUN GLASS DR
MANOR TX 78653

VINSON FAMILY TRUST
11704 SUN GLASS DR
MANOR TX 78653

RAMIREZ MIGUEL ANGEL H
11700 SON GLASS
MANOR TX 78653

DO VINCENT S & KIM A
13820 GLEN MARK DR
MANOR TX 78653

EVANS SALLY J & REBECCA A
LUCERO
13824 GLEN MARK DR
MANOR TX 78653

BLUEBONNET ELECTRIC
COOPERATIVE INC
650 HIGHWAY 21 E
BASTROP TX 78602

CLICK ALLEN
10813 DECKER LN
AUSTIN TX 78724

MIRELES JULIO C
13500 N FM 973
MANOR TX 78653

SG LAND HOLDINGS LLC
2392 MORSE AVE
IRVINE CA 92614

Item 2.

SG LAND HOLDINGS LLC
2392 MORSE AVE
IRVINE CA 92614



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan was previously approved by P&Z on July 14, 2021 and CC on July 21, 2021. After it was approved there were modifications to some of the lots due to changes in Federal regulations related to navigable waters and wetlands. 14 lots were modified with some being removed in certain areas and other added.

LEGAL REVIEW:

FISCAL IMPACT:

PRESENTATION:

ATTACHMENTS: Yes

- Plat
- Conformance Letter
- Notice and Labels

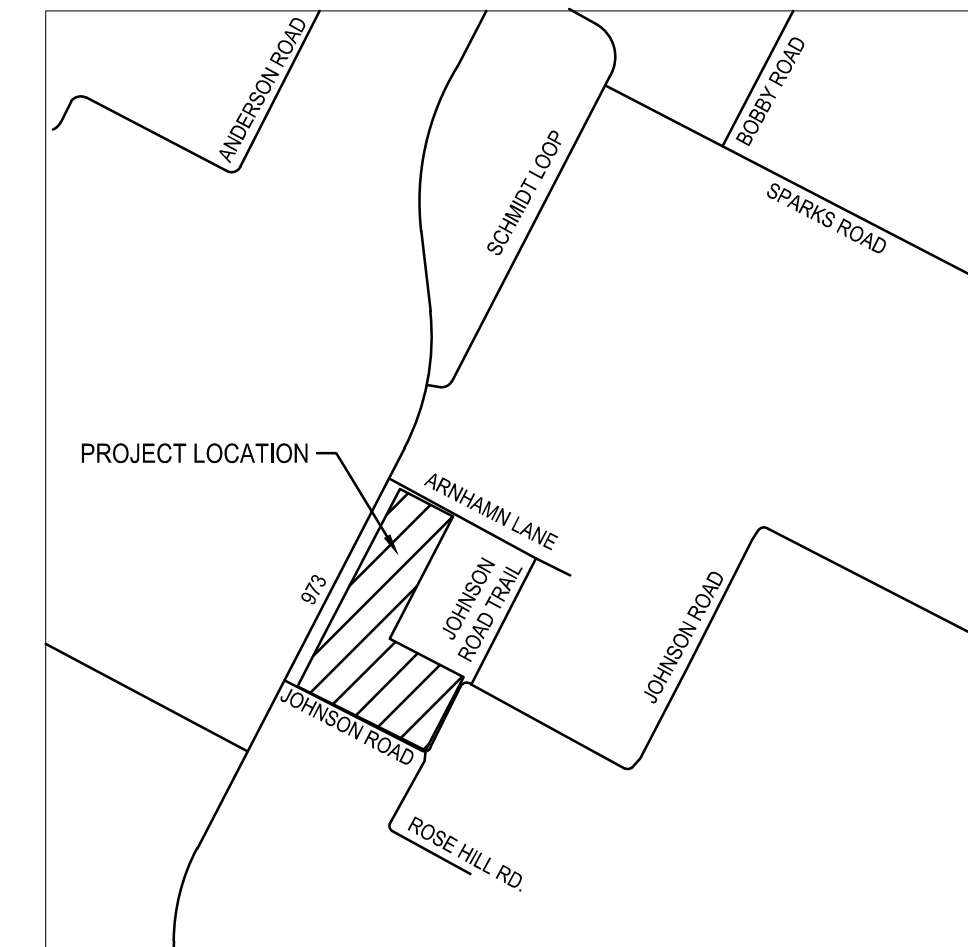
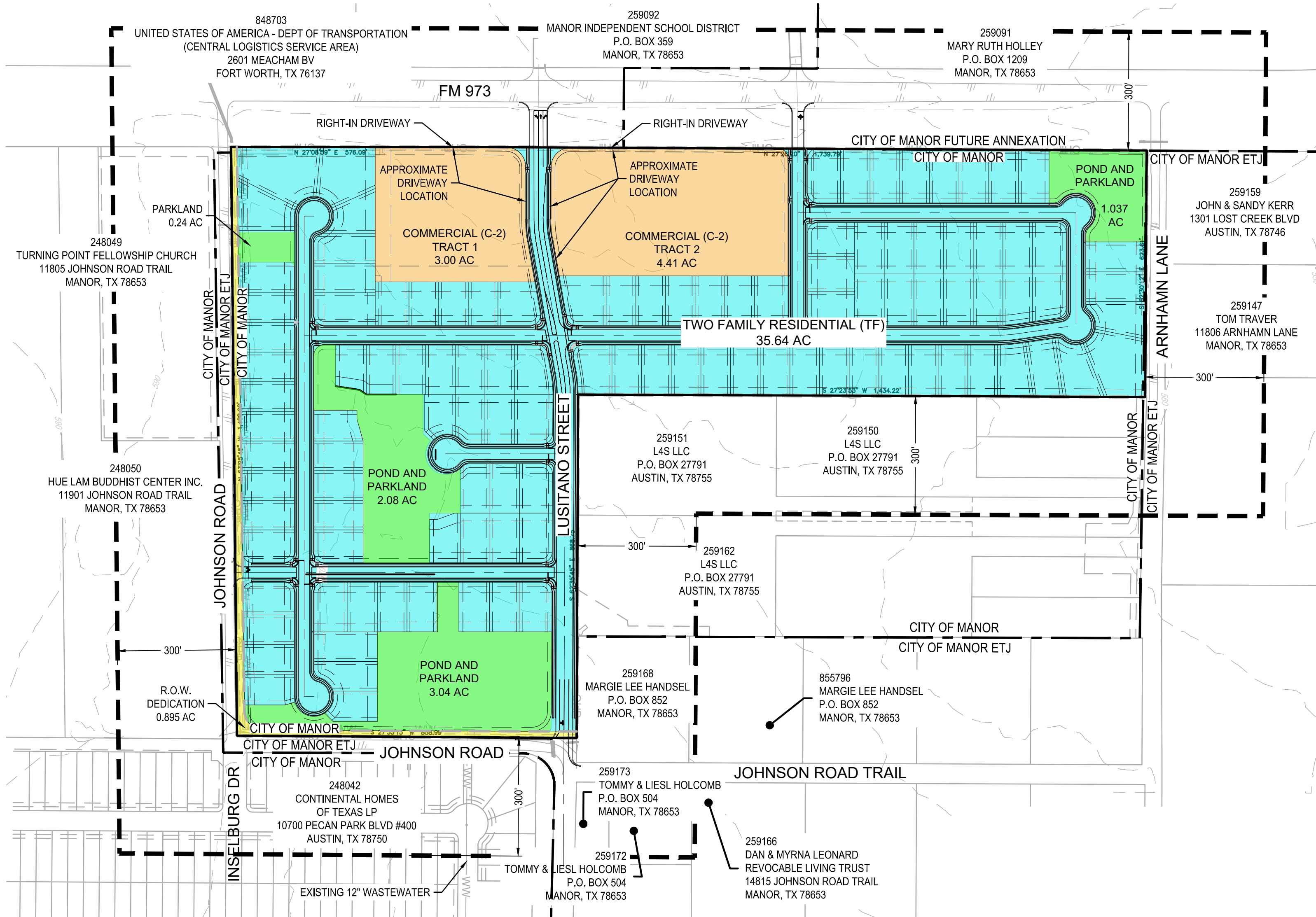
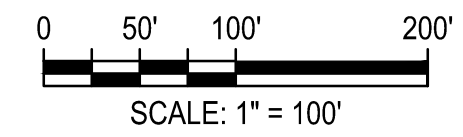
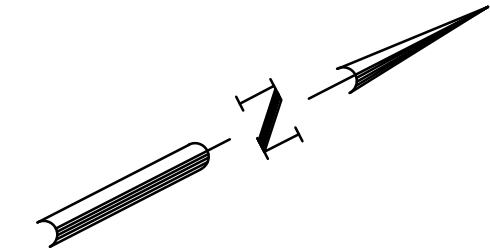
STAFF RECOMMENDATION:

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

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

PALOMINO CONCEPT PLAN

DATE REVISED: DECEMBER 13, 2021



LOCATION MAP
SCALE: 1" = 2000'

TOTAL AREA: 50.340 AC.

	TWO-FAMILY RESIDENTIAL (TF) 224 UNITS (112 LOTS)	35.640 AC
	COMMERCIAL (C-2) 2 LOTS	7.408 AC
	PARKLAND 4 LOTS	6.397 AC
	RIGHT OF WAY DEDICATION	0.895 AC
	300' PROPERTY SETBACK	
	JURISDICTIONAL BOUNDARY	

OWNER: GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520

DEVELOPER: D.R. HORTON
10700 PECAN PARK BOULEVARD, 4TH FLOOR
AUSTIN, TEXAS 78750
(512) 533-1468

ENGINEER: BGE, INC., TBPE F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

PROJECT INFORMATION:

WASTEWATER LUE'S: -RESIDENTIAL (DUPLX) - 112
-COMMERCIAL (TRACT 1) - 7
-COMMERCIAL (TRACT 2) - 62

WATER LUE'S: -RESIDENTIAL (DUPLX) - 224
-COMMERCIAL (RETAIL) - 7
-COMMERCIAL (GAS) - 62

TRAFFIC GENERATION (VPD): -RESIDENTIAL (DUPLX) - 2,202
-COMMERCIAL (TRACT 1) - 5,462
-COMMERCIAL (TRACT 2) - 3,107

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE __ DAY OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE __ DAY OF _____, 20__ A.D.

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

G:\TXC\Projects\DR\Horton\8316-00-Manor_Wolf\LD01_CADD\05_Exhibits\ConceptPlan.dwg Layout: Concept Plan Plotted: 12/27/2021 8:43:17 AM



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, January 21, 2022

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

Permit Number 2021-P-1394-CP
Job Address: Palomino Revised Concept Plan, Manor 78653

Dear Richard Rychlik,

We have conducted a review of the concept plan for the above-referenced project, submitted by Richard Rychlik and received by our office on December 29, 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 Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

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

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



February 23, 2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Palomino Subdivision
Case Number: 2021-P-1394-CP
Case Manager: Scott Dunlop
Contact: sdunlop@cityofmanor.org - 512-215-8262

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

Public Hearing: Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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

***Owner:* DR Horton**

The Planning and Zoning Commission will meet at 6:30PM on March 9, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on March 16, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

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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: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

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

BACKGROUND/SUMMARY:

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

- January 12, 2022, P&Z Commission Regular Session Minutes; and
- February 9, 2022, P&Z Commission 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 January 12, 2022, P&Z Commission Regular Session and February 9, 2022, P&Z Commission Regular Session.

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



**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JANUARY 12, 2022**

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Scott Dunlop, Interim City Manager
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 Vice Chair Small at 6:33 p.m. on Wednesday, January 12, 2022, 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.

PUBLIC HEARING

- 1. Conduct a public hearing on a Concept Plan for the Butler - Manor Subdivision, nine (9) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LJA Engineering. Owner: Butler Family Partnership, Ltd.**

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

Vice Chair Small opened the public hearing.

Joseph Longaro with LJA Engineering, 7500 Rialto Blvd, Bldg II, Ste 100, Austin, Texas, submitted a speaker card in support of this item. He did not wish to speak; however, was available for any questions.

Interim City Manager Dunlop spoke regarding the location and general details of the development plans for this site. Mr. Dunlop answered questions regarding the current zoning of C-2 Commercial.

Ozie Monroe Jr., P.O. Box 254, Manor, Texas, submitted a speaker card in support of this item. Mr. Monroe asked questions regarding the future development plans for this item. Mr. Monroe was informed anything under C-2 Commercial would be allowed.

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

There was no further discussion.

Motion to close carried 4-0

2. **Conduct a public hearing on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3). Applicant: Rafiq Karediya. Owner: Rafiq Karediya.**

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

Vice Chair Small opened the public hearing.

Rafiq Karediya, 13917 Carolina Ln, Austin, Texas, submitted a speaker card in support of this item, however, he did not wish to speak.

Interim City Manager Dunlop spoke regarding the location of the property, requested zoning change, and the City's recommendation of C-2 instead of C-3.

Josh Baran with Seven 10 Development Group, 1625 Williams Dr., Georgetown, Texas, submitted a speaker card to speak in support of this item. Mr. Baran answered questions from the Commissioners regarding the planned use for this property. He explained the need for C-3 zoning due to the following categories:

- Office with Showroom
- Office with Warehouse
- Product with Development Services
- Research Services
- Outdoor Use

Interim City Manager Dunlop explained options of approval that was allowed by the Commission which included modifications to requested zoning and options of lesser zoning.

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

There was no further discussion.

Motion to close carried 4-0

- 3. Conduct a public hearing on a Short Form Final Plat for the J & R Martinez Subdivision, two (2) lots on 4.498 acres, more or less, and being located at 15637 Schmidt Loop, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Jorge Luis Martinez.**

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

Vice Chair Small opened the public hearing.

Interim City Manager Dunlop explained Extra Territorial Jurisdiction (ETJ), ETJ Subdivision regulations and the City's responsibility to ensure everything is platted appropriately.

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

There was no further discussion.

Motion to close carried 4-0

CONSENT AGENDA

- 4. Consideration, discussion, and possible action to approve the Community Impact Fee Advisory Committee and Planning and Zoning Commission Minutes of December 08, 2021, Joint Session.**

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

There was no further discussion.

Motion to approve carried 4-0

REGULAR AGENDA

- 5. Consideration, discussion and possible action on a Concept Plan for the Butler - Manor Subdivision, nine (9) lots on 95.16 acres more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. Applicant: LJA Engineering. Owner: Butler Family Partnership, Ltd.**

The City staff recommended that the P&Z Commission approve the Concept Plan for the Butler-Manor Subdivision located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Interim City Manager Dunlop answered questions from the Commission regarding Right-In and Right-Out traffic flow for the property.

MOTION: Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Chavis to approve the Concept Plan for the Butler-Manor Subdivision.

There was no further discussion.

Motion to approve carried 4-0

- 6. Consideration, discussion and possible action on a Rezoning Application for 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located at 13801 N. FM 973, Manor, TX to Heavy Commercial (C-3). Applicant: Rafiq Karediya. Owner: Rafiq Karediya.**

The City staff recommended that the P&Z Commission approve a lesser zoning of Medium Commercial (C-2) instead of Heavy Commercial (C-3) for property being located at 13801 N. FM 973, Manor, Texas.

Josh Baran with Seven 10 Development Group, 1625 Williams Dr., Georgetown, Texas, submitted a speaker card to speak in support of this item. Mr. Baran answered questions from the Commissioners regarding the clarification on uses under C-3. Mr. Baran listed Office with Showroom, Office with Warehouse, and Product Development as the most general uses based on past projects; however, no set plan has been established for the space.

Interim City Manager Dunlop answered questions from the Commissioners regarding the limits and restrictions that can be placed on the C-2 or C-3 zoning. Mr. Dunlop explained the C-3 is the heaviest commercial zoning possible and added allowances under C-2 would be easier to manage by the City in the future.

- MOTION:** Upon a motion made by Commissioner Hardeman and Seconded by Commissioner Butler to approve the Rezoning of 13801 N. FM 973 to Medium Commercial (C-2) with modification to allow (1) Office with Showroom, (2) Office with Warehouse, (3) Product Development Services – general, and (4) Research Services – general.

There was no further discussion.

Motion to approve carried 4-0

- 7. Consideration, discussion and possible action on a Short Form Final Plat for the J & R Martinez Subdivision, two (2) lots on 4.498 acres, more or less, and being located at 15637 Schmidt Loop, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Jorge Luis Martinez.**

The City staff recommended that the P&Z Commission approve the Short Form Final Plat for the J & R Martinez Subdivision, two (2) lots on 4.498 acres, more or less, and being located at 15637 Schmidt Loop, Manor, TX

- MOTION:** Upon a motion made by Commissioner Butler and Seconded by Commissioner Chavis to approve the Short Form Final Plat for the J & R Martinez Subdivision.

There was no further discussion.

Motion to approve carried 4-0

- 8. Consideration, discussion and possible action on a 2022 Subdivision Calendar.**

The City staff recommended that the P&Z Commission approve the 2022 Subdivision Calendar.

Interim City Manager Dunlop gave a brief summary of the 2022 Subdivision Calendar. He answered questions from the Commission about the purpose of the calendar and what it effects.

MOTION: Upon a motion made by Commissioner Chavis and Seconded by Commissioner Butler to approve the 2022 Subdivision Calendar.

There was no further discussion.

Motion to approve carried 4-0

ADJOURNMENT

The Regular Session of the Manor Planning and Zoning Commission adjourned at 7:19 p.m. on Wednesday, January 12, 2022.

These minutes approved by the P&Z Commission on the 9th day of February 2022. *(Audio Recording Archived)*

APPROVED:

Julie Leonard
Chairperson

ATTEST:

Mandy Miller
Administrative Assistant

Draft Minutes



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

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Scott Dunlop, Interim City Manager

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 6:47 p.m. on Wednesday, February 9, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

ADJOURNMENT

These minutes approved by the P&Z Commission on the 9th day of March 2022.

APPROVED:

Julie Leonard
 Chairperson

ATTEST:

Mandy Miller
 Administrative Assistant



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Applicant: LIQUE Engineers

Owner: Ahmed Jafferally

BACKGROUND/SUMMARY:

This PUD Amendment adds the commercial (C-PUD) uses of: Automotive Repair Services and Automotive Washing. It removes the uses: Aviation Services, Construction Sales and Services, Employee Recreation, Funeral Services, and Monument Retail Sales. It also modifies the minimum size of a residential lot to allow for landscape and access lot.

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

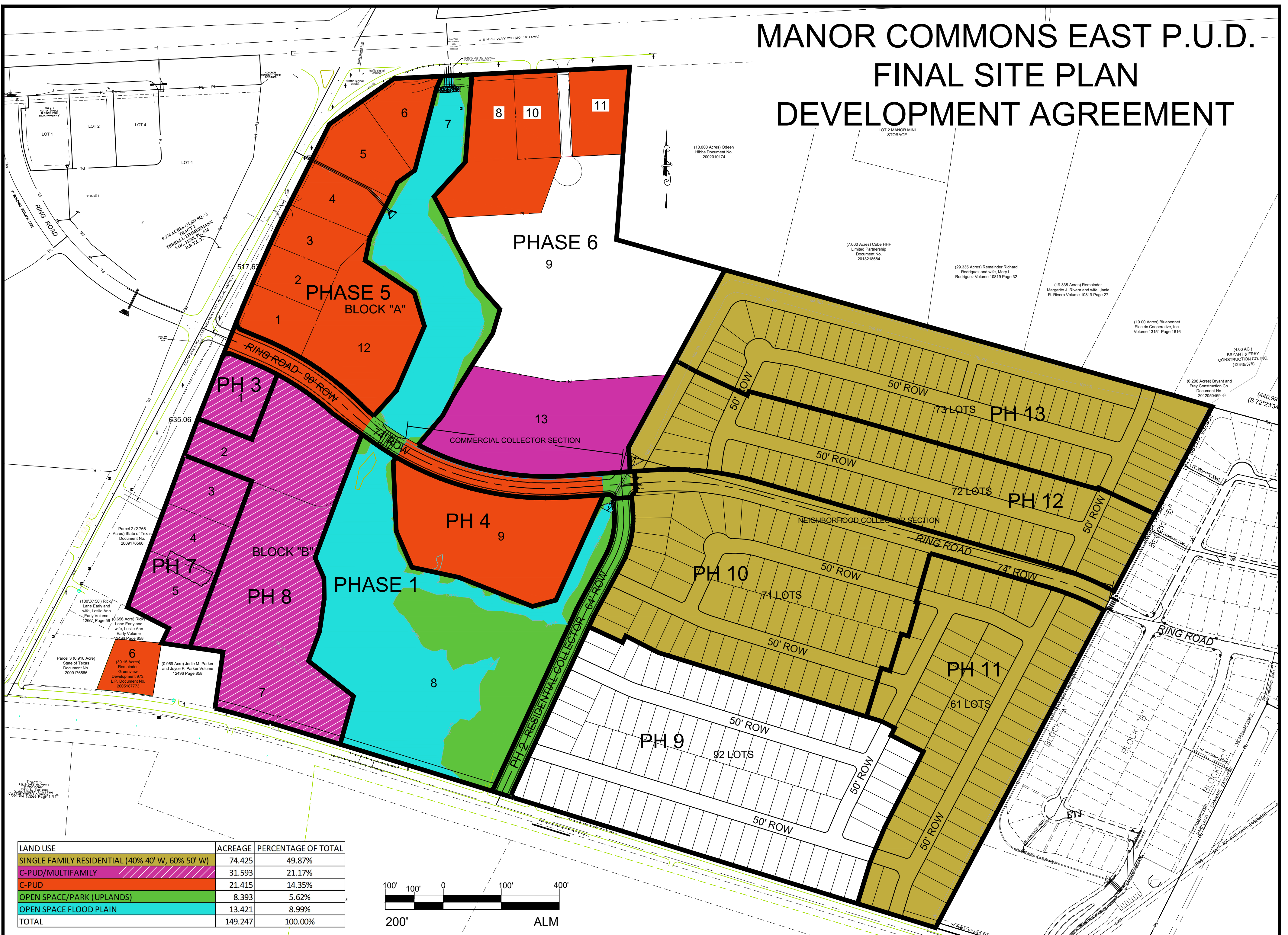
- PUD Site Plan
- Location Map
- Notice
- Labels

STAFF RECOMMENDATION:

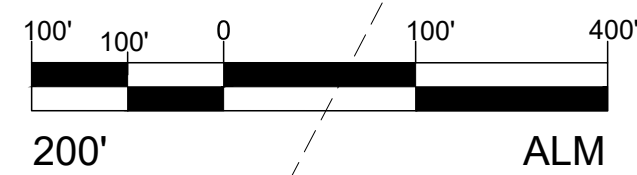
It is the City staff's recommendation that the Planning and Zoning Commission approve a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection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

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

MANOR COMMONS EAST P.U.D. FINAL SITE PLAN DEVELOPMENT AGREEMENT



LAND USE	ACREAGE	PERCENTAGE OF TOTAL
SINGLE FAMILY RESIDENTIAL (40% 40' W, 60% 50' W)	74.425	49.87%
C-PUD/MULTIFAMILY	31.593	21.17%
C-PUD	21.415	14.35%
OPEN SPACE/PARK (UPLANDS)	8.393	5.62%
OPEN SPACE FLOOD PLAIN	13.421	8.99%
TOTAL	149.247	100.00%



C-PUD
Proposed and Permitted Uses. This district allows a mix of commercial uses including, retail, office, commercial, and similar uses excluding residential and multifamily. This district allows the retail sale of goods and products (in the following listed use areas) to which value has been added on-site, including sales of goods and services outside of the primary structure as customary with the uses specifically listed, and the following:

- Administrative Offices and Administrative Services,
- Art Gallery and Art Workshop,
- Automotive Rental,
- Automotive Repair Services,
- Automotive Washing,
- Bed and Breakfast,
- Business and Trade Schools,
- Civic Uses including but not limited to: a college or university, cultural services, Communication Service Facilities, Community Events, Community Recreation, Local Utility Services, Major Public Facilities, Private and Public Primary and Secondary Education Facilities, Postal Facilities, Religious Assembly, Safety Services, Transportation Terminal and all other Civic Uses (c).
- Club or Lodge,
- Communication Services,
- Convenience Storage,
- Cocktail lounge,
- Consumer Convenience Services,
- Consumer Convenience Stores,
- Consumer Repair Services,
- Counseling Services,
- Day Care Services,
- Financial Services,
- Florist,
- Food Court Establishment
- Food Preparation less than 5,000 Sq. Ft. GFA
- Food Sales,
- General Retail Sales,
- Hospital Services,
- Hotel and Motel,
- Indoor Entertainment and Indoor Sports and Recreation,
- Kennels,
- Laundry Services,
- Liquor Sales,
- Medical Offices,
- Off-Site Accessory Parking,
- Outdoor Entertainment and Outdoor Sports and Entertainment,
- Personal Improvement Services and Personal Services,
- Pet Services,
- Plant Nursery,
- Printing and Publishing,
- Professional Office,
- Recreation Equipment Sales,
- Restaurant,
- Restaurant with drive-through
- Service Station,
- Theater,
- Veterinary Services.

Subdivision Information and Guidelines

The Subdivision Allowances and Guidelines requested by the Manor Commons East PUD are as follows:

- Lot frontage widths of single-family lots shall be as follows:
 - Not more than 40% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.
 - 60% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
- The minimum single-family residential lot shall be 4,800 square feet.
- Single Family residential lots shall have a minimum side set back of five (5) feet for each lot.
- Single family residential lots shall have a minimum rear set back of ten (10) feet for each lot.
- Lots shall not be required to face a similar lot across the street.
- Concept Plan and the Preliminary Plat will expire ten (10) years after the filing date instead of the period designated in Ordinance No. 263B.
- The Final Plat is recorded in the Official Public Records within two years of approval by the Commission, such approval shall be void, except that the developer may apply in writing to allow extension of approval prior to the end of such two (2) year period, stating just cause therefore, and the Commission may grant an extension not to exceed one year.

Zoning Guidelines Requested and Zoning Information Provided

The Zoning Allowances and Guidelines requested for the Manor Commons East PUD are as follows:

- Approved Land Uses
The land uses shown on the master plan shall be permitted. Changes to the location of the land uses shown on the master plan shall be granted by the planning and zoning commission if (a) the proposed land uses are consistent with the following table; or (b) the change in location of land uses does not result in a higher density use than the use shown on the master plan. Any application for a change in location of land uses is deemed approved if the planning and zoning commission does not disapprove it within 30 days after the date the application is filed with the city secretary. If the planning and zoning commission disapproves an application for a change of land uses, then the applicant may appeal that disapproval to the City Council. The City Council will act on appeal within 30 days of the date the appeal is filed with the City Secretary.

TABLE 1: SITE DATA AND ACREAGES

LAND USE	ACREAGE	PERCENTAGE OF TOTAL ACREAGE
SINGLE FAMILY RESIDENTIAL	74.425	49.87 %
MULTIFAMILY (R - 3) / COMMERCIAL C-PUD	17.191	11.52 %
COMMERCIAL C-PUD	35.133	23.54 %
OPEN SPACE / CITY PARKLAND	22.499	15.07 %
TOTAL	149.247	100.0 %

2. Minimum Lot Size, Height, and Lot Width Information

TABLE 2: SETBACK, HEIGHT, AND LOT WIDTH INFORMATION

LAND USE	FRONT YARD SETBACK (FT)	SIDE YARD SETBACK (FT)	STREET SIDE YARD SETBACK (FT)	REAR YARD SETBACK (FT)	MINIMUM LOT SIZE (SQ. FT)	MINIMUM LOT WIDTH (FT)	MAX HEIGHT LIMIT (FT)
SINGLE FAMILY RES.	20	5	15	10	4,800	40	35
R-3	25	5	15	10	7,500	50	50
C-PUD	7	15	15	25	5,750	50	50
OS	25	10	15	25	7,500	60	35

- Note: Single Family Development will follow the guidelines above and below when such category is listed (when a guideline is not listed, Single Family will default to R-2 zoning in the City of Manor Zoning Ordinance for interpretation of a specific guideline):
- Not more than 40% of such lots, not including cul-de-sac lots, may have a lot frontage width of not less than 40 feet.
 - 60% or more of such lots, not including cul-de-sac lots, shall have a lot frontage width of 50 feet or greater.
 - The minimum single-family residential lot shall be 4,800 square feet.
 - Duplexes will not be allowed.
 - Cul-de-sac lots shall have minimum frontage of 33 feet.
 - MINIMUM LOT FRONTAGE, SQUARE FOOTAGE, AND LOT PERCENTAGES DO NOT APPLY TO LANDSCAPE/ACCESS LOTS. OCCUPIED STRUCTURES SHALL NOT BE PERMITTED ON LANDSCAPE/ACCESS LOTS. NON-OCCUPIED STRUCTURES SHALL BE A MINIMUM OF 10' FROM THE LANDSCAPE/ACCESS LOT BOUNDARY, UNLESS AUTHORIZED BY THE BUILDING OFFICIAL. SIDEWALKS, PAVING, AND FENCING SHALL NOT BE CONSIDERED STRUCTURES FOR THE PURPOSES OF SETBACKS.

3. Multifamily Development

Multifamily Development will follow the guidelines above and below for R-3 zoning when such category is referenced unless an exception is noted. Multifamily development will not allow more than 25% of any project to be affordable units that are in a government program with the exception of Senior Housing in which a community may have an unlimited amount of affordable units. When no specific guideline is listed, Multifamily Development will follow the R-3 Zoning guidelines listed in the City of Manor Zoning Ordinance 185-P effective as of June 20, 2016.

4. Commercial Development

Commercial Development will follow the uses and guidelines listed under C-PUD. When a specific guideline is not listed, Commercial Development will follow the guidelines as listed under C-1 and C-2 Zoning in the City of Manor Zoning ordinance 185-P effective as of June 20, 2016.

5. Lot Coverage

TABLE 3: ALLOWABLE LOT COVERAGE

LAND USE	MAIN BUILDINGS	MAIN AND ACCESSORY BUILDINGS
Single Family Residential	40%	50%
R-3	40%	50%
C-PUD	60%	70%
OS	50%	60%

Note: Single Family development will follow the Single Family Residential Guidelines. Multifamily will follow the R-3 Guidelines. Commercial development will follow the C-PUD Guidelines and Open Space will follow the OS guidelines.

6. Open Space

In addition, to the uses allowed under the OS guidelines, food trailers will be a permitted use. Parkland Dedication requirements for the entire PUD including but not limited to single family, multifamily and commercial will be satisfied upon the dedication of Open Space to the City of Manor by developer.

7. Landscaping

The following percentage of the net area of each lot shall be landscaped. The net lot area shall equal the total area less the area to be left unimproved because of the existence of natural features that are worthy of preservation or that would make improvements impractical.

TABLE 4: LANDSCAPING REQUIREMENTS

LAND USE	NET LOT AREA
Single Family Residential	SEE NOTE
R-3	20%
C-PUD	15%
OS	20%

Note: minimum landscaping requirements for each lot within a single-family dwelling shall be a minimum of two (2) two-inch trees, six (6) two-gallon trees and lawn grass from the property line to the front two (2) corners of the structure. Residential structures on reverse frontage lots shall also be required to screen the rear of the structure from the abutting highway, access road, or other public right of ways.

8. Maximum Density

TABLE 5: ALLOWABLE MAXIMUM DENSITIES

LAND USE	MAXIMUM DENSITY
R-3	23 UNITS PER ACRE
C-PUD	1.8 TO 1 FAR

9. Tree Removal and Tree Mitigation

For any commercial lots, all tree mitigation related to a particular lot will occur and be addressed at the time of a site development permit related to such particular lot and will not be required to be addressed prior to such time.

10. Sidewalks on Ring Road

No sidewalks will be required on Ring Road on the south side of the road in areas designated on Exhibit A as an 8 foot concrete walk along the north side of Ring Road. An 8 foot sidewalk will be required on the north side of Ring Road in such designated areas.

11. Landscaping

Landscaping will comply with City of Manor Ordinance 365.

12. Off-street Parking and Loading Facilities

Standard City of Manor Parking requirements will be used but any user may apply for a variance from the City of Manor parking requirements with signed authorization from the developer without revising or amending the PUD document.

13. Environmental

Development will be in accordance with the Environmental Assessment for the site.

14. Drainage

A CLOMR has been approved for the proposed development and drainage requirements will be demonstrated with the Preliminary Plan Submittal.

15. Water and Wastewater

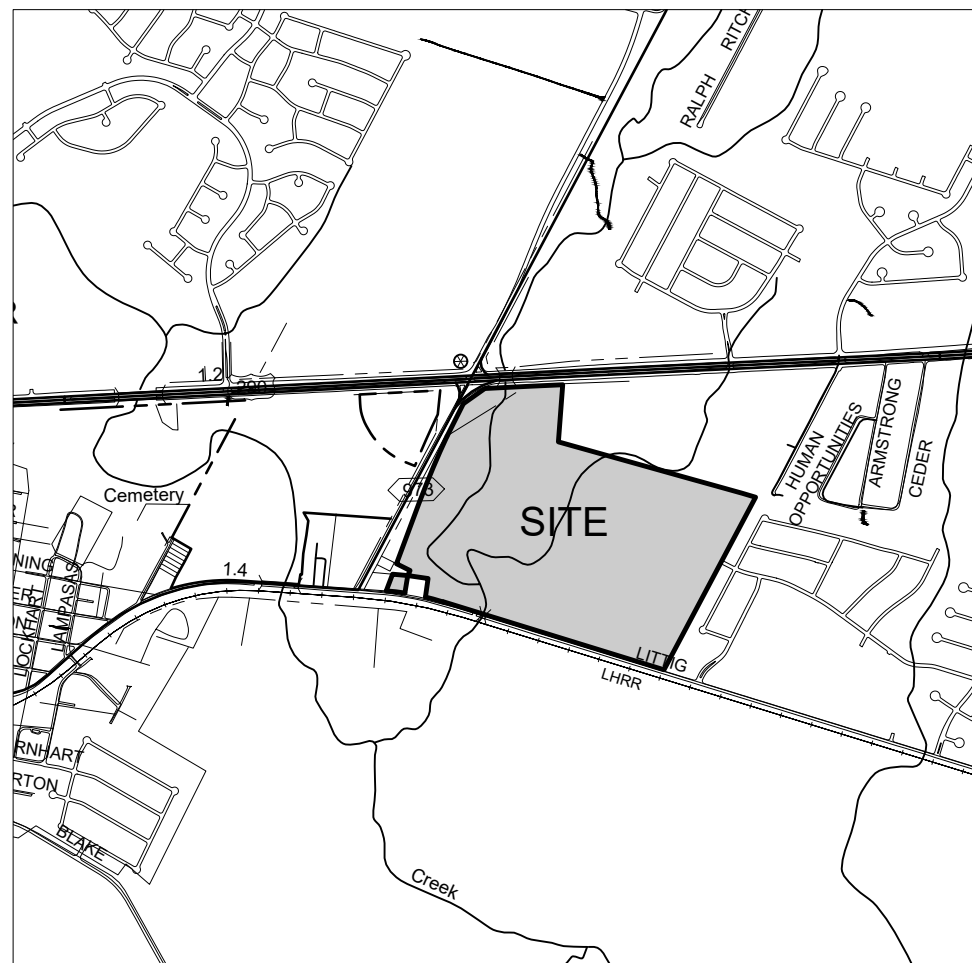
Wastewater for the entire development will be provided by the City of Manor. Water for the commercial areas will be provided by the City of Manor and for the residential areas by Manville W.S.C. The area designated as potential multifamily will be served by Manville W.S.C. unless they differ to the City of Manor.

16. Garbage Service

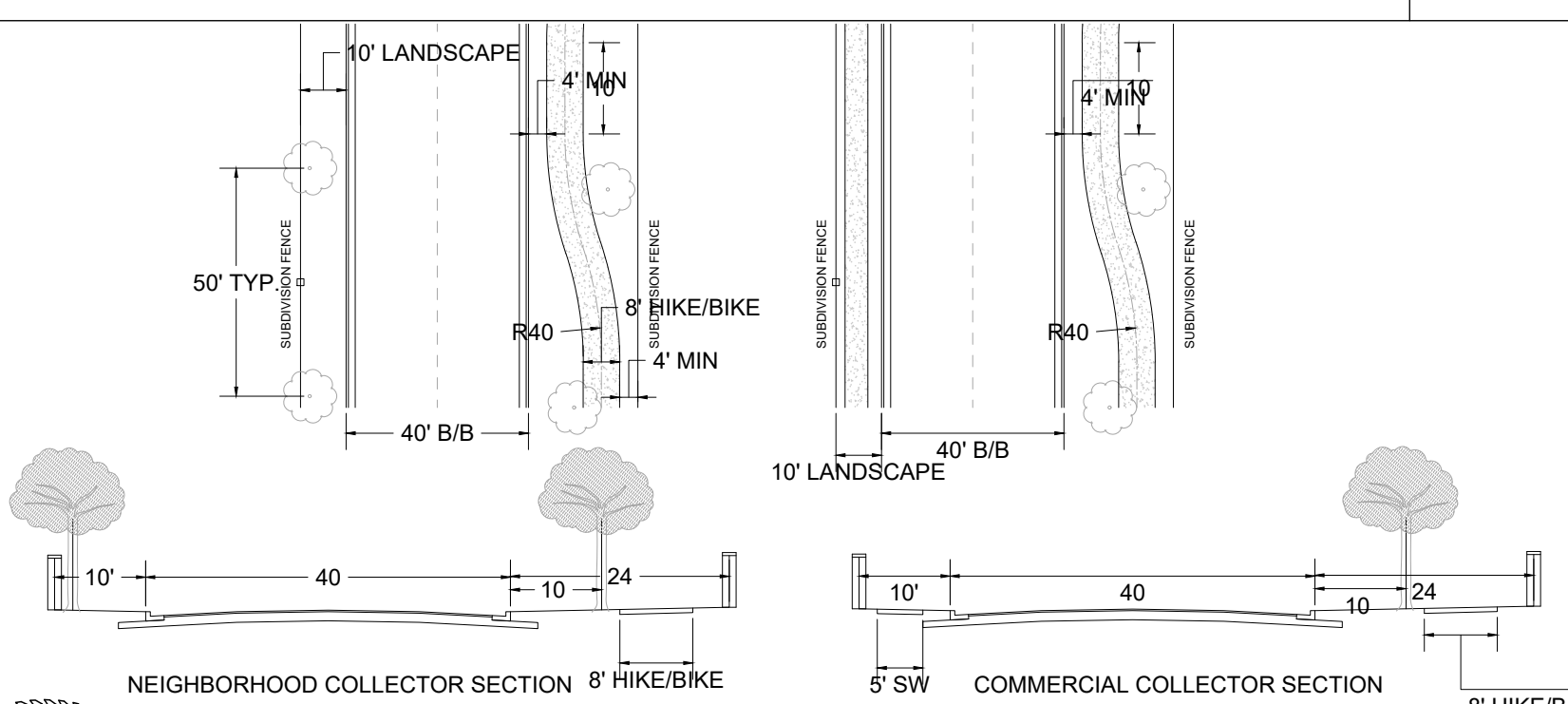
Garbage Service will be provided by a state permitted waste disposal service.

17. Electric and Gas

Electric service will be provided by Bluebonnet Electric. Gas service will be provided by Atmos.



LOCATION MAP
SCALE 1"=2000'



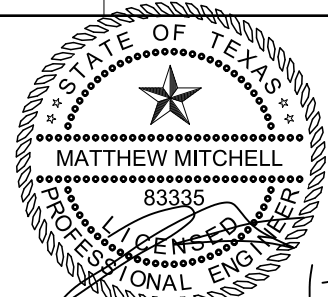
ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Manor, Texas, on this the _____ day of _____, 2022, A.D.

Approved: Julie Leonard, Chairperson
Attest: City Secretary

ACCEPTED AND AUTHORIZED for record by the City Council of the City of Manor, Texas, on this the _____ day of _____, 2022, A.D.

Approved: Dr. Christopher Harvey, Mayor
Attest: City Secretary

MANOR COMMONS EAST P.U.D.
FINAL SITE PLAN
MANOR, TEXAS



1-31-2022

ALM ENGINEERING, INC.
CONSULTING ENGINEERS
925 S Capital of TX Hwy, Ste. B220
West Lake Hills, Texas 78746
(512) 431-9600 * almeng@sbcglobal.net

F-3565

SCALE:	1"=200'	#	REVISION	DATE
DATE:	1/31/2022	1	INCREASE C-PUD/MULTIFAMILY ZONING AREA	6/10/2019
JOB:	P.U.D.	2	REVISE C-PUD USES & 4800sq ACCESS L.S. LOTS	1/28/2022
DRAWN BY:				
CHECKED BY:	MM			



February 23, 2022

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1388-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 149.247 acres, more or less, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX. The request will be posted on the agenda as follows:

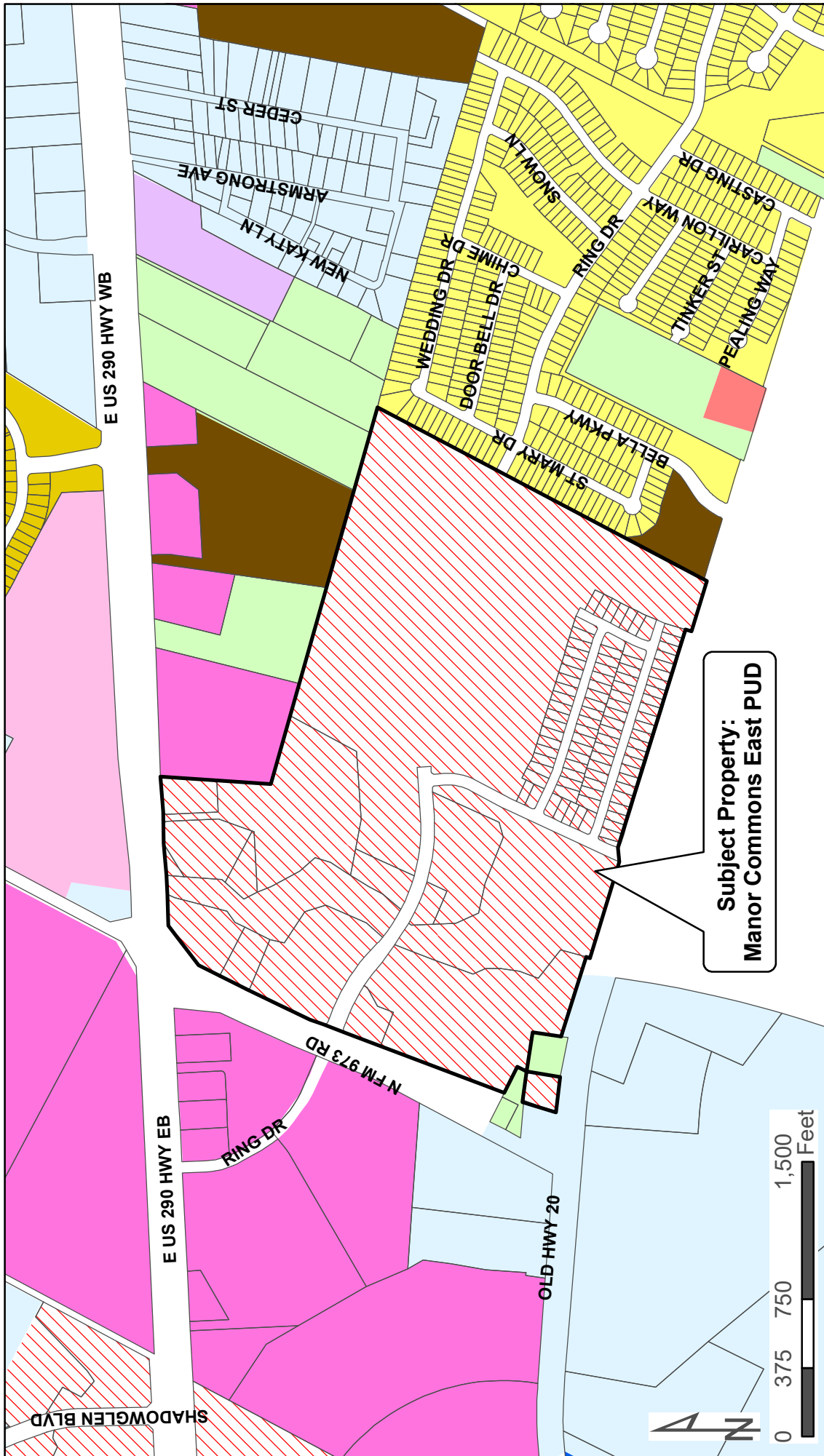
Public Hearing: Conduct a public hearing on a Rezoning Application for Manor Commons East for a Planned Unit Development Amendment for 149.247 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract 315, and being located near the intersection of US Hwy 290 and N. FM 973, Manor, TX.

Applicant: LIQUE Engineers

The Planning and Zoning Commission will meet at 6:30PM on March 9, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

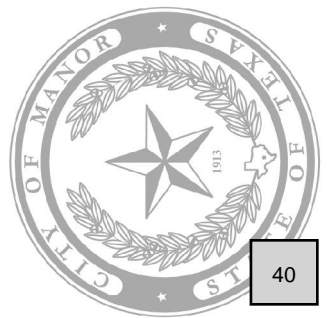
The City Council will meet at 7:00PM on March 16, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

You are being notified because you own property within 300 feet of the property for which this Rezoning Application has been filed. Comments may 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.



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

Proposed Planned Unit Development (PUD) Amendment



GRIFFIN DEMETRIUS L & WILBERT
GRIFFIN
12828 SAINT MARY'S DR
MANOR, TX 78653

VILLELA TINA W
12832 SAINT MARY'S DR
MANOR, TX 78653

CASTELO MONICA
12836 SAINT MARY'S DR
MANOR, TX 78653

EJAZ RABIA & ASIM INAM
222 SHORTHORN ST
CEDAR PARK, TX 78613

JACKSON DOUGLAS E
12844 SAINT MARY'S DR
MANOR, TX 78653

WHITE LAWRENCE
12848 ST. MARY'S DR
MANOR, TX 78653

VALDEZ ALISSA L & JOSE N RODRIGUEZ
12852 SAINT MARY'S DR
MANOR, TX 78653

MYERS ANDREW MASON
12856 SAINT MARY'S DR
MANOR, TX 78653

VILLARREAL JORGE S & AIDEE T
12860 ST MARY'S DR
MANOR, TX 78653

HERRERA LISA & JOSEPH R NIETO
12700 WEDDING
MANOR, TX 78653

MENDOZA DORA ALICIA
12704 WEDDING
MANOR, TX 78653

DELOACH TRACIE D & FREDERICK
12708 WEDDING DR
MANOR, TX 78653

MARTINEZ NANCY
12700 DOORBELL DR
MANOR. TX 78653

HAYWOOD SHELTON M & TRIMICA S
12704 DOORBELL DR
MANOR, TX 78653

MORALES JOSE E & CELIDA LOPEZ
12708 DOORBELL DR
MANOR, TX 78653

PADILLA LUCERO & ZICO MICHEL
GOMEZ-BENITEZ
12701 DOORBELL DR
MANOR, TX 78653

LINDELL CRISTAL
12705 DOORBELL DR
MANOR, TX 78653

DOWNER TERESA R
7735 KYLE ST
TUJUNGA, CA 91042

REINER AUBREY
12700 RING DR
MANOR, TX 78653

HANKINS KRISTOPHER C
12704 RING DR
MANOR, TX 78653

HAMMERSMITH JACOB JOHN
12757 ST MARY'S DR
MANOR, TX 78653

AMERICAN HOMES 4 RENT
ATTN: PROPERTY TAX DEPT 23975 PARK
SORRENTO STE 300
CALABASAS, CA 91302

LUO TIEN-YING
15301 ORA LN
PFLUGERVILLE, TX 78660

DIAZ JULIA K & REBECA DIAZ
12745 SAINT MARY'S DR
MANOR, TX 78653

SAULS SHECHEM
12741 ST MARY'S DR
MANOR, TX 78653

TIMMONS LARRY
12737 ST MARY'S DR
MANOR, TX 78653

RENTERIA RICARDO & RAQUEL MALPICA
RIVERA
12733 ST MARY'S DR
MANOR, TX 78653

YANG ALLEN
8230 SPICEWOODSPRINGS RD #9
AUSTIN, TX 78759

BORRA MANAGEMENT LLC
12501 PAINTED BUNTING DR
AUSTIN, TX 78726

SHAH BIREN J
9305 GRAND OAK CV
AUSTIN, TX 78750

VARGAS ALANA LORENE & ALEJANDRO
12612 SAINT MARY'S DR
MANOR, TX 78653-4598

HABIB ENTERPRISES LLC
PO BOX 27241
AUSTIN, TX 78755

CARNEIRO LEONILSO & M Item 5.
CARNEIRO
12620 ST MARY'S DR
MANOR, TX 78653

WEILL JACOB & MICHEAL A WEILL
26120 HALL RD
JUNCTION CITY, TX 97448

RAMAKRISHNAN ARVIND
1400 CARPENTIER ST APT 205 SAN
LEANDRO, CA 94577

TEFERRA GIRMA WOLD & GENET T
GEBREYSUS
12632 ST MARY'S DR.
MANOR, TX 78653

COLEMAN MERLINDA B
12636 SAINT MARY'S DR
MANOR, TX 78653

REDKEY TIMOTHY GLEN
8343 EXBOURNE ST
SAN ANTONIO, TX 78250

SANCHEZ ZONIA & WILL A CRUZ
12704 ST MARY'S DR
MANOR, TX 78653

BUTLER ROSALYN
12708 ST MARY'S DR
MANOR, TX 78653

KIRK REAGAN N & NATHAN J
12712 ST MARY'S DR
MANOR, TX 78653

SWAN KAREN ANNE
12716 ST MARY'S DR
MANOR, TX 78653

GOMEZ ROBERT
12720 SAINT MARY'S DR
MANOR, TX 78653

BUTLER TRUDY
11830 FM 356 TRINITY
MANOR, TX 75862

MUSE MARILYN
12728 SAINT MARY'S DR
MANOR, TX 78653

HUT HOMES INC
1803 PALO ALTO
LEANDER, TX 78641

BOLT DEBRA L
144 COUNTY ROAD 703
ATHENS, TX 37303

LAREZ MARY ANN
12740 ST MARY'S DR
MANOR, TX 78653

WILLIAMS ARTISHA R
12744 SAINT MARY'S DR
MANOR, TX 78653

AMERICAN HOMES 4 RENT PROPERTIES
EIGHT LLC
ATTN: PROPERTY TAX DEPT 23975 PARK
SORRENTO STE 300
CALABASAS, CA 91302

PEREZ EDUARDO
12752 SAINT MARY'S DR
MANOR, TX 78653

CARTER GERAIMY T
12756 SAINT MARY'S DR
MANOR, TX 78653

BENITEZ CRISTAL C & VICTOR M
ALMAGUER JR
12760 ST MARY'S DR
MANOR, TX 78653

CAPELO REBEKAH C
12800 SAINT MARY'S DR
MANOR, TX 78653

YORK ANTHONY W
19331 PEACHTREE LN
HUNTINGTON BEACH, CA 92648

BOURGEOIS NAOMI
12808 SAINT MARY'S DR
MANOR, TX 78653

NEGASH HIRITY H
12812 SAINT MARY'S DR
MANOR, TX 78653

COLCHADO JAVIER FRANCO & MARIA
ELENA PENAZOLA-MOYA
12816 ST MARY'S DR
MANOR, TX 78653

CADAVID ALVARO ALEXANDER
12820 SAINT MARY'S DR
MANOR, TX 78653

GUTIERREZ RITA
12824 SAINT MARY'S DR
MANOR, TX 78653

FASKE EFFIE MARIE
12717 ST MARY'S DR
MANOR, TX 78653

MARTINEZ FELIX RODRIGUEZ
12713 SAINT MARY'S DR
MANOR, TX 78653

DICKERSON CASSANDRA A &
W
12709 SAINT MARY'S DR
MANOR, TX 78653

GLASER 2013 FAMILY TRUST MITCHELL C
GLASER & WENDI ANN GLASER
904 SAGEWOOD DR
S LAKE TAHOE, CA 96150

IBARRA-MARTINEZ JOSE ALBERTO
12701 SAINT MARY'S DR
MANOR, TX 78653

GREENVIEW DEVELOPMENT 157 L P
501 VALE ST
AUSTIN, TX 78746

WILBARGER CREEK MUD NO 2
ARMBURST & BROWN LLP 100
CONGRESS AVE STE 1300
AUSTIN, TX 78701-2744

MARQUEE INVESTMENTS LLC
PO BOX 82653
AUSTIN, TX 78708-2653

GREENVIEW DEVELOPMENT 973 L P
BARTH TIMMERMANN 501 VALE ST
AUSTIN, TX 78746-5732

EARLY RICKY LANE & LESLIE ANN
101 OAK BREEZE CV
GEORGETOWN, TX 78633-5608

ETERNAL FAITH BAPTIST CHURCH
12720 FM 973
MANOR, TX 78653-5151

TIMMERMANN GERALDINE
PO BOX 4784
AUSTIN, TX 78765-4784

GREENVIEW MANOR COMMONS SW LP
PO BOX 162304
AUSTIN, TX 78716-2304

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN, TX 78766-9190

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

HIBBS SANDRA K
5409 MUSKET RIDGE PKWY
AUSTIN, TX 78759-6223

CUBE HHF LP
5 OLD LANCASTER RD
MALVERN, PA 19355-2132

GRASSDALE AT MANOR LLC
16051 ADDISON RD STE 201
ADDISON, TX 75001-5372

BLUEBONNET ELECTRIC COPERATIVE INC
PO BOX 260888
PLANO, TX 75026-0888

BRYANT & FREY CONSTRUCTION
COMPANY INC PO BOX 359
MANOR, TX 78653-0359

SMSB REAL ESTATE LLC
PO BOX 338
FENTRESS, TX 78622-0338



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
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 K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

Applicant: Civiltude LLC

Owner: Manor Independent School District

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It is a 1 lot, 40 acre subdivision for the future Manor ISD K-8 Campus.

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

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

STAFF RECOMMENDATION:

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

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

**GREENBERRY GATES
SURVEY NO. 63
ABSTRACT NO. 315**

REMAINDER OF A
CALLED 94.85 ACRES
("TRACT 4")
SG LAND HOLDINGS, LLC
DOC. NO. 2012217281
O.P.R.T.C.T.

CALLED 0.61 ACRE
ALLAN CLICK
DOC. NO. 2003260859
O.P.R.T.C.T.

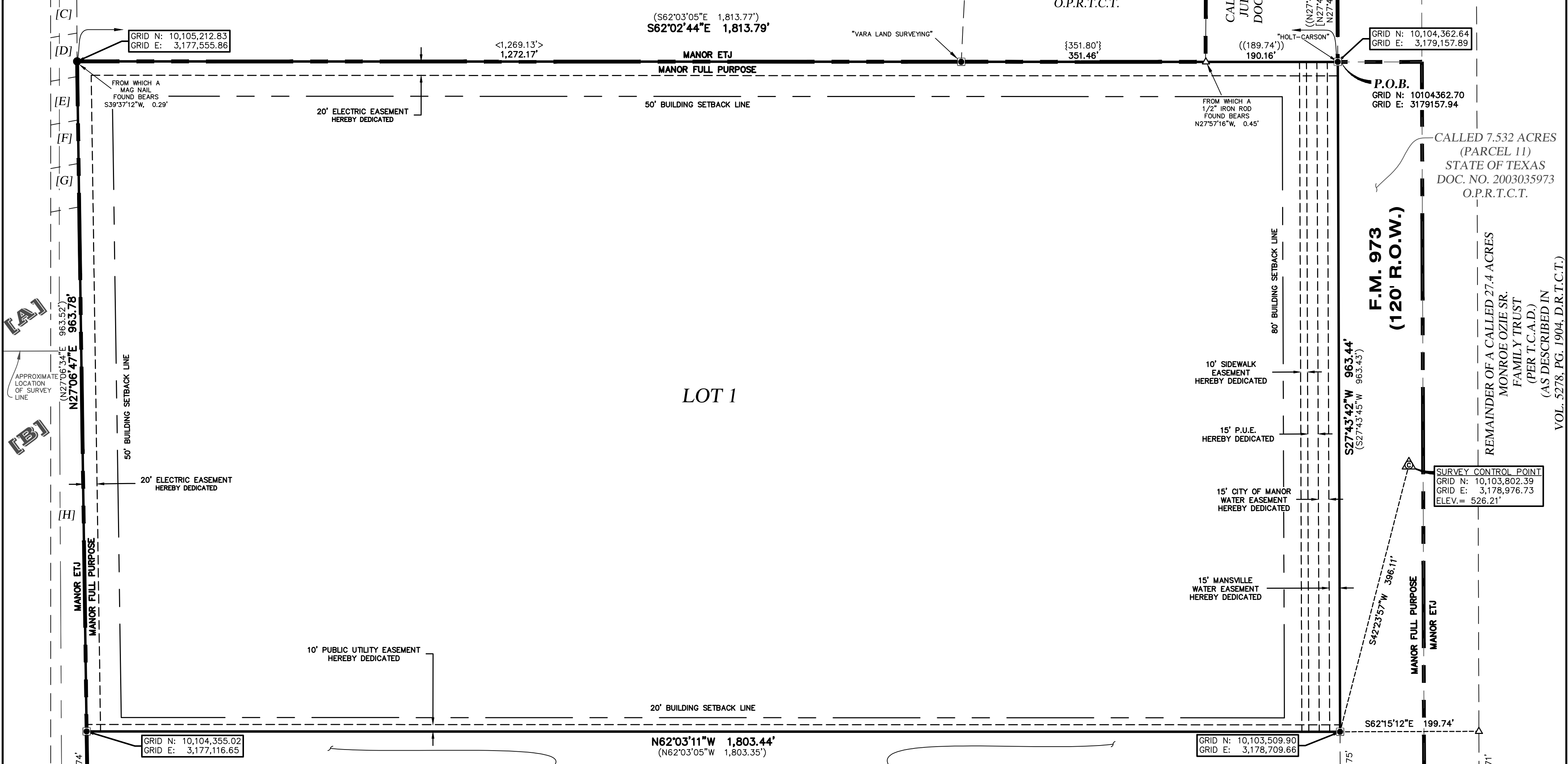
LOT 1, BLOCK "A"
BLUEBONNET FINAL PLAT
DOC. NO. 200800197
O.P.R.T.C.T.

CALLED 1.069 ACRE
JULIO C. MIRELES
DOC. NO. 2015111013
O.P.R.T.C.T.

CALLED 0.684 ACRE
("PARCEL 10B")
STATE OF TEXAS
DOC. NO. 2001150390
O.P.R.T.C.T.

CALLED 7.532 ACRES
(PARCEL 11)
STATE OF TEXAS
DOC. NO. 2003035973
O.P.R.T.C.T.

REMAINDER OF A CALLED 27.4 ACRES
MONROE OZIE SR.
FAMILY TRUST
(PER T.C.A.D.)
(AS DESCRIBED IN
VOL. 5278, PG. 1904, D.R.T.C.T.)



LOT 1

REMAINDER OF A CALLED 116.45 ACRES
("TRACT 1")
THE BUTLER FAMILY PARTNERSHIP, LTD.
VOL. 12271, PG. 872, R.P.R.T.C.T.
(AS DESCRIBED IN VOL. 4795, PG. 167, D.R.T.C.T.)

**F.M. 973
(120' R.O.W.)**

SURVEY CONTROL POINT
GRID N: 10,103,802.39
GRID E: 3,178,976.73
ELEV. = 526.21'

LEGEND		
—	PROPERTY LINE	
---	EXISTING PROPERTY LINES	R.O.W.
---	EXISTING EASEMENTS	P.R.T.C.T.
●	1/2" IRON ROD FOUND (UNLESS NOTED)	O.P.R.T.C.T.
●	IRON ROD WITH "RRP SURVEYING" CAP FOUND (UNLESS NOTED)	R.P.R.T.C.T.
□	TXDOT TYPE III 5/8" ALUMINUM CAPPED FOUND	D.R.T.C.T.
▲	CALCULATED POINT	(.....)
▲	MAG NAIL FOUND	[.....]
⊙	SURVEY CONTROL POINT	{.....}
○	P.O.B.	POINT OF BEGINNING
— —	P.U.E.	PUBLIC UTILITY EASEMENT
VOL./PG.	VOLUME, PAGE	<----->
DOC. NO.	DOCUMENT NUMBER	((.....))
		PLAT RECORDS, TRAVIS COUNTY, TEXAS
		OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
		REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS
		DEED RECORDS, TRAVIS COUNTY, TEXAS
		RECORD INFORMATION PER DEED DOC. NO. 2021070036
		RECORD INFORMATION PER DEED DOC. NO. 2001150390
		RECORD INFORMATION PER PLAT DOC. NO. 200800197
		RECORD INFORMATION PER PLAT DOC. NO. 2012217281
		RECORD INFORMATION PER PLAT DOC. NO. 2001150390

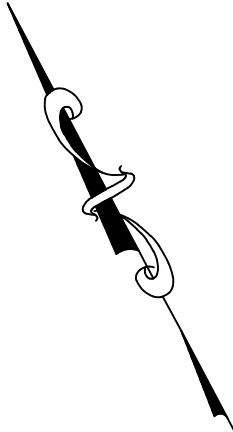
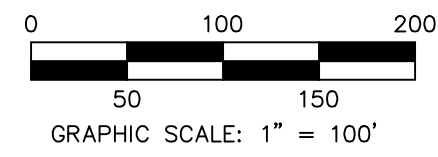
SURVEY CONTROL:
CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES (STATE PLANE TEXAS CENTRAL - 4203) AND ELEVATIONS (NAVD88) SHOWN HEREON WERE COMPUTED FROM NGS O.P.U.S. SOLUTION REPORT DERIVED FROM 4WARD STATIC DATA COLLECTED JULY 06, 2021.

FLOODPLAIN NOTE:
THIS PROPERTY IS LOCATED WITHIN ZONE 'X', (UNSHADED) AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON F.I.R.M. MAP NO. 48453C0485J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

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

LOT SUMMARY:
LOT 1 40.0070 AC. 1,742,706 SQ. FT.
OVERALL 40.0070 AC. 1,742,706 SQ. FT.

BEARING BASIS:
ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000080179515.



FINAL PLAT OF MANOR K-8 SCHOOL City of Manor, Travis County, Texas

4WARD
Land Surveying
A Limited Liability Company
PO Box 90876, Austin Texas 78709
WWW.4WARDLS.COM (512) 537-2384
TBPELS FIRM #10174300

Date:	2/9/2022
Project:	01260
Scale:	1" = 100'
Reviewer:	DV
Tech:	HT
Field Crew:	TS/JC
Survey Date:	JULY 2021
Sheet:	1 OF 2



Texas Engineering Firm #4242

Date: Thursday, October 21, 2021

Mike Reyes
Civiltude LLC
5110 Lancaster CT
Austin 78723
mike@civiltude.com

Permit Number 2021-P-1367-SF
Job Address: MISD K-8 Campus Short Form Final Plat, Manor, TX. 78653

Dear Mike Reyes,

The first submittal of the MISD K-8 Campus Short Form Final Plat (*Short Form Final Plat*) submitted by Civiltude LLC and received on February 15, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.
2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.
5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).
7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.
8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.
9. Questions regarding these review comments can be addressed to Pauline Gray or A.J. Girondo (agirondo@gbateam.com).

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



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court Phone 512-761-6161
Austin, Texas 78723 Fax 512-761-6161
Firm Registration #12469 hello@civiltitude.com
www.civiltitude.com

Item 6.

January 12, 2022

Pauline Gray, P.E.
Jay Engineering
1500 County Road 269
Leander, TX 78641

Re: **Response to Comment report sent October 21, 2021**
MISD K-8 Campus Short Form Final Plat (2021-P-1367-SF)

1. *Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.*
Name has been removed as requested.

2. *Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).*
The current wording has been taken from the City of Mano Short Form Final Plat Requirements checklist. Please provide note if not correct and we will update.

3. *Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).*
Building setbacks are now shown on the plat.

4. *Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.*
Spaces for document number have been shown. These easements are all to be dedicated by separate instrument.

5. *Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).*
Legal description is now added on sheet 2.

6. *The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).*
Understood. Engineer and surveyor will sign and seal the final recorded copy of the plans. Pending approval of all other comments.

7. *Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.*
Correct, City of Manor will be the utility provider for the site.

8. *Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.*
Note 1 now reads as requested.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.
Sincerely,

Mike Reyes, PE
Date: 1/12/2022



Texas Engineering Firm #4242

Date: Friday, February 4, 2022

Mike Reyes
 Civiltude LLC
 5110 Lancaster CT
 Austin 78723
 mike@civiltude.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1367-SF
 Job Address: MISD K-8 Campus Short Form Final Plat, Manor 78653

Dear Mike Reyes,

The subsequent submittal of the MISD K-8 Campus Short Form Final Plat submitted by Civiltude LLC and received on February 15, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. Please remove Philip Tryon's name from the P&Z signature block. It should just read P&Z Chairperson.~~
- ~~2. Please revise the note regarding that the subdivision is located within the City of Manor to the one corresponding on the checklist per City of Manor Subdivision Ordinance Article II Section 28(c).~~
- ~~3. Please label setbacks per the zoning ordinance on the plat per City of Manor Subdivision Ordinance Article II Section 28(c).~~
- 4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.**
- ~~5. Provide the legal description of the lot being platted sufficient to prove mathematical closure in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).~~
- 6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).**
- ~~7. Clarify who will be the water service provider for the site. Per previous discussions the site was proposed to be served by Manor water and wastewater.~~
- ~~8. Plat Note 1 should say: No lot in this subdivision shall be occupied until connected to the City of Manor water and wastewater systems.~~
- ~~9. Questions regarding these review comments can be addressed to Pauline Gray or A.J. Gironde (agironde@gbateam.com).~~
- 10. Please update the certification blocks on Sheet 2 of the plat to read that the P&Z Chairperson is Julie Leonard and the Mayor is Dr. Christopher Harvey.**

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



CIVILITUDE
ENGINEERS & PLANNERS

5110 Lancaster Court
Austin, Texas 78723
Firm Registration #12469

Phone 512-761-6161
Fax 512-761-6167
hello@civiltitude.com
www.civiltitude.com

Item 6.

February 10, 2022

Pauline Gray, P.E.
Jay Engineering
1500 County Road 269
Leander, TX 78641

Re: **MISD K-8 Campus Short Form Final Plat (2021-P-1367-SF)**

4. Provide the document numbers for all of the easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 28(c). The easements will need to be recorded prior to recordation of the final plat.

Easements have been changed to be recorded per plat.

6. The engineer and surveyor of record should affix their seals to the plat per City of Manor Subdivision Ordinance Article II Section 28(c).

Seals and signatures have been added.

10. Please update the certification blocks on Sheet 2 of the plat to read that the P&Z Chairperson is Julie Leonard and the Mayor is Dr. Christopher Harvey.

Names have been updated.

If you have any question about any of the items included in this submittal, please call us at 512-761-6161.

Sincerely,

Jordan Miller, PE

Date: 2/10/2022



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Thursday, February 17, 2022

Mike Reyes
Civiltude LLC
5110 Lancaster CT
Austin 78723
mike@civiltude.com

Permit Number 2021-P-1367-SF
Job Address: MISD K-8 Campus Short Form Final Plat, Manor 78653

Dear Mike Reyes,

We have conducted a review of the final plat for the above-referenced project, submitted by Mike Reyes and received by our office on February 15, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



February 23, 2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor K-8 School Subdivision
Case Number: 2021-P-1367-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 K-8 Subdivision located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX. The request will be posted on the agenda as follows:

Public Hearing: Conduct a public hearing on a Short Form Final Plat for the Manor K-8 Subdivision, one (1) lot on 40.00 acres, more or less, and being located near the intersection of N. FM 973 and Shadowglen Trace, Manor, TX.

***Applicant:* Civiltude LLC**

***Owner:* Manor Independent School District**

The Planning and Zoning Commission will meet at 6:30PM on March 9, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

MONROE BYRON A W LIFE ESTATE
13407 FM 973 N
MANOR TX 78653

MONROE OZIE SR FAMILY TRUST
PO BOX 254
MANOR TX 78653

TIMMERMANN TERRILL
PO BOX 4784
AUSTIN TX 78765

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

SG LAND HOLDINGS LLC
2392 MORSE AVE
IRVINE CA 92614

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

SHADOWGLEN RESIDENTIAL
COMMUNITY LTD
8015 SHOAL CREEK BLVD STE 113
AUSTIN TX 78757

BUTLER FAMILY PARTNERSHIP LTD
PO BOX 9190
AUSTIN TX 78766

MCARTHUR MARILYN D
11725 PILLION PL
MANOR TX 78653

STIGGERS GARY L
11729 PILLION PL
MANOR TX 78653

TAYLOR WILLIAMS WESLEY JR &
11733 PILLION PL
MANOR TX 78653

KOLAH-KOOCHKEKI CHARLOTTE S &
11737 PILLION PL
MANOR TX 78653

LOVELAND TIMOTHY J & ROSA E
13816 FIELD SPAR
MANOR TX 78653

ACOSTA CARMEN & RODOLFO
13820 FIELD SPAR DR
MANOR TX 78653

BENEDETTI BRETT R
13824 FIELD SPAR DR
MANOR TX 78653

PRIETO DAISY & SALVADOR U
FLORES
13828 FIELD SPAR DR
MANOR TX 78653

BITA TEODOR & ASPAZIA
13832 FIELD SPAR DR
MANOR TX 78653

MUNOZ GABRIEL JR & KEITH ROHN
11501 SUN GLASS DR
MANOR TX 78653

JONES MICHAEL & LINDSAY
13821 FIELD SPAR DR
MANOR TX 78653

KIM CHAE KYUNG &
13817 FIELD SPAR DR
MANOR TX 78653

AJAI AKINYEMI P &
11505 SUN GLASS DR
MANOR TX 78653

WOOD TERRENCE &
13829 LONG SHADOW DR
MANOR TX 78653

NGUYEN TRUNG & THI
2825 MISTY SHORE LN
PFLUGERVILLE TX 78660

MALMAD SHERRIE & HOWARD J
13824 LONG SHADOW DR
MANOR TX 78653

HERNANDEZ MAYRA
11513 GLASS DR
MANOR TX 78653

LEWIS GLADYS & JEFFREY
11517 SUN GLASS DR
MANOR TX 78653

BELL-SEXTON CORETTA &
11601 SUN GLASS DR
MANOR TX 78653

RYAN GEOFFREY C & KATHERINE H
11605 SUN GLASS DR
MANOR TX 78653

HOLMES CHARLIE & STEPHENS
LAMB
PO BOX 27626
MACON GA 31221

CUELLAR JUAN & SHAWNA
11613 SUN GLASS DR
MANOR TX 78653

ITNYRE STEPHEN C & SANDRA L
11617 SUN GLASS DR
MANOR TX 78653

WALDON CHARLES L & AUNDRETTA
11621 SUN GLASS DR
MANOR TX 78653

WALKER MAYORIA
11625 SUN GLASS DR
MANOR TX 78653

WHITE JENNIFER & MICHAEL
11509 SUN GLASS DR
MANOR TX 78653

HANEY DAVID L & JOSIE U
13825 TERCEL TRCE
MANOR TX 78653

VON SELTMANN JAIME & GUNTHER
13821 TERCEL TRCE
MANOR TX 78653

GIGL MICHAEL WILLIAM
13820 LONG SHADOW
MANOR TX 78653

HESSEL TORVALD & RYAN E
FLEMING
13820 TERCEL TRCE
MANOR TX 78653

KENDRICK WILLIE & CARMEN
MARIA
13824 TERCEL TRACE
MANOR TX 78653

TRAVIS COUNTY MUD #2
100 CONGRESS AVE STE 1300
AUSTIN TX 78701

WHITE MICHELLE L
11629 SUN GLASS DR
MANOR TX 78653

MORTENSEN DIANA & TIMOTHY
11633 SUN GLASS DR
MANOR TX 78653

BOWMAN JOSEPH C & JANA
11701 SUN GLASS DR
MANOR TX 78653

REYNOLDS KAREN
11705 SUN GLASS DR
MANOR TX 78653

CRIPPEN JARRETT
11709 SUN GLASS DR
MANOR TX 78653

DODGE DOUGLAS D & MICHIKO I
11713 SUN GLASS DR
MANOR TX 78653

WIEDNER CRYSTAL & KRISTOPHER
HIEBNER
11717 SUN GLASS DR
MANOR TX 78653

MERITAGE HOMES OF TEXAS LLC
8920 BUSINESS PARK DR 350
AUSTIN TX 78759

SAENZ JOAQUIN R & SERENA M
PENNOCK-SAENZ
11725 SUN GLASS DR
MANOR TX 78653

SMITH JANICE B & TERRY S
13833 FIELD STREAM LN
MANOR TX 78653

VELASCO MARISABELL & EDGAR I
12929 CARILLON WAY
MANOR TX 78653

AMJED RIZWANA N & MOHAMMED
13825 FIELD STREAM LN
MANOR TX 78653

MARTZ TIFFANY & AARON
SCHWARTZ
11712 SUN GLASS DR
MANOR TX 78653

MCLAUGHLIN KIRSTEN E & JEFFREY
T
11708 SUN GLASS DR
MANOR TX 78653

VINSON FAMILY TRUST
11704 SUN GLASS DR
MANOR TX 78653

RAMIREZ MIGUEL ANGEL H
11700 SON GLASS
MANOR TX 78653

DO VINCENT S & KIM A
13820 GLEN MARK DR
MANOR TX 78653

EVANS SALLY J & REBECCA A
LUCERO
13824 GLEN MARK DR
MANOR TX 78653

BLUEBONNET ELECTRIC
COOPERATIVE INC
650 HIGHWAY 21 E
BASTROP TX 78602

CLICK ALLEN
10813 DECKER LN
AUSTIN TX 78724

MIRELES JULIO C
13500 N FM 973
MANOR TX 78653

SG LAND HOLDINGS LLC
2392 MORSE AVE
IRVINE CA 92614

SG LAND HOLDINGS LLC
2392 MORSE AVE
IRVINE CA 92614



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The Concept Plan was previously approved by P&Z on July 14, 2021 and CC on July 21, 2021. After it was approved there were modifications to some of the lots due to changes in Federal regulations related to navigable waters and wetlands. 14 lots were modified with some being removed in certain areas and other added.

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

- Plat
- Conformance Letter
- Notice and Labels

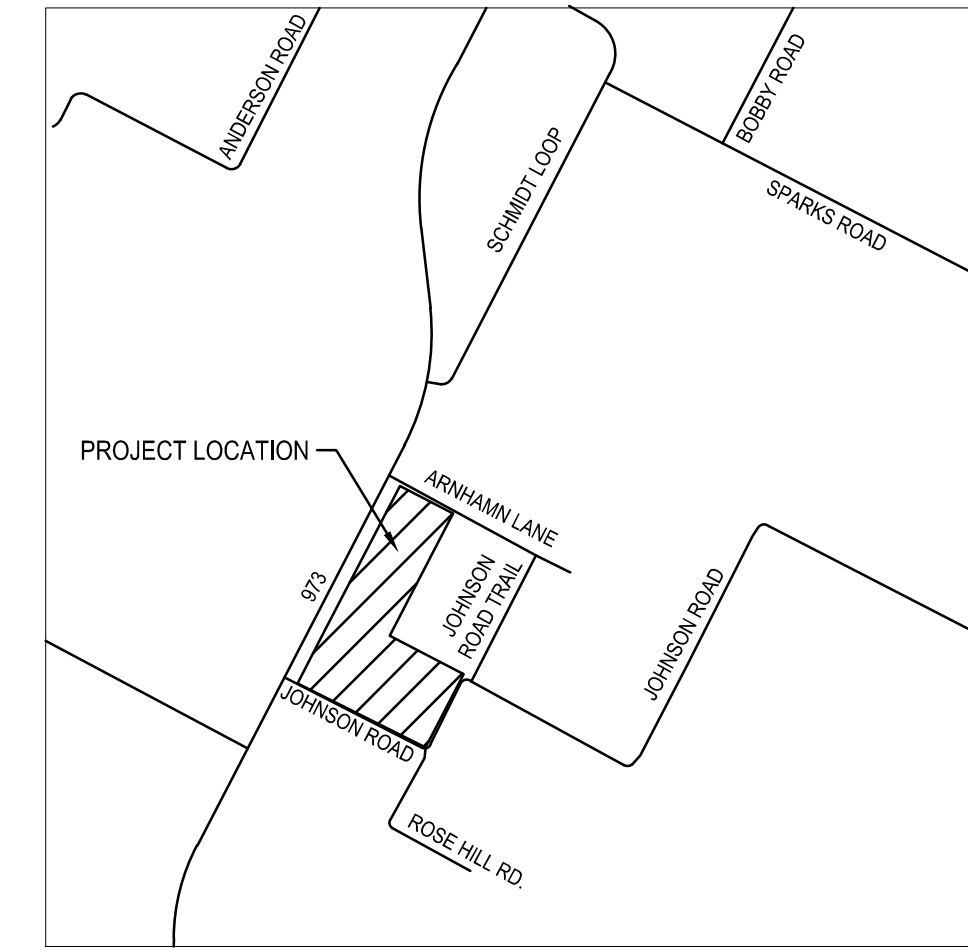
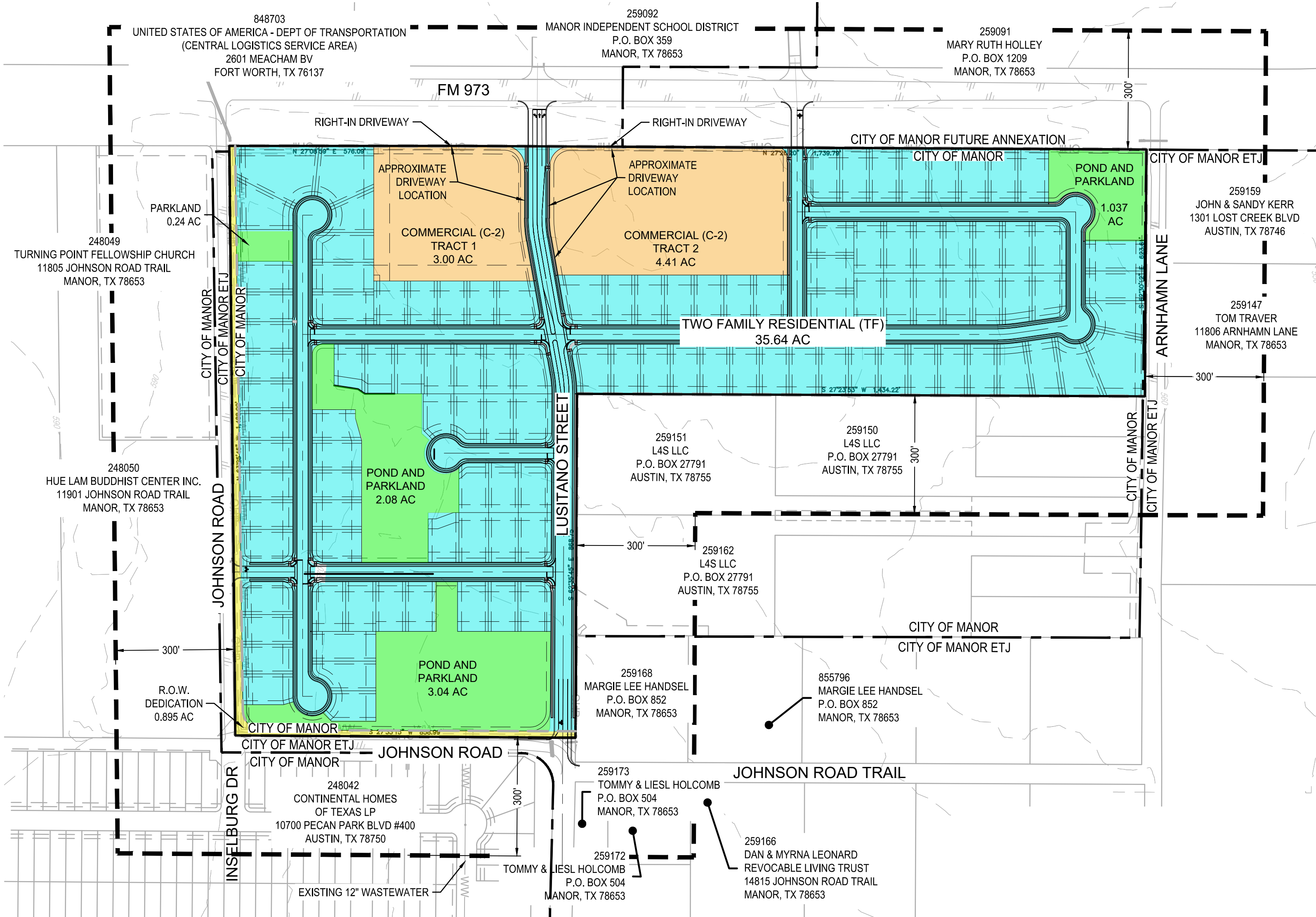
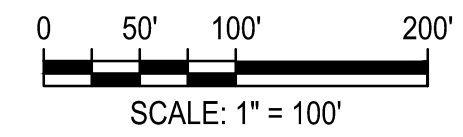
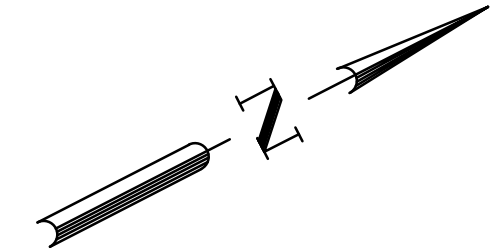
STAFF RECOMMENDATION:

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

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None

PALOMINO CONCEPT PLAN

DATE REVISED: DECEMBER 13, 2021



LOCATION MAP
SCALE: 1" = 2000'

TOTAL AREA: 50.340 AC.

	TWO-FAMILY RESIDENTIAL (TF) 224 UNITS (112 LOTS)	35.640 AC
	COMMERCIAL (C-2) 2 LOTS	7.408 AC
	PARKLAND 4 LOTS	6.397 AC
	RIGHT OF WAY DEDICATION	0.895 AC
	300' PROPERTY SETBACK	
	JURISDICTIONAL BOUNDARY	

OWNER: GERALDINE & EDWARD WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520

DEVELOPER: D.R. HORTON
10700 PECAN PARK BOULEVARD, 4TH FLOOR
AUSTIN, TEXAS 78750
(512) 533-1468

ENGINEER: BGE, INC., TBPE F-1046
101 W LOUIS HENNA BLVD, SUITE 400
AUSTIN, TEXAS 78728
(512) 879-0400

PROJECT INFORMATION:

WASTEWATER LUE'S:
-RESIDENTIAL (DUPLX) - 112
-COMMERCIAL (TRACT 1) - 7
-COMMERCIAL (TRACT 2) - 62

WATER LUE'S:
-RESIDENTIAL (DUPLX) - 224
-COMMERCIAL (RETAIL) - 7
-COMMERCIAL (GAS) - 62

TRAFFIC GENERATION (VPD):
-RESIDENTIAL (DUPLX) - 2,202
-COMMERCIAL (TRACT 1) - 5,462
-COMMERCIAL (TRACT 2) - 3,107

CITY OF MANOR ACKNOWLEDGEMENTS

THIS CONCEPT PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS, AND IS HEREBY RECOMMENDED FOR APPROVAL BY THE CITY COUNCIL ON THIS THE ___ DAY OF _____, 20__ A.D.

APPROVED: _____ ATTEST: _____
CHAIRPERSON CITY SECRETARY

ACCEPTED AND APPROVED FOR RECORD BY THE CITY COUNCIL, CITY OF MANOR, TEXAS ON THIS THE ___ DAY OF _____, 20__ A.D.

BY: _____ ATTEST: _____
MAYOR OF THE CITY OF MANOR, TEXAS CITY SECRETARY

G:\TXC\Projects\DR\Horton\8316-00-Manor_Wolf\LD01_CADD\05_Exhibits\ConceptPlan.dwg Layout: Concept Plan Plotted: 12/27/2021 8:43:17 AM



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, January 21, 2022

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

Permit Number 2021-P-1394-CP
Job Address: Palomino Revised Concept Plan, Manor 78653

Dear Richard Rychlik,

We have conducted a review of the concept plan for the above-referenced project, submitted by Richard Rychlik and received by our office on December 29, 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 Concept Plan to Scott Dunlop at the City of Manor for signatures. A copy of the signed Concept Plan will be uploaded under project files on the my permit now website.

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

Sincerely,

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

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



February 23, 2022

City of Manor Development Services

Notification for a Subdivision Concept Plan

Project Name: Palomino Subdivision
 Case Number: 2021-P-1394-CP
 Case Manager: Scott Dunlop
 Contact: sdunlop@cityofmanor.org - 512-215-8262

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

Public Hearing: Conduct a public hearing on a Concept Plan for the Palomino Subdivision, one hundred eighteen (118) lots on 50.34 acres more or less, and being located near the intersection of N. FM 973 and Johnson Road, Manor, TX.

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

***Owner:* DR Horton**

The Planning and Zoning Commission will meet at 6:30PM on March 9, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

The City Council will meet at 7:00PM on March 16, 2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Applicant: Phol Partners

Owner: Ed Wolf

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This one lot final plat is part of the larger Palomino Subdivision but the commercial lots were retained by the property owner (DR Horton has the residential portion) so the commercial lots are being platted separately from the residential plats.

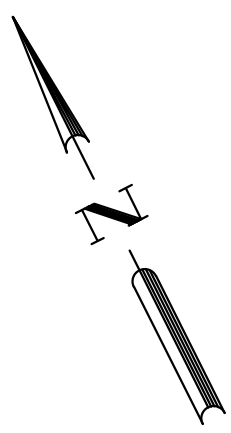
LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

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

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



LEGEND

- DOC. DOCUMENT
- D.R.T.C. DEED RECORDS OF TRAVIS COUNTY
- ESMT. EASEMENT
- NO. NUMBER
- O.P.R.T.C. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- PG. PAGE
- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF REFERENCE
- P.R.T.C. PLAT RECORDS OF TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS OF TRAVIS COUNTY
- R.O.W. RIGHT-OF-WAY
- VOL. VOLUME
- () RECORD INFORMATION FOR DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C
- [] RECORD INFORMATION FOR A TXDOT R.O.W. MAP OF F.M. 973 CSJ NO. 1200-02-020
- FOUND TXDOT TYPE I CONC. MONUMENT
- FOUND TXDOT TYPE II BRASS MONUMENT
- SET 1/2" IRON ROD W/ "BGE INC" CAP
- PROPOSED SIDEWALK

LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N 27°08'59" E	211.49'
L2	N 27°26'20" E	119.35'
L3	S 62°51'01" E	132.01'
L4	S 72°51'01" E	102.46'
L5	S 27°31'37" W	58.22'
	[S 27°07'28" W]	[57.34']

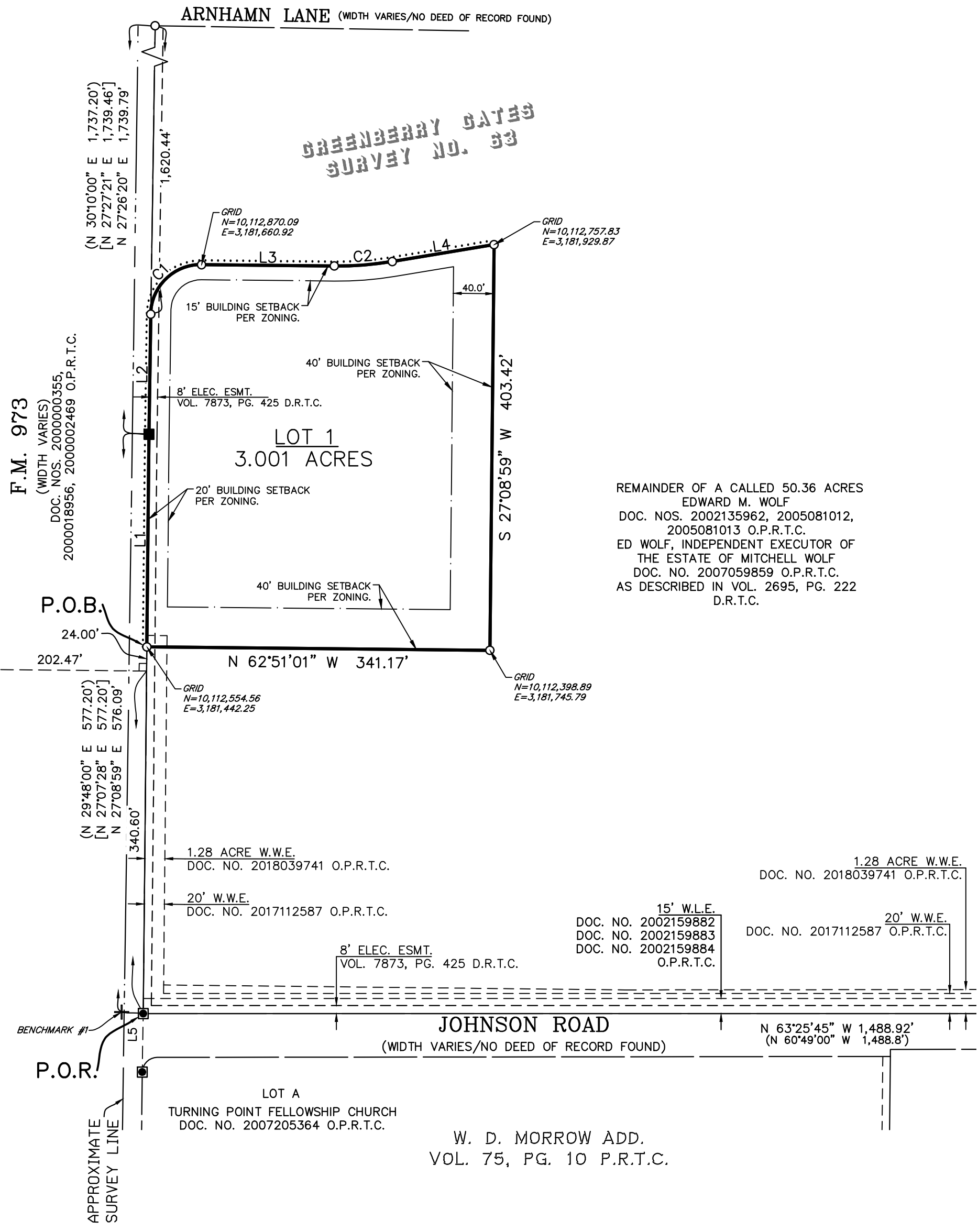
CURVE TABLE					
NUMBER	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	78.29'	50.00'	89°42'39"	N 72°17'40" E	70.53'
C2	57.94'	332.00'	10°00'00"	S 67°51'01" E	57.87'

SUMNER BACON SURVEY NO. 52

GREENBERRY GATES SURVEY NO. 63

BOARD OF TRUSTEES OF THE MANOR INDEPENDENT SCHOOL DISTRICT CALLED 75.37 ACRES DOC. NO. 2008031946 O.P.R.T.C.

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



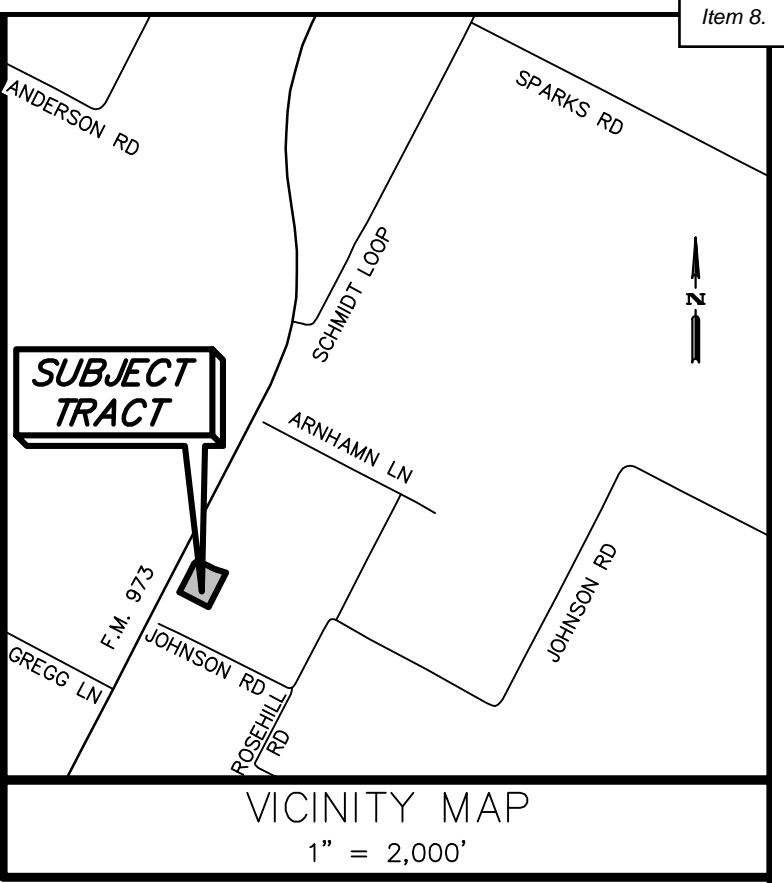
REMAINDER OF A CALLED 50.36 ACRES EDWARD M. WOLF DOC. NOS. 2002135962, 2005081012, 2005081013 O.P.R.T.C. ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MITCHELL WOLF DOC. NO. 2007059859 O.P.R.T.C. AS DESCRIBED IN VOL. 2695, PG. 222 D.R.T.C.

W. D. MORROW ADD. VOL. 75, PG. 10 P.R.T.C.

BENCHMARK:
BENCHMARK #1 CHISELED SQUARE ON TOP OF A CONCRETE BOX CULVERT LOCATED ±364 FEET SOUTHWEST OF THE SOUTHWEST CORNER OF THE SUBJECT TRACT, AS SHOWN HEREON.
ELEVATION: 588.71 FEET NAVD-88

PLAT PREPARED: 11/22/2021
OWNER: EDWARD M. WOLF
ADDRESS: 2868 CAMERON COUNTY ROAD 26Z CAMERON, TEXAS 76520
PHONE: _____ FAX: _____
SURVEYOR: BGE, INC. (JONATHAN O. NOBLES, RPLS)
ADDRESS: 101 WEST LOUIS HENNA BLVD., SUITE 400 AUSTIN, TEXAS 78728
ENGINEER: BGE, INC. (RICHARD L. RYCHLIK, JR., PE)
ADDRESS: 101 WEST LOUIS HENNA BLVD., SUITE 400 AUSTIN, TEXAS 78728

REVISIONS	
DATE	



ED WOLF SUBDIVISION

A SUBDIVISION OF 3.001 ACRES OF LAND LOCATED IN THE GREENBERRY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS



BGE, Inc.
101 West Louis Henna Blvd., Suite 400 Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

G:\TXC\Projects\Ed_Wolf\7804-02-Ed_Wolf_Tract_SV\04_Finals\Drawings\PLAT\7804-02_3.001 Plat.dwg, 1/17/2022 8:31 AM, abarger

STATE OF TEXAS §
COUNTY OF TRAVIS §

KNOW ALL MEN BY THESE PRESENTS:

THAT EDWARD M. WOLF, BEING THE OWNER OF A 3.001 ACRE TRACT OF LAND OUT OF THE THE GREENBERRY GATES SURVEY NO. 63, TRAVIS COUNTY, TEXAS, CONVEYED TO HIM BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012, AND 2005081013, ALL OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MITCHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 3.001 ACRES OF LAND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 AND 232 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

ED WOLF SUBDIVISION

AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF _____, 20__.

EDWARD M. WOLF
2868 COUNTY ROAD 267
CAMERON, TEXAS 76520-4936

STATE OF TEXAS §
COUNTY OF TRAVIS §

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED EDWARD M. WOLF, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ___ DAY OF _____, 20__.

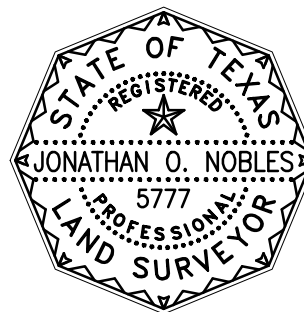
NOTARY PUBLIC, STATE OF TEXAS

PRINT NOTARY'S NAME
MY COMMISSION EXPIRES _____

I, JONATHAN O. NOBLES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY UNDER MY SUPERVISION AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY PENDING FINAL REVIEW

JONATHAN O. NOBLES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5777
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728

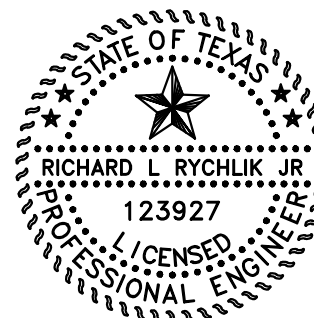


THE PROPERTY LIES IN UNSHADED ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP NUMBER 48453C0295H, REVISED SEPTEMBER 26, 2008.

I, RICHARD L. RYCHLIK, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND SHALL COMPLY WITH CHAPTER 482, TRAVIS COUNTY SUBDIVISION REGULATIONS.

PRELIMINARY PENDING FINAL REVIEW

RICHARD L. RYCHLIK, JR.
REGISTERED PROFESSIONAL ENGINEER NO. 123927
BGE, INC.
101 WEST LOUIS HENNA BLVD., SUITE 400
AUSTIN, TEXAS 78728



GENERAL NOTES:

- 1. THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF MANOR CORPORATE CITY LIMITS AS OF THIS DATE. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS ____ DAY OF _____, 20__, A.D.
- 2. BEARING ORIENTATION IS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE 4203, NAD83. COMBINED SCALE FACTOR = 0.9999167373
- 3. A CITY OF MANOR DEVELOPMENT PERMIT IS REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- 4. A 10 FOOT PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS-OF-WAY.
- 5. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF MANOR.
- 6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
- 7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8. SETBACKS SHALL COMPLY WITH THE CITY'S ZONING ORDINANCE.
- 9. WATER SERVICE WILL BE PROVIDED BY MANVILLE WATER SUPPLY CORPORATION.
- 10. WASTEWATER SERVICE WILL BE PROVIDED BY CITY OF MANOR.
- 11. PER CITY OF MANOR ORDINANCE NO. 618, THE CURRENT ZONING FOR THE SUBJECT PROPERTY IS MEDIUM COMMERCIAL (C-2).

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

APPROVED: _____ ATTEST: _____

JULIE LEONARD, CHAIRPERSON LLUVIA T. ALMARAZ, CITY SECRETARY

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

APPROVED: _____ ATTEST: _____

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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 ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK __M., DULY RECORDED ON

THE ____ DAY OF _____, 20__, A.D., AT ____ O'CLOCK __M., IN THE PLAT RECORDS

OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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

_____, 20__, A.D.

DANA DEBEAUVOIR, COUNTY CLERK,
TRAVIS COUNTY, TEXAS

DEPUTY

LEGAL DESCRIPTION

FIELD NOTES FOR A 3.001 ACRE TRACT OF LAND OUT OF THE GREENBERRY GATES SURVEY NO. 63 OF TRAVIS COUNTY, TEXAS; BEING A PORTION OF A CALLED 50.36 ACRE TRACT OF LAND AS CONVEYED TO EDWARD M. WOLF BY GIFT DEEDS RECORDED IN DOCUMENT NUMBERS 2002135962, 2005081012 AND 2005081013 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AS CONVEYED TO ED WOLF, INDEPENDENT EXECUTOR OF THE ESTATE OF MITCHELL WOLF BY ORDER PROBATING WILL AND AUTHORIZING LETTERS TESTAMENTARY IN CAUSE NO. 7037 IN THE COUNTY COURT OF FALLS COUNTY, TEXAS, AND RECORDED IN DOCUMENT NUMBER 2007059859 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ALSO AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 2695, PAGE 222 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.001 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+803.978-31.459 LT" found at the intersection of the east right-of-way line of F.M. 973 (width varies) as referenced by Deeds recorded in Document Numbers 2000000355, 2000002469 and 2000018956 of the Official Public Records of Travis County, Texas, and the north right-of-way line of Johnson Road (width varies, no deed of record found), at the southwest corner of the above described Wolf 50.36 acre tract, from which a TXDOT Type II Brass Disk Monument set in concrete stamped "STA 41+821.455-31.530 LT" found on the east right-of-way line of said F.M. 973 at the west end of the cutback to the south right-of-way line of said Johnson Road, at the most westerly northwest corner of the W. D. MORROW ADD., a subdivision recorded in Volume 75, Page 10 recorded in the Plat Records of Travis County, Texas, bears S 27°31'37" W a distance of 58.22 feet; Thence, with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 364.60 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southwest corner and POINT OF BEGINNING of the herein described tract;

THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°08'59" E a distance of 211.49 feet to a TXDOT Type I Concrete Monument found for an angle point;

THENCE, continuing with the east right-of-way line of said F.M. 973 and the west line of said Wolf 50.36 acre tract, N 27°26'20" E a distance of 119.35 feet to a calculated point of curvature of a curve to the right, from which a 1/2-inch iron rod with a cap stamped "BGE INC" set at the intersection of the east right-of-way line of said F.M. 973 and the south right-of-way line of Arnham Lane (width varies, no deed of record found), at the northwest corner of said Wolf 50.36 acre tract bears N 27°26'20" E a distance of 1,620.44 feet;

THENCE, departing the east right-of-way line of said F.M. 973, over and across said Wolf 50.36 acre tract, along said curve to the right, an arc distance of 78.29 feet, having a radius of 50.00 feet, a central angle of 89°42'39" and a chord which bears N 72°17'40" E, a distance of 70.53 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of tangency;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 62°51'01" E, a distance of 132.01 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of curvature of a curve to the left;

THENCE, continuing over and across said Wolf 50.36 acre tract, along said curve to the left, an arc distance of 57.94 feet, having a radius of 332.00 feet, a central angle of 10°00'00" and a chord which bears S 67°51'01" E, a distance of 57.87 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set at the point of tangency;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 72°51'01" E, a distance of 102.46 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the northeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, S 27°08'59" W, a distance of 403.42 feet to a 1/2-inch iron rod with a cap stamped "BGE INC" set for the southeast corner of the herein described tract;

THENCE, continuing over and across said Wolf 50.36 acre tract, N 62°51'01" W a distance of 341.17 feet to the POINT OF BEGINNING and containing 3.001 acres (130,743 square feet) of land, more or less.



BGE, Inc.
101 West Louis Henna Blvd., Suite 400
Austin, Texas 78728
Tel: 512-879-0400 • www.bgeinc.com
TBPELS Registration No. F-1046
TBPELS Licensed Surveying Firm No. 10106502

ED WOLF SUBDIVISION

A SUBDIVISION OF 3.001 ACRES OF LAND
LOCATED IN THE GREENBERRY GATES SURVEY NO. 63,
TRAVIS COUNTY, TEXAS

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Texas Engineering Firm #4242

Date: Wednesday, November 17, 2021

lee miks
 pohl partners
 10800 Pecan Park Blvd. #125
 austin TX 78750
 lmiks@pohlbrown.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1373-FP
 Job Address: Palomino Lot 1 Commercial Final Plat, Manor, TX. 78653

Dear lee miks,

The first submittal of the Palomino Lot 1 Commercial Final Plat (*Final Plat*) submitted by pohl partners and received on January 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The Plat shall be completed on 18-inch by 24-inch paper per City of Manor Subdivision Ordinance Article II Section 24(c).
2. The date of the plat shall be included on the sheets per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
3. The addresses of the Engineer, Surveyor and Property Owners shall all be included on the proposed plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
4. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
5. The location map shall be drawn at a scale of 1-inch equals 200 feet per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(iii).
6. The required revision blocks shall appear on the plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).
7. Please include the bearing and distance of all property lines of the parcel being subdivided per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).
8. Please include X and Y coordinates of at least four property corners based on the State Plan Coordinate System per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).
9. Provide the benchmarks used for the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).

10. Please provide the legal description of the property being subdivided and proposed lot on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).
11. Provide the location of all building setback lines, as required by the City's zoning ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vi).
12. Please provide the location of the required sidewalks for each street frontage, to be shown as a dotted line inside the existing and proposed Right-of-Way lines per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vii).

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: Wednesday, January 12, 2022

lee miks
 pohl partners
 10800 Pecan Park Blvd. #125
 austin TX 78750
 lmiks@pohlbrown.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1373-FP
 Job Address: Palomino Lot 1 Commercial Final Plat, Manor 78653

Dear lee miks,

The subsequent submittal of the Palomino Lot 1 Commercial Final Plat submitted by pohl partners and received on January 18, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The Plat shall be completed on 18-inch by 24-inch paper per City of Manor Subdivision Ordinance Article II Section 24(c).~~
- ~~2. The date of the plat shall be included on the sheets per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).~~
- ~~3. The addresses of the Engineer, Surveyor and Property Owners shall all be included on the proposed plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).~~
- 4. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).**
- ~~5. The location map shall be drawn at a scale of 1-inch equals 200 feet per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(iii).~~
- ~~6. The required revision blocks shall appear on the plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(vi).~~
- ~~7. Please include the bearing and distance of all property lines of the parcel being subdivided per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(i).~~

- ~~8. Please include X and Y coordinates of at least four property corners based on the State Plan Coordinate System per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(i).~~
- ~~9. Provide the benchmarks used for the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).~~
- ~~10. Please provide the legal description of the property being subdivided and the proposed lot on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(iv).~~
- ~~11. Provide the location of all building setback lines, as required by the City's zoning ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required easements within the subdivision, intersecting, or contiguous with its boundaries or forming such boundaries per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vi).~~
- ~~12. Please provide the location of the required sidewalks for each street frontage, to be shown as a dotted line inside the existing and proposed Right-of-Way lines per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vii).~~
- 13. Provide the zoning of the property on the plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(vi).**
- 14. Please update the Chairperson of Planning and Zoning to Julie Leonard.**
- 15. Please update the Mayor to Dr. Christopher Harvey.**

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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, February 11, 2022

lee miks
pohl partners
10800 Pecan Park Blvd. #125
austin TX 78750
lmiks@pohlbrown.com

Permit Number 2021-P-1373-FP
Job Address: Palomino Lot 1 Commercial Final Plat, Manor 78653

Dear lee miks,

We have conducted a review of the final plat for the above-referenced project, submitted by lee miks and received by our office on January 18, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the 9910 Hill Lane Subdivision, one (1) lot on 24.435 acres more or less, and being located at 9910 Hill Lane, Manor, TX.

Applicant: Kimley-Horn

Owner: Rangewater Real Estate LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. This is a one lot plat for a proposed multi-family and townhome development (zoning to MF-1 was approved on 11/4/20).

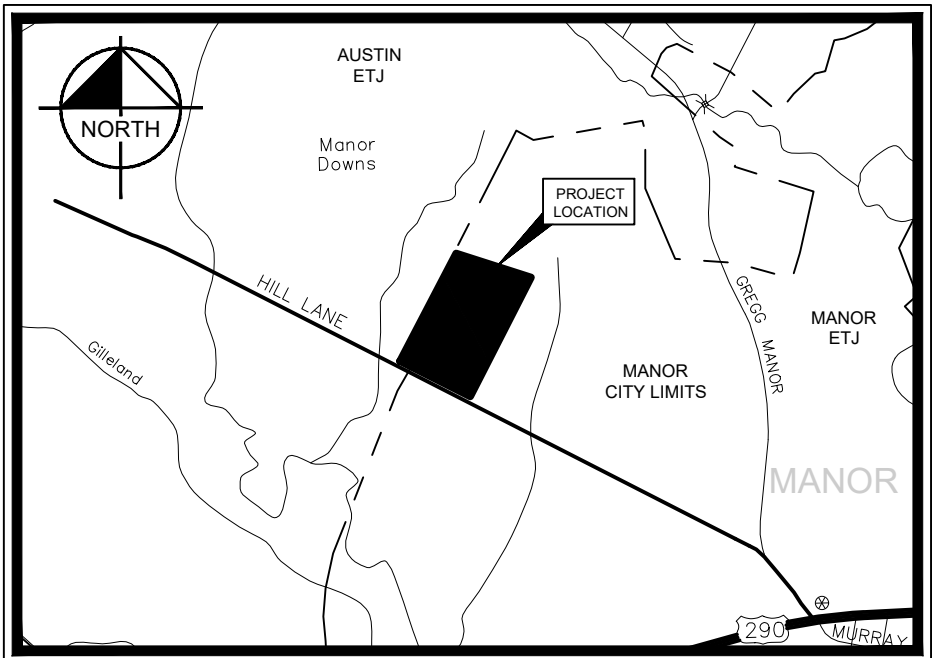
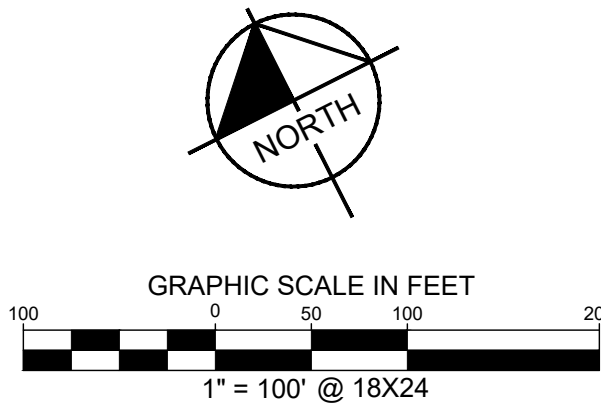
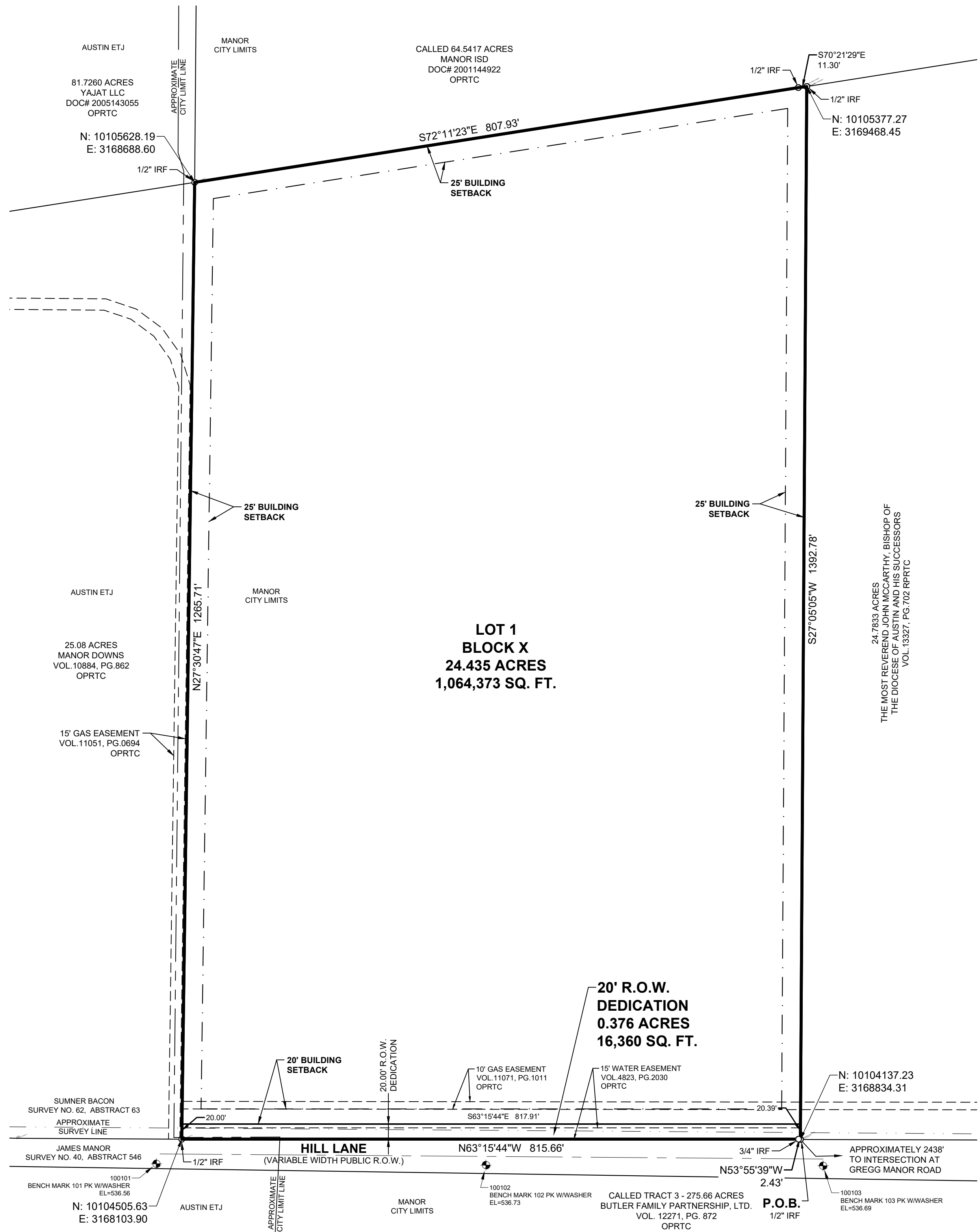
LEGAL REVIEW: No
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

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

STAFF RECOMMENDATION:

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

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



VICINITY MAP
SCALE: 1" = 2,000'

LINE TYPE LEGEND

	BOUNDARY LINE
	BUILDING SETBACK LINE
	RIGHT-OF-WAY DEDICATION
	EASEMENT LINE

LEGEND

IRF	IRON ROD FOUND
IRFC	IRON ROD FOUND W/ CAP
IRP	IRON PIPE FOUND
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
R.O.W.	RIGHT OF WAY
OPRHC	OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS
PRHC	PLAT RECORDS OF HAYS COUNTY, TEXAS
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT

- SURVEYOR'S NOTES:**
- ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
 - THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SURFACE, CENTRAL ZONE (NAD83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). TO CONVERT SURFACE DISTANCES TO THE GRID, APPLY THE COMBINED SURFACE TO GRID SCALE FACTOR OF 0.99992337881. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.

DEVELOPER:
RANGEWATER REAL ESTATE, LLC
JUSTIN COOLEY
8231 DOUGLAS AVE, SUITE 1320
DALLAS, TX 75225

SITE:
9910 HILL LANE
MANOR, TX 78653

TOTAL ACRES: 24.810
ENGINEER: JASON REECE, P.E.
SURVEYOR: JOHN G. MOSIER
TOTAL NUMBER OF LOTS: 1
NUMBER OF BLOCK: 1
ZONING: MF-1
SUBMITTAL DATE: 01-26-2022
ENCOMPASSING LAND ABSTRACT SURVEY(S):
SUMNER BACON SURVEY NO. 62
ABSTRACT NO. 63
ACREAGE BY LOT TYPE:
DEVELOPMENT = 1: 24.810 AC
NUMBER OF LOTS BY TYPE:
DEVELOPMENT = 1

BENCH MARK LIST

BM #100101	PK NAIL SET W/WASHER SET IN SOUTH SIDE OF HILL LN. ±3330' WEST OF GREGG MANOR RD. CENTER LINE	ELEV.=536.56' (NAVD '88)
BM #100102	PK NAIL SET W/WASHER SET IN SOUTH SIDE OF HILL LN. ±2895' WEST OF GREGG MANOR RD. CENTER LINE	ELEV.=536.73' (NAVD '88)
BM #100103	PK NAIL SET W/WASHER SET IN SOUTH SIDE OF HILL LN. ±2449' WEST OF GREGG MANOR RD. CENTER LINE	ELEV.=536.69' (NAVD '88)

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.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.

OWNER/DEVELOPER:
2020 ADELANTE, LLC.
300 BOWIE STREET, SUITE 106-A
AUSTIN, TEXAS 78703
PH: (512) 762-4204
CONTACT: ALEX ALTAMIRANO

9910 HILL LANE
24.810 ACRES
OUT OF A CALLED 24.811 ACRE TRACT CONVEYED TO
2020 ADELANTE, LLC.
DOC. NO. 2020246195, OPRTC
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63
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" = 100'	SAL	JGM	3/2/2022	069298900	1 OF 2

The State of Texas §
County of Travis §

Know all men by these presents:

Whereas, 2020 Adelante, LLC., the owner of a 24.810 acre tract of land in the Sumner Bacon Survey No. 62, Abstract No. 63, Travis County, Texas, and being all of that certain called 24.811 acre tract, conveyed to 2020 Adelante, LLC., as recorded under Document No. 2020246195, 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 9910 Hill Lane of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said 24.810 acres of land of said in accordance with the attached map or plat to be know as 9910 Hill Lane and do hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, public easements, and public places thereon shown for the purpose and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day _____, _____.

By: _____
Name: Alex Altamirano
Title: Manager
Address: 300 Bowie Street, Suite 106-A
Austin, Texas 78703

The State of Texas §
County of Travis §

This instrument was acknowledged before me on the _____ day of _____, 20____, by _____, as _____ of _____, on behalf of said corporation.

Notary Public
Notary Registration Number _____
My commission expires: _____

The State of Texas §
County of Travis §

I, Jason Reece, 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.

No portion of this tract is within the designated flood hazard area as shown on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) #48453C0480J, Travis County, Texas, dated August 18, 2014.

Jason Reece, P.E.
Registered Professional Engineer No. 127126
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
Registered Professional
Land Surveyor No. 6330
601 NW Loop 410, Suite 350
San Antonio, Texas 78216
Ph. 210-541-9166

SURVEYOR'S NOTES:

- 1. The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System GRID, Central Zone (FIPS 4203) (NAD'83), as determined by the Global Positioning System (GPS) all distances are on the grid. The unit of linear measurement is U.S. Survey Feet.
- 2. All property corners of the lots in this subdivision will be monumented prior to lots sales and after road construction with a 1/2" iron rod with red plastic cap stamped "KHA", unless otherwise noted.

**A METES AND BOUNDS
DESCRIPTION OF A
24.810 ACRE TRACT OF LAND**

BEING a 24.810 acre (1,080,733 square feet) tract of land situated in the Sumner Bacon Survey No. 62, Abstract No. 63 Travis County, Texas; containing all of that certain 24.811 acre tract of land described in instrument to 2020 Adelante, LLC recorded in Document No. 2020246195 of the Official Public Records of Travis County; being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found on the northeasterly right-of-way line of Hill Lane (variable width public R.O.W.) marking the southwest corner of that certain 24.7833 acre tract of land described in instrument to The Most Reverend John McCarthy, Bishop of the Diocese of Austin and his successors, recorded in Volume 13327, Page 702 of the Real Property Records of Travis County;

THENCE, along the northeasterly right-of-way line of said Hill Lane and along southwesterly line of said 24.811 acre tract the following two (2) courses and distances;
1. North 53°55'39" West, 2.43 feet to a 3/4-inch iron rod found for corner;
2. North 63°15'44" West, 815.66 feet to a 1/2-inch iron rod found marking the southeast corner of that certain 25.08 acre tract of land described in instrument to Manor Downs recorded in Volume 10884, Page 862 of the Real Property Records of Travis County;

THENCE, North 27°30'47" East, 1265.71 feet, departing the northeasterly right-of-way line of said Hill Lane and along the southeasterly line of said 25.08 acre tract, to a 1/2-inch iron rod found for marking the northwest corner of said 24.811 acre tract, the northeast corner of said 25.08 acre tract, the southeast corner of that certain 81.7260 acre tract of land described in instrument to YAJAT LLC, recorded in Document No. 2005143055, and the southwest corner of that certain 64.5417 acre tract of land described in instrument to Manor ISD, recorded in Document No. 2001144922 of the Official Public Records of Travis County;

THENCE, along the southwesterly line of said 64.5417 acre tract the following two (2) courses and distances;
1. South 72°11'23" East, 807.93 feet to a 1/2-inch iron rod found for corner;
2. South 70°21'29" East, 11.30 feet to a 1/2-inch iron rod found marking the northeast corner of said 24.811 acre tract, same point being the northwest corner of aforesaid 24.7833 acre tract, and a point on southwesterly line of said 64.5417 acre tract;

THENCE, South 27°05'05" West, 1392.78 feet along the northwesterly line of said 24.7833 acre tract to the **POINT OF BEGINNING** and containing 24.810 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 Surface and shown in U.S. Survey Feet. To convert grid distances to surface, apply the combined SURFACE to GRID scale factor of 0.99992337881. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

City of Manor Acknowledgments

This subdivision is located within the City Limits of the City of Manor as of this date, _____ day of _____, 20____.

Accepted and authorized for record by the Planning and Zoning Commission of the City of Manor, Texas, on this the date, _____ day of _____, 20____.

Approved: _____ Attest: _____
Julie Leonard, P&Z, Chairperson Lluvía 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 _____, 20____.

Approved: _____ Attest: _____
Dr. Christopher Harvey, Mayor Lluvía T. Almaraz, City Secretary

The State of Texas §
County of Travis §

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'Clock ____M., DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'Clock ____M.. OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

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

REBECCA GUERRERO, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

LOT TABLE			
LOT NO.	ACRES	SQ. FT.	USE
BLK X - LOT 1	24.435	1,064,373	MULTI-FAMILY
R.O.W. DEDICATION	0.376	16,360	R.O.W. DEDICATION

**9910 HILL LANE
24.810 ACRES**

OUT OF A CALLED 24.811 ACRE TRACT CONVEYED TO
2020 ADELANTE, LLC.
DOC. NO. 2020246195, OPRTC
SUMNER BACON SURVEY NO. 62, ABSTRACT NO. 63
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	SAL	JGM	3/2/22	069298900	2 OF 2

OWNER/DEVELOPER:
2020 ADELANTE, LLC.
300 BOWIE STREET, SUITE 106-A
AUSTIN, TEXAS 78703
PH: (512) 762-4204
CONTACT: ALEX ALTAMIRANO

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.

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: JASON REECE, P.E.



Texas Engineering Firm #4242

Date: Tuesday, March 1, 2022

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1409-FP
Job Address: 9910 Hill Lane, Manor, TX. 78653

Dear Jason Reece,

The first submittal of the 9910 Hill Lane Multi-Family Subdivision Final Plat (*Final Plat*) submitted by Kimley-Horn and received on March 03, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The location map is not to scale. The location map should be at a scale of 1" = 2000'.
2. The side and rear setback should be 25' and the front setback should be 20'.
3. The P&Z Chairperson is Julie Leonard.
4. No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided.
5. The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.
6. The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.
7. Identification of the proposed uses for all lots should be shown on the final plat.
8. If applicable, the 100-year floodplain should be shown on the final plat.
9. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.
10. The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.

3/1/2022 8:39:06 AM
9910 Hill Lane Multi-Family Subdivision Final Plat
2022-P-1409-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



March 2, 2022

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
9910 Hill Lane, Manor, TX, 78653

RE: *Permit Number: 2022-P-1409-FP*

Job Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 1st, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

Comment 1: The location map is not to scale. The location map should be at a scale of 1" = 2000'.

Response 1: Understood – this map has been adjusted to 1" = 2000'.

Comment 2: The side and rear setback should be 25' and the front setback should be 20'.

Response 2: These setbacks have been updated as requested.

Comment 3: The P&Z Chairperson is Julie Leonard.

Response 3: Noted – this update has been made.

Comment 4: No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided.

Response 4: A 7' ROW dedication has been added along Hill Lane as requested.

Comment 5: The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.

Response 5: Understood – this has been updated.

Comment 6: The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.

Response 6: No drainage lots are proposed. The engineer's certification has been updated accordingly.

Comment 7: Identification of the proposed uses for all lots should be shown on the final plat.

Response 7: Noted – Sheet 2 now shows the proposed uses.

Comment 8: If applicable, the 100-year floodplain should be shown on the final plat.

Response 8: No portion of the property falls within the 100-year floodplain based on FEMA FIRM 48453C0480J, dated August 18, 2014.

Comment 9: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.

Response 9: Noted – these coordinates have been added as requested.

Comment 10: The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.

Response 10: Noted – this information should now be showing on the plat. Owner information has been added for the lots located across Hill Lane.

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: Wednesday, March 2, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1409-FP
Job Address: 9910 Hill Lane, Manor 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear Jason Reece,

The subsequent submittal of the 9910 Hill Lane Multi-Family Subdivision Final Plat submitted by Kimley-Horn and received on March 03, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The location map is not to scale. The location map should be at a scale of 1" = 2000'.~~
- ~~2. The side and rear setback should be 25' and the front setback should be 20'.~~
- ~~3. The P&Z Chairperson is Julie Leonard.~~
- 4. No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided. The right-of-way dedication provided needs to be shown with dimensions. Per discussions with City Staff, the right-of-way width to be provided should be 20'.**
- ~~5. The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.~~
- ~~6. The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.~~
- ~~7. Identification of the proposed uses for all lots should be shown on the final plat.~~
- ~~8. If applicable, the 100-year floodplain should be shown on the final plat.~~
- ~~9. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.~~
- ~~10. The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.~~
- 11. The note on Sheet 2 regarding the project being located in the City's ETJ should be corrected. Per City staff, the project is located within the City Limits.**

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



March 3rd, 2022

Pauline Gray, P.E.
Senior Engineer
Jay Engineering, a Division of GBA
9910 Hill Lane, Manor, TX, 78653

RE: *Permit Number: 2022-P-1409-FP*

Job Address: 9910 Hill Lane, Manor, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **March 2nd, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

ENGINEER REVIEW:

~~Comment 1: The location map is not to scale. The location map should be at a scale of 1" = 2000'.~~

~~Response 1: Understood — this map has been adjusted to 1" = 2000'.~~

~~Comment 2: The side and rear setback should be 25' and the front setback should be 20'.~~

~~Response 2: These setbacks have been updated as requested.~~

~~Comment 3: The P&Z Chairperson is Julie Leonard.~~

~~Response 3: Noted — this update has been made.~~

Comment 4: No right-of-way dedication is shown on the plans. A 7' right-of-way for dedication along Hill Lane should be provided. The right-of-way dedication provided needs to be shown with dimensions. Per discussions with City Staff, the right-of-way width to be provided should be 20'.

Response 4: The ROW dedication has been updated to 20'.

~~Comment 5: The certification block for the County Clerk should be updated. The new County Clerk is Rebecca Guerrero.~~

~~Response 5: Understood — this has been updated.~~

~~Comment 6: The engineer's certification mentions a drainage lot, but no drainage lots are shown on the final plat.~~

~~Response 6: No drainage lots are proposed. The engineer's certification has been updated accordingly.~~

~~Comment 7: Identification of the proposed uses for all lots should be shown on the final plat.~~

~~Response 7: Noted – Sheet 2 now shows the proposed uses.~~

~~Comment 8: If applicable, the 100-year floodplain should be shown on the final plat.~~

~~Response 8: No portion of the property falls within the 100-year floodplain based on FEMA FIRM 48453C0480J, dated August 18, 2014.~~

~~Comment 9: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates should be identified for four (4) property corners.~~

~~Response 9: Noted – these coordinates have been added as requested.~~

~~Comment 10: The owner's names and the property lines of properties within three hundred (300) feet of the subdivision boundary, together with the respective plat or deed references should be provided. This would include the lots located across Hill Lane.~~

~~Response 10: Noted – this information should now be showing on the plat. Owner information has been added for the lots located across Hill Lane.~~

Comment 11: The note on Sheet 2 regarding the project being located in the City's ETJ should be corrected. Per City staff, the project is located within the City Limits.

Response 11: Understood – this note has been adjusted.

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: Thursday, March 3, 2022

Jason Reece
Kimley-Horn
10814 Jollyville Road, Building 4, Suite 300
Austin 78759
jason.reece@kimley-horn.com

Permit Number 2022-P-1409-FP
Job Address: 9910 Hill Lane, Manor 78653

Dear Jason Reece,

We have conducted a review of the final plat for the above-referenced project, submitted by Jason Reece and received by our office on March 03, 2022, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: March 9, 2022
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It has 145 single family lots and 5 non-residential lots.

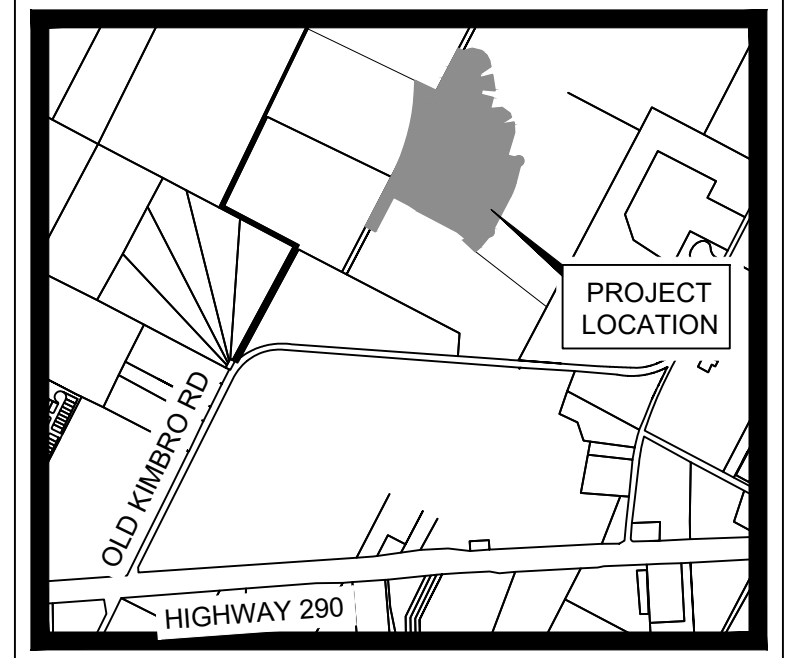
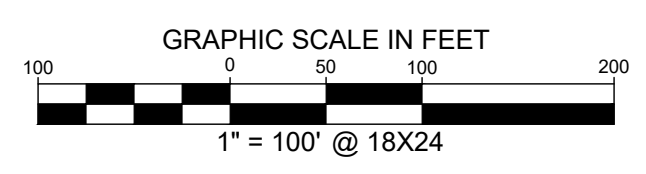
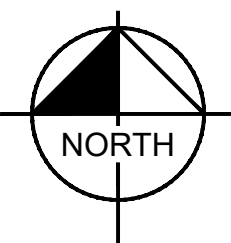
LEGAL REVIEW: Not Applicable
FISCAL IMPACT: No
PRESENTATION: No
ATTACHMENTS: Yes

- 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 Manor Heights Subdivision, Phase 3 Section 2, one hundred and fifty lots (150) on 41.16 acres, more or less, and being located near the intersection of US Hwy 290 and Old Kimbro Road, Manor, TX.

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



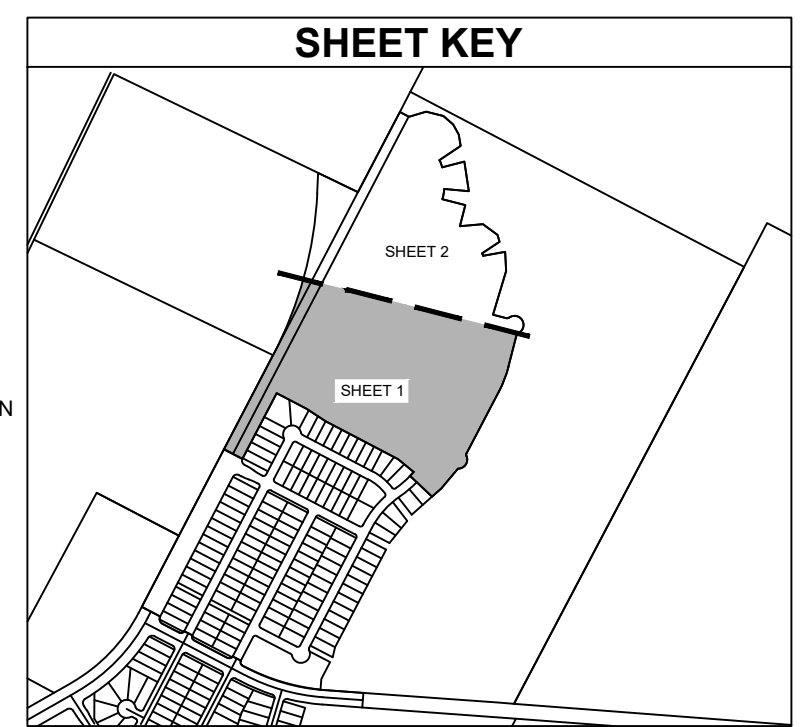
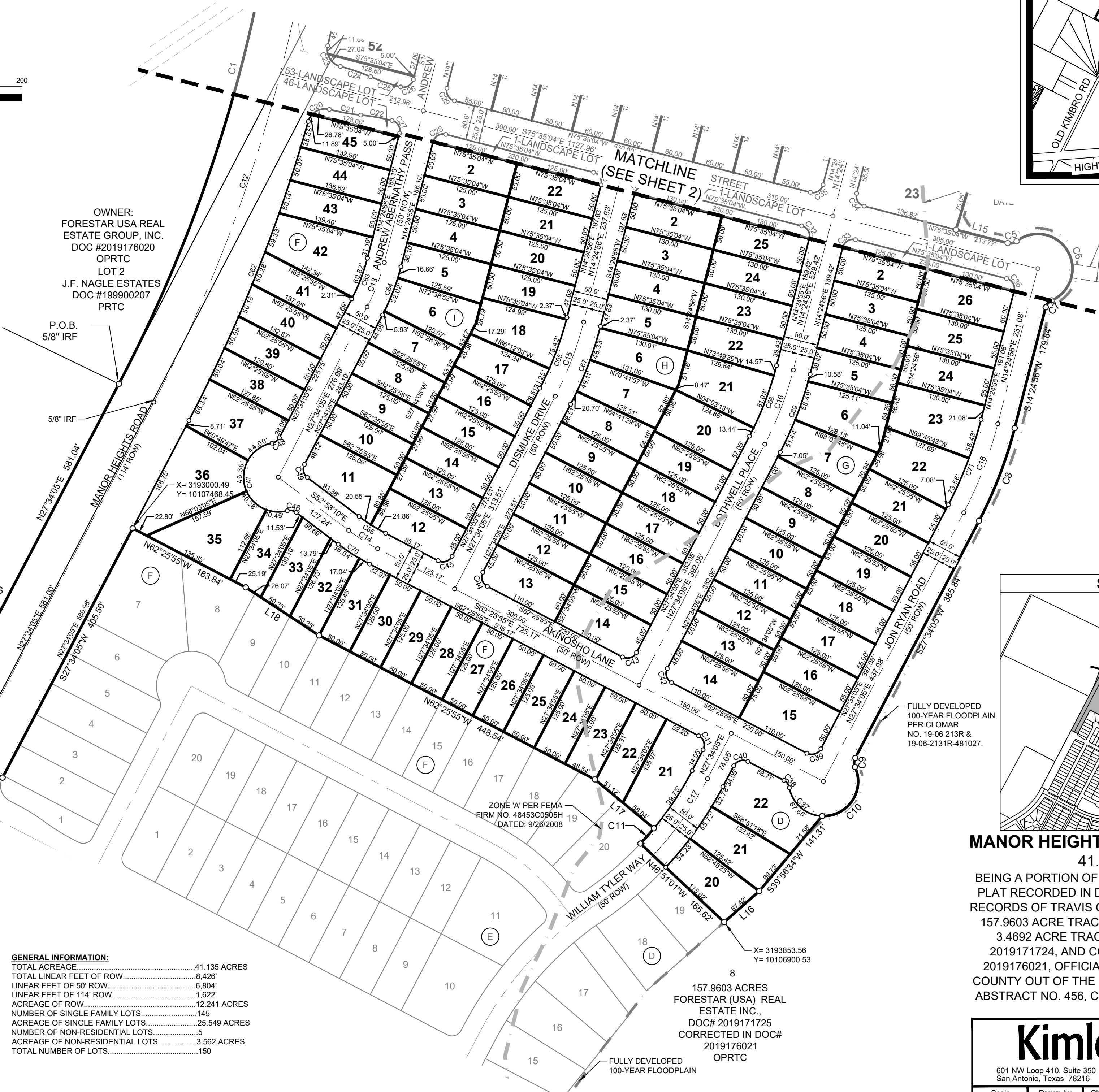
VICINITY MAP
SCALE: 1" = 2,000'

LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- - - APPROXIMATE "ZONE A" PER FIRM FEM 48453C0505H EFFECTIVE 9/26/2008
- - - FULLY DEVELOPED 100-YEAR FLOODPLAIN
- (A) BLOCK IDENTIFIERS

OWNER:
FORESTAR USA REAL ESTATE GROUP, INC.
DOC #2019176020
OPRTC
LOT 2
J.F. NAGLE ESTATES
DOC #199900207
PRTC

OWNER:
LEAKE WILLIAM R. & ERICA
DOC #2017052898
OPRTC
LOT 1
J.F. NAGLE ESTATES
DOC #199900207
PRTC



MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, 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" = 100'	DJG	JGM	12/20/2021	069255704	1 OF 4

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

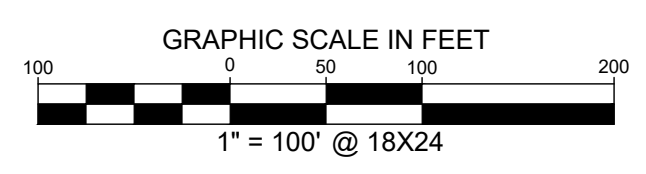
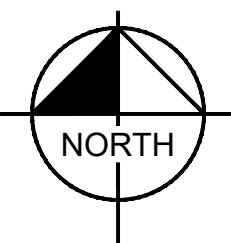
GENERAL INFORMATION:

TOTAL ACREAGE.....	41.135 ACRES
TOTAL LINEAR FEET OF ROW.....	8,426'
LINEAR FEET OF 50' ROW.....	6,804'
LINEAR FEET OF 114' ROW.....	1,622'
ACREAGE OF ROW.....	12.241 ACRES
NUMBER OF SINGLE FAMILY LOTS.....	145
ACREAGE OF SINGLE FAMILY LOTS.....	25.549 ACRES
NUMBER OF NON-RESIDENTIAL LOTS.....	5
ACREAGE OF NON-RESIDENTIAL LOTS.....	3.562 ACRES
TOTAL NUMBER OF LOTS.....	150

157.9603 ACRES
FORESTAR (USA) REAL ESTATE INC.,
DOC# 2019171725
CORRECTED IN DOC#
2019176021
OPRTC

FULLY DEVELOPED 100-YEAR FLOODPLAIN

FULLY DEVELOPED 100-YEAR FLOODPLAIN PER CLOMAR NO. 19-06 213R & 19-06-2131R-481027.



LEGEND

- IRF IRON ROD FOUND
- IRFC IRON ROD FOUND W/ CAP
- IPF IRON PIPE FOUND
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- S.D.E. SIGHT DISTANCE EASEMENT
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK
- - - APPROXIMATE "ZONE A" PER FEMA FIRM 48453C0505H EFFECTIVE 9/26/2008
- - - FULLY DEVELOPED 100-YEAR FLOODPLAIN
- (A) BLOCK IDENTIFIERS

LINE TABLE

NO.	BEARING	LENGTH
L1	N62°25'55"W	114.00'
L2	N02°50'33"E	112.50'
L3	S62°26'32"E	56.90'
L4	N73°30'03"E	97.58'
L5	S75°55'00"E	97.58'
L6	S49°35'26"E	70.81'
L7	S28°39'06"E	63.56'
L8	S10°01'41"E	62.95'
L9	S14°24'56"W	3.70'
L10	S14°24'56"W	120.00'
L11	N84°44'51"E	127.43'
L12	S53°32'59"E	99.32'
L13	S16°08'29"E	38.98'
L14	S02°46'19"E	105.59'
L15	S75°35'04"E	76.95'
L16	S48°32'15"W	67.42'
L17	N50°24'00"W	110.66'
L18	N56°45'49"W	126.56'
L19	N38°33'59"W	75.25'
L20	N38°33'59"W	70.66'
L21	N12°13'24"W	54.93'
L22	N12°20'08"E	97.58'
L23	N42°55'06"E	97.58'
L24	N56°03'48"E	10.85'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	24°48'48"	2143.05'	928.11'	N15°14'58"E	920.87'
C2	7°23'47"	325.00'	41.95'	S19°48'38"E	41.93'
C3	9°22'14"	325.00'	53.15'	S09°43'49"W	53.09'
C4	16°04'35"	50.00'	14.03'	S23°12'46"E	13.98'
C5	52°01'12"	15.00'	13.62'	N78°24'20"E	13.16'
C6	194°02'25"	50.00'	169.33'	S30°35'04"E	99.25'
C7	52°01'12"	15.00'	13.62'	S40°25'32"E	13.16'
C8	13°09'09"	625.00'	143.47'	S20°59'31"W	143.16'
C9	52°01'12"	15.00'	13.62'	S01°33'29"W	13.16'
C10	116°34'23"	50.00'	101.73'	S33°50'04"W	85.07'
C11	3°32'59"	475.00'	29.43'	N41°22'30"E	29.42'
C12	61°21'57"	25.00'	26.78'	S73°47'01"W	25.51'
C13	8°48'41"	300.00'	46.14'	N79°56'22"W	46.09'
C14	8°45'38"	300.00'	45.87'	N79°57'53"W	45.83'
C15	61°58'47"	25.00'	27.04'	N45°15'19"W	25.74'
C16	8°51'38"	296.62'	45.87'	N71°12'15"W	45.83'
C17	8°45'38"	300.00'	45.87'	N71°12'15"W	45.83'
C18	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C19	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C20	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C21	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C22	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C23	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C24	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C25	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C26	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C27	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C28	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C29	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C30	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C31	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C32	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C33	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C34	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C35	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C36	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C37	77°28'02"	50.00'	67.60'	S49°08'43"E	62.57'
C38	52°01'12"	15.00'	13.62'	S36°25'19"E	13.16'
C39	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C40	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C41	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C42	90°00'00"	15.00'	23.56'	N17°25'55"W	21.21'
C43	90°00'00"	15.00'	23.56'	N72°34'05"E	21.21'
C44	90°00'00"	15.00'	23.56'	S17°25'55"E	21.21'
C45	90°00'00"	15.00'	23.56'	S72°34'05"W	21.21'
C46	52°01'12"	15.00'	13.62'	N78°58'47"W	13.16'
C47	184°34'41"	50.00'	161.07'	S12°42'03"E	99.92'
C48	52°01'12"	15.00'	13.62'	N53°34'41"E	13.16'
C49	80°32'16"	15.00'	21.08'	N12°42'03"W	19.39'
C50	52°01'12"	15.00'	13.62'	S11°35'40"E	13.16'
C51	90°00'00"	15.00'	23.56'	N59°24'56"E	21.21'
C52	52°01'12"	15.00'	13.62'	N49°34'28"W	13.16'
C53	194°02'25"	50.00'	169.33'	S59°24'56"W	99.25'
C54	90°00'00"	15.00'	23.56'	S59°24'56"W	21.21'
C55	90°00'00"	15.00'	23.56'	N30°35'04"W	21.21'
C56	52°01'12"	15.00'	13.62'	S53°39'19"E	13.16'
C57	284°02'25"	50.00'	247.87'	N62°21'17"E	61.54'
C58	52°01'12"	15.00'	13.62'	N01°38'07"W	13.16'
C59	90°00'00"	15.00'	23.56'	S30°35'04"E	21.21'
C60	52°01'12"	15.00'	13.62'	S78°24'20"W	13.16'
C61	52°01'10"	15.00'	13.62'	N40°25'32"E	13.16'
C62	11°48'26"	2257.05'	465.13'	N21°45'01"E	464.30'
C63	13°09'09"	275.00'	63.13'	N20°59'31"E	62.99'
C64	13°09'09"	325.00'	74.61'	N20°59'31"E	74.44'
C65	13°09'09"	475.00'	109.04'	N20°59'31"E	108.80'
C66	9°27'44"	275.00'	45.42'	S57°42'03"E	45.36'
C67	13°09'09"	525.00'	120.52'	N20°59'31"E	120.25'
C68	13°09'09"	475.00'	109.04'	N20°59'31"E	108.80'
C69	13°09'09"	525.00'	120.52'	N20°59'31"E	120.25'
C70	9°27'44"	325.00'	53.67'	S57°42'03"E	53.61'
C71	13°09'09"	575.00'	131.99'	N20°59'31"E	131.71'
C72	42°03'39"	275.00'	201.88'	N06°36'54"W	197.37'
C73	42°03'39"	325.00'	238.58'	N06°36'54"W	233.26'
C74	194°02'25"	50.00'	169.33'	N30°35'04"W	99.25'

OWNER:
LEAKE WILLIAM R.
& ERICA
DOC #2001013062TR
OPRTC

LOT 3
J.F. NAGLE ESTATES
DOC #199900207
PRTC

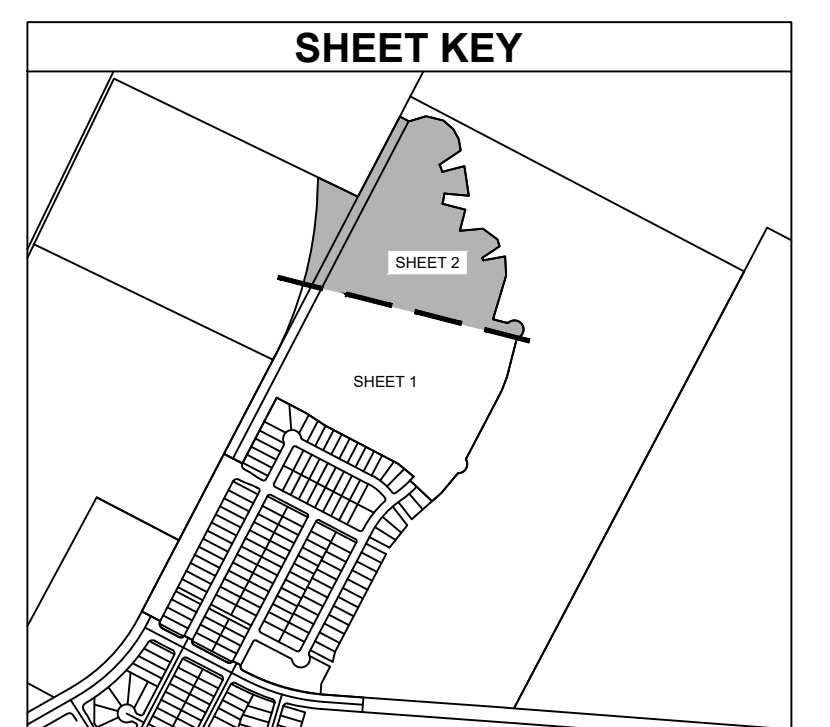
OWNER:
TIFFANY BRICK CO LP
DOC #2003150661TR
(CALLED 114.836
ACRES)

OWNER:
FORESTAR USA REAL
ESTATE GROUP, INC.
DOC #2019176020
OPRTC

LOT 2
J.F. NAGLE ESTATES
DOC #199900207
PRTC

OWNER:
FORESTAR (USA) REAL
ESTATE GROUP INC.
DOC #2019171724
OPRTC

8
157.9603 ACRES
FORESTAR (USA) REAL
ESTATE INC.,
DOC# 2019171725
CORRECTED IN DOC#
2019176021
OPRTC



MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES
BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES
PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT
RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED
157.9603 ACRE TRACT AND A PORTION OF A CALLED
3.4692 ACRE TRACT RECORDED IN DOCUMENT
2019171724, AND CORRECTED IN DOCUMENT NO.
2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS
COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64,
ABSTRACT NO. 456, 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" = 100'	DJG	JGM	12/20/2021	069255704	2 OF 4

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

GENERAL INFORMATION:

TOTAL ACREAGE	41.135 ACRES
TOTAL LINEAR FEET OF ROW	8,426'
LINEAR FEET OF 50' ROW	6,804'
LINEAR FEET OF 114' ROW	1,622'
ACREAGE OF ROW	12.241 ACRES
NUMBER OF SINGLE FAMILY LOTS	145
ACREAGE OF SINGLE FAMILY LOTS	25.549 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	5
ACREAGE OF NON-RESIDENTIAL LOTS	3.562 ACRES
TOTAL NUMBER OF LOTS	150

DWG NAME: K:\S\A SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS S2.DWG PLOTTED BY: GONZALEZ, DAVID 12/20/2021 3:18 PM LAST SAVED 12/20/2021 3:17 PM

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

WHEREAS, FORESTAR (USA) REAL ESTATE GROUP INC., A DELAWARE CORPORATION, THE OWNER OF 41.135 ACRE TRACT LOCATED IN THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 2 OF THE J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A PORTION OF THAT CERTAIN 157.9603 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AND A PORTION OF A 3.469 ACRE TRACT OF LAND CONVEYED TO FORESTAR (USA) REAL ESTATE GROUP INC., AS DESCRIBED IN DOCUMENT NUMBER 2019171724, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND CORRECTED IN DOCUMENT NUMBER 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE SAID, HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212 AND 232 OF THE LOCAL GOVERNMENT CODE.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: THAT THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "MANOR HEIGHTS PHASE 3, SECTION 2" OF THE CITY OF MANOR, TRAVIS COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY SUBDIVIDES SAID 41.135 ACRES OF LAND OF SAID IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOWN AS "MANOR HEIGHTS PHASE 3, SECTION 2" 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: FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION

2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006

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 _____, 202__.

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

STATE OF TEXAS §
COUNTY OF TRAVIS §

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

THIS SITE IS LOCATED IN THE COTTONWOOD CREEK WATERSHED.

A PORTION OF THIS SITE LIES WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48453C0505H, EFFECTIVE DATE SEPTEMBER 26, 2008, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

ALEJANDRO E. GRANADOS RICO, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 130084
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD
AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759

STATE OF TEXAS §
COUNTY OF BEXAR §

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

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

SURVEYOR'S NOTES

- 1. THE BEARINGS, DISTANCES, AREAS AND COORDINATES SHOWN HEREON ARE TEXAS STATE COORDINATE SYSTEM GRID, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS).
2. ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR FOR THE PROJECT IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
3. ALL PROPERTY CORNERS OF THE LOTS IN THIS SUBDIVISION WILL BE MONUMENTED PRIOR TO LOTS SALES AND AFTER ROAD CONSTRUCTION WITH A 1/2-INCH IRON ROD WITH RED PLASTIC CAP STAMPED "KHA", UNLESS OTHERWISE NOTED.

GENERAL NOTES:

- 1. PROPERTY OWNERS OF THE LOTS ON WHICH THE PUBLIC UTILITY EASEMENT OR THE UNDERGROUND STORM WATER DRAINAGE FACILITIES EASEMENT ARE LOCATED AS SHOWN ON THIS PLAT SHALL PROVIDE ACCESS TO THE CITY OF MANOR IN ORDER FOR THE CITY OF MANOR TO INSPECT AND MAINTAIN THE UNDERGROUND FACILITIES LOCATED WITHIN ANY OF SUCH EASEMENTS.
2. A 10' PUBLIC UTILITY EASEMENT IS HEREBY DEDICATED ALONG AND ADJACENT TO ALL STREET RIGHTS OF WAY.
3. PUBLIC SIDEWALKS BUILT TO CITY OF MANOR STANDARDS, ARE REQUIRED ALONG ALL STREETS WITHIN THIS SUBDIVISION, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE ADJOINING LOT BEING OCCUPIED, FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY. BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE COVERING BODY OR UTILITY COMPANY.
4. DRIVEWAY AND DRAINAGE CONSTRUCTION STANDARDS SHALL BE IN ACCORDANCE WITH THE REQUIREMENT OF THE CITY OF MANOR STANDARDS UNLESS OTHERWISE SPECIFIED AND APPROVE BY THE CITY OF MANOR.
5. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF MANOR WATER AND WASTEWATER SYSTEM.
6. NO BUILDINGS SHALL BE CONSTRUCTED OR MAINTAINED WITHIN THE PUBLIC UTILITIES EASEMENTS OR THE UNDERGROUND STORM WATER FACILITIES EASEMENT WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF MANOR. THE CITY OF MANOR IS NOT RESPONSIBLE FOR THE DAMAGE TO OR REPLACING ANY PORTIONS OF ANY FENCING, LANDSCAPING OR OTHER IMPROVEMENTS CONSTRUCTED WITHIN ANY OF SUCH EASEMENTS WHICH WERE NOT APPROVED BY THE CITY OF MANOR BEFORE THEIR CONSTRUCTION DUE TO THE NECESSARY AND CUSTOMARY WORK BY THE CITY OF MANOR IN REPAIRING, MAINTAINING, OR REPLACING THE UNDERGROUND PIPES AND RELATED FACILITIES WITHIN SUCH EASEMENTS.
7. ALL STREETS, DRAINAGE IMPROVEMENTS, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF MANOR STANDARDS.
8. EROSION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY IN ACCORDANCE WITH SECTION 1.4.0 OF THE CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL.
9. ALL STREETS IN THE SUBDIVISION SHALL BE CONSTRUCTED TO CITY OF MANOR URBAN STREET STANDARDS. ALL STREETS WILL BE CONSTRUCTED WITH CURB AND GUTTER.
10. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF MANOR.
11. THE SUBDIVISION OWNER/DEVELOPER AS IDENTIFIED ON THIS PLAN IS RESPONSIBLE FOR POSTING FISCAL SURVEY FOR THE CONSTRUCTION OF ALL SIDEWALKS AS SHOWN OR LISTED ON THE PLAN, WHETHER INSTALLED BY THE OWNER/DEVELOPER OR INDIVIDUAL HOMEBUILDERS. IT IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO ENSURE ALL SIDEWALKS ARE ADA COMPLIANT UNLESS A WAIVER HAS BEEN GRANTED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATION.
12. THE BEARINGS SHOWN HEREON ARE TIED TO THE TEXAS STATE PLANE COORDINATE SYSTEM GRID, CENTRAL ZONE 4203 (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). ALL DISTANCES SHOWN HEREON ARE ON THE SURFACE. THE COMBINED SURFACE TO GRID SCALE FACTOR IS 0.99992097045. THE UNIT OF LINEAR MEASUREMENT IS U.S. SURVEY FEET.
13. THE BUILDING SETBACK LINES SHALL COMPLY WITH THE APPROVED MANOR HEIGHTS PUD ARE AS FOLLOWS:
(FRONT YARD - 20'
REAR YARD - 25'
SIDE YARD - 5'
STREET SIDE YARD - 15'
14. THE HOME OWNERS ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL NON-RESIDENTIAL LOTS THAT ARE DEDICATED TO THE HOA.
15. PER THE APPROVED MANOR HEIGHTS PUD, MINIMUM SINGLE-FAMILY RESIDENTIAL LOT SHALL BE 6250 SQ. FT. WITHIN PUD-SF-1 AND 3300 SQ. FT. WITHIN PUD-MEDIUM DENSITY. THE MINIMUM HOME SIZES WILL COMPLY WITH THOSE SET FORTH IN THE MANOR HEIGHTS PUD OF 1500 SQ. FT.
16. THE PROPERTY IS ZONED SINGLE FAMILY RESIDENTIAL (R-2) WITH CONDITIONS PER CITY OF MANOR ORDINANCE NO. 481.
17. LOT 53, BLOCK D, LANDSCAPE LOT, LOT 46, BLOCK F, LANDSCAPE LOT, LOT 1, BLOCK G, LANDSCAPE LOT, LOT 1, BLOCK H, LANDSCAPE LOT, LOT 1, BLOCK I, LANDSCAPE LOT, ARE DEDICATED TO THE CITY OF MANOR, TEXAS. THE HOMEOWNER ASSOCIATION, AND/OR ITS SUCCESSORS AND ASSIGNS (THE "HOA") SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 88, BLOCK A, OPEN SPACE DRAINAGE LOT, LOT 92, BLOCK A, OPEN SPACE, LOT 26, BLOCK B, OPEN SPACE DRAINAGE LOT, AND LOT 11, BLOCK C, OPEN SPACE IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018 (THE "DEVELOPMENT AGREEMENT") AND SHALL ENTER INTO A LICENSE AGREEMENT WITH THE CITY IN SUBSTANTIALLY THE FORM PROVIDED IN THE DEVELOPMENT AGREEMENT. THE CITY SHALL BE RESPONSIBLE FOR MAINTENANCE OF LOT 1, BLOCK A, LANDSCAPE LOT, LOT 13, BLOCK A, LANDSCAPE LOT, LOT 1, BLOCK B, LANDSCAPE LOT, LOT 6, BLOCK D, OPEN SPACE AND DRAINAGE LOT, LOT 19, BLOCK D, OPEN SPACE AND DRAINAGE LOT, LOT 26, BLOCK D, OPEN SPACE AND DRAINAGE LOT, AND LOT 30, BLOCK D, OPEN SPACE LOT UPON THE TERMINATION OF THE LICENSE AGREEMENT OR THE TERMINATION OF THE MAINTENANCE PERIOD PROVIDED IN THE DEVELOPMENT AGREEMENT, WHICHEVER IS LONGER.
18. ACCESS TO NON-RESIDENTIAL LOTS SHALL BE PROVIDED TO THE CITY WHERE MAINTENANCE IS REQUIRED TO BE PERFORMED BY THE CITY IN ACCORDANCE WITH THAT CERTAIN DEVELOPMENT AGREEMENT (MANOR HEIGHTS) DATED EFFECTIVE NOVEMBER 7, 2018.

CITY OF MANOR ACKNOWLEDGMENTS

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

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

APPROVED: ATTEST:

JULIE LEONARD, CHAIRPERSON LLUVIA ALMARAZ, CITY SECRETARY

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

APPROVED: ATTEST:

DR. CHRISTOPHER HARVEY, MAYOR LLUVIA ALMARAZ, CITY SECRETARY

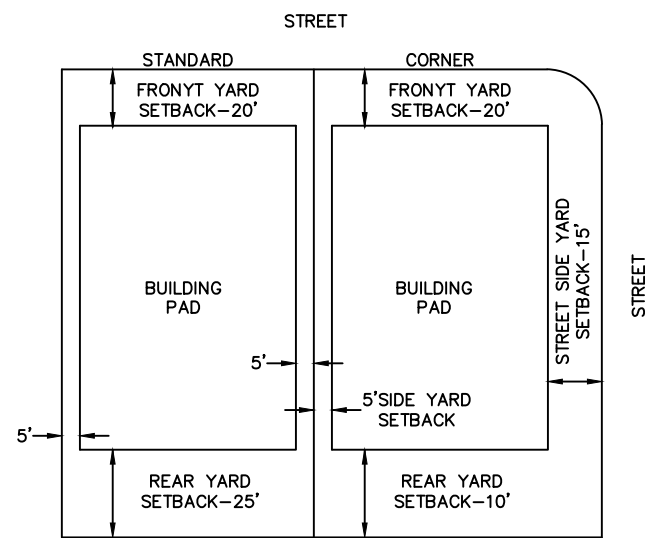
COUNTY OF TRAVIS:
STATE OF TEXAS:
KNOW ALL ME BY THESE PRESENTS:

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 ____ DULY RECORDED ON THE DAY OF ____ DAY OF _____, 202__, AT ____ O'CLOCK ____ IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____, OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

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

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY: _____
DEPUTY



TYPICAL SETBACK DETAIL
NOT TO SCALE

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
601 NW LOOP 410, SUITE 350
SAN ANTONIO, TEXAS 78216
PH: (210) 541-9166 FAX: (210) 541-8699
CONTACT: JOHN G. MOSIER, R.P.L.S.
TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928
PH: (512) 418-1771 FAX: (512) 418-1791
CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
FORESTAR (USA) REAL ESTATE GROUP INC.,
A DELAWARE CORPORATION
2221 E. LAMAR BLVD., SUITE 790
ARLINGTON, TEXAS 76006
DALLAS COUNTY
CONTACT: JOHN MABERRY

MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, 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 1" = 100' Drawn by DJG Checked by JGM Date 12/20/2021 Project No. 069255704 Sheet No. 3 OF 4

**A METES AND BOUNDS
DESCRIPTION OF A
41.135 ACRE TRACT OF LAND**

BEING a 41.135 acre (1,791,834 square feet) tract of land situated in the Lemuel Kimbro Survey No. 64, Abstract No. 456, City of Manor, Travis County, Texas; and being a portion of Lot 2 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Plat Records of Travis County; described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Document No. 2019176020 of the Official Public Records of Travis County; and being a called 157.9603 acre tract of land and a 3.469 acre tract of land described in instrument to Forestar (USA) Real Estate Group, Inc., recorded in Document No. 2019171724 of the Official Public Records of Travis County; and corrected in Document No. 2019176021 of the Official Public Records of Travis County; and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod found marking the southwestern line of aforesaid 3.469 acre tract on the southeasterly line of Lot 1 of J.F. Nagle Estates, plat of which recorded in Document No. 199900207 of the Plat Records of Travis County;

THENCE, crossing into Lot 2, of said J.F. Nagle Estates plat the following two (2) courses and distances:
 1. in a northerly direction along a non-tangent curve turning to the left, having a radius of 2143.05 feet, a chord North 15°14'58" East, 920.87, a central angle of 24°48'48", and an arc length of 928.11 feet to a 1/2-inch iron rod with cap stamped "KHA" set for corner;
 2. North 02°50'33" East, a distance of 112.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, along the southeasterly line of Lot 3 of said J.F. Nagle Estates plat the following three (3) courses and distances:
 1. South 64°11'52" East, a distance of 242.92 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 2. North 27°33'28" East, a distance of 496.22 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 3. South 62°26'32" East, a distance of 66.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set marking the southwestern-most corner of aforesaid 157.9603 acre tract;

THENCE, crossing said 157.9603 acre tract, the following forty-one (41) courses and distances:
 1. North 73°30'03" East, a distance of 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 2. South 75°55'00" East, a distance of 97.58 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 3. South 49°35'28" East, a distance of 70.81 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 4. South 28°39'06" East, a distance of 63.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 5. South 10°01'14" East, a distance of 62.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 6. South 56°03'48" West, a distance of 140.41 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for point of curvature;
 7. in a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 19°48'38" East, 41.93, a central angle of 07°23'47", and an arc length of 41.95 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 8. North 75°39'03" East, a distance of 125.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 9. South 08°48'51" East, a distance of 163.90 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 10. North 84°57'18" West, a distance of 136.15 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 11. in a southerly direction along a non-tangent curve turning to the right, having a radius of 325.00 feet, a chord South 09°43'49" West, 53.09, a central angle of 09°22'14", and an arc length of 53.15 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 12. South 14°24'56" West, a distance of 3.70 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 13. South 75°35'04" East, a distance of 130.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 14. South 14°24'56" West, a distance of 120.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 15. North 84°44'51" East, a distance of 127.43 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 16. South 53°32'59" East, a distance of 99.32 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 17. South 16°08'29" East, a distance of 38.98 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 18. South 56°08'09" West, a distance of 115.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 19. in a southeasterly direction along a non-tangent curve turning to the right, having a radius of 50.00 feet, a chord South 23°12'46" East, 13.98, a central angle of 16°04'35", and an arc length of 14.03 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 20. North 79°59'57" East, a distance of 123.83 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 21. South 02°46'19" East, a distance of 105.59 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 22. South 16°50'50" West, a distance of 250.23 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 23. South 75°35'04" East, a distance of 76.95 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 24. in a easterly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of North 78°24'20" East, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 25. in a southeasterly direction along a reverse tangent curve turning to the right, having a radius of 50.00 feet, a chord South 30°35'04" East, 99.25, a central angle of 194°02'25", and an arc length of 169.33 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 26. in a southwesterly direction along a reverse tangent curve turning to the left, having a radius of 15.00 feet, a chord South 40°25'32" West, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 27. South 14°24'56" West, a distance of 179.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 28. in a southerly direction along a tangent curve to the right, having a radius of 625.00 feet, a chord of South 20°59'31" West, 143.16, a central angle of 13°09'09", and an arc length of 143.47 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 29. South 27°34'05" West, a distance of 385.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 30. in a southerly direction along a tangent curve to the left, having a radius of 15.00 feet, a chord of South 01°33'29" West, 13.16, a central angle of 52°01'12", and an arc length of 13.62 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 31. in a southwesterly direction along a reverse tangent curve turning to the right, having a radius of 50.00 feet, a chord South 33°50'04" West, 85.07, a central angle of 116°34'23", and an arc length of 101.73 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 32. South 39°56'34" West, a distance of 141.31 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 33. South 48°32'15" West, a distance of 67.42 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 34. North 46°51'01" West, a distance of 165.62 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for a point of curvature;
 35. in a northeasterly direction along a non-tangent curve turning to the left, having a radius of 475.00 feet, a chord North 41°22'30" East, 29.42, a central angle of 03°32'59", and an arc length of 29.43 to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 36. North 50°24'00" West, a distance of 110.66 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 37. North 62°25'55" West, a distance of 448.54 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 38. North 56°45'49" West, a distance of 126.56 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 39. North 62°25'55" West, a distance of 183.84 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 40. South 27°34'05" West, a distance of 405.50 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;
 41. North 62°25'55" West, a distance of 114.00 feet to a 1/2-inch iron rod with a plastic cap stamped "KHA" set for corner;

THENCE, North 27°34'05" East, a distance of 581.04 feet to the **POINT OF BEGINNING**, and containing 1,791,834 square feet or 41.135 acres of land in Travis County, Texas. The basis of bearing for this description is the Texas State Plane Coordinate System Grid, Central Zone (FIPS 4203) (NAD83). All distances are on the surface and shown in U.S. Survey Feet. To convert grid distances to grid, apply the combined SURFACE to GRID scale factor of 0.99992097045. This document was prepared in the office of Kimley-Horn and Associates, Inc. in San Antonio, Texas.

SURVEYOR:
 KIMLEY-HORN AND ASSOCIATES, INC.
 601 NW LOOP 410, SUITE 350
 SAN ANTONIO, TEXAS 78216
 PH: (210) 541-9166 FAX: (210) 541-8699
 CONTACT: JOHN G. MOSIER, R.P.L.S.
 TBPLS FIRM REGISTRATION NO. 10193973

CIVIL ENGINEER:
 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200
 AUSTIN, TEXAS 78759
 TBPE FIRM REGISTRATION NO. F-928
 PH: (512) 418-1771 FAX: (512) 418-1791
 CONTACT: ALEJANDRO E. GRANADOS RICO, P.E.

OWNER/DEVELOPER:
 FORESTAR (USA) REAL ESTATE GROUP INC.,
 A DELAWARE CORPORATION
 2221 E. LAMAR BLVD., SUITE 790
 ARLINGTON, TEXAS 76006
 DALLAS COUNTY
 CONTACT: JOHN MABERRY

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LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK D LOT 20	0.166	7,252
BLOCK D LOT 21	0.184	8,023
BLOCK D LOT 22	0.248	10,803
BLOCK D LOT 23	0.245	10,683
BLOCK D LOT 24	0.215	9,364
BLOCK D LOT 25	0.218	9,517
BLOCK D LOT 26	0.217	9,464
BLOCK D LOT 27	0.226	9,844
BLOCK D LOT 28	0.256	11,131
BLOCK D LOT 29	0.199	8,653
BLOCK D LOT 30	0.187	8,143
BLOCK D LOT 31	0.172	7,500
BLOCK D LOT 32	0.200	8,702
BLOCK D LOT 33	0.179	7,800
BLOCK D LOT 34	0.179	7,800
BLOCK D LOT 35	0.209	9,086
BLOCK D LOT 36	0.200	8,733
BLOCK D LOT 37	0.241	10,479
BLOCK D LOT 38	0.278	12,101
BLOCK D LOT 39	0.369	16,079
BLOCK D LOT 40	0.385	16,752
BLOCK D LOT 41	0.267	11,649
BLOCK D LOT 42	0.238	10,375
BLOCK D LOT 43	3.260	142,016
BLOCK D LOT 44	0.179	7,800
BLOCK D LOT 45	0.179	7,800
BLOCK D LOT 46	0.200	8,702
BLOCK D LOT 47	0.172	7,500
BLOCK D LOT 48	0.172	7,500
BLOCK D LOT 49	0.172	7,500
BLOCK D LOT 50	0.191	8,320
BLOCK D LOT 51	0.186	8,093
BLOCK D LOT 52	0.173	7,526
BLOCK D LOT 53 LANDSCAPE	0.045	1,966
BLOCK F LOT 21	0.212	9,215
BLOCK F LOT 22	0.150	6,532
BLOCK F LOT 23	0.143	6,250
BLOCK F LOT 24	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 25	0.143	6,250
BLOCK F LOT 26	0.143	6,250
BLOCK F LOT 27	0.143	6,250
BLOCK F LOT 28	0.143	6,250
BLOCK F LOT 29	0.143	6,250
BLOCK F LOT 30	0.143	6,250
BLOCK F LOT 31	0.144	6,253
BLOCK F LOT 32	0.144	6,277
BLOCK F LOT 33	0.147	6,421
BLOCK F LOT 34	0.145	6,309
BLOCK F LOT 35	0.239	10,408
BLOCK F LOT 36	0.307	13,365
BLOCK F LOT 37	0.207	9,022
BLOCK F LOT 38	0.148	6,437
BLOCK F LOT 39	0.151	6,562
BLOCK F LOT 40	0.155	6,743
BLOCK F LOT 41	0.160	6,980
BLOCK F LOT 42	0.246	10,723
BLOCK F LOT 43	0.158	6,871
BLOCK F LOT 44	0.154	6,710
BLOCK F LOT 45	0.151	6,594
BLOCK F LOT 46 LANDSCAPE	0.045	1,966
BLOCK G LOT 1 LANDSCAPE	0.086	3,728
BLOCK G LOT 2	0.143	6,250
BLOCK G LOT 3	0.143	6,250
BLOCK G LOT 4	0.143	6,250
BLOCK G LOT 5	0.143	6,250
BLOCK G LOT 6	0.195	8,487
BLOCK G LOT 7	0.187	8,143
BLOCK G LOT 8	0.143	6,250
BLOCK G LOT 9	0.143	6,250
BLOCK G LOT 10	0.143	6,250
BLOCK G LOT 11	0.143	6,250
BLOCK G LOT 12	0.143	6,250
BLOCK G LOT 13	0.143	6,250
BLOCK G LOT 14	0.171	7,452
BLOCK G LOT 15	0.214	9,327
BLOCK G LOT 16	0.158	6,875

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK G LOT 17	0.158	6,875
BLOCK G LOT 18	0.158	6,875
BLOCK G LOT 19	0.158	6,875
BLOCK G LOT 20	0.158	6,875
BLOCK G LOT 21	0.158	6,875
BLOCK G LOT 22	0.209	9,098
BLOCK G LOT 23	0.217	9,443
BLOCK G LOT 24	0.164	7,150
BLOCK G LOT 25	0.164	7,150
BLOCK G LOT 26	0.179	7,800
BLOCK H LOT 1 LANDSCAPE	0.087	3,803
BLOCK H LOT 2	0.149	6,500
BLOCK H LOT 3	0.149	6,500
BLOCK H LOT 4	0.149	6,500
BLOCK H LOT 5	0.149	6,500
BLOCK H LOT 6	0.162	7,056
BLOCK H LOT 7	0.164	7,129
BLOCK H LOT 8	0.148	6,465
BLOCK H LOT 9	0.143	6,250
BLOCK H LOT 10	0.143	6,250
BLOCK H LOT 11	0.143	6,250
BLOCK H LOT 12	0.143	6,250
BLOCK H LOT 13	0.171	7,452
BLOCK H LOT 14	0.171	7,452
BLOCK H LOT 15	0.143	6,250
BLOCK H LOT 16	0.143	6,250
BLOCK H LOT 17	0.143	6,250
BLOCK H LOT 18	0.143	6,250
BLOCK H LOT 19	0.143	6,250
BLOCK H LOT 20	0.197	8,590
BLOCK H LOT 21	0.205	8,937
BLOCK H LOT 22	0.155	6,758
BLOCK H LOT 23	0.149	6,500
BLOCK H LOT 24	0.149	6,500
BLOCK H LOT 25	0.149	6,500
BLOCK I LOT 1 LANDSCAPE	0.084	3,653
BLOCK I LOT 2	0.143	6,250
BLOCK I LOT 3	0.143	6,250

LOT TABLE		
LOT NO.	ACRES	SQ. FT.
BLOCK I LOT 4	0.143	6,250
BLOCK I LOT 5	0.161	6,999
BLOCK I LOT 6	0.180	7,851
BLOCK I LOT 7	0.149	6,506
BLOCK I LOT 8	0.143	6,250
BLOCK I LOT 9	0.143	6,250
BLOCK I LOT 10	0.143	6,250
BLOCK I LOT 11	0.204	8,868
BLOCK I LOT 12	0.171	7,442
BLOCK I LOT 13	0.143	6,250
BLOCK I LOT 14	0.143	6,250
BLOCK I LOT 15	0.143	6,250
BLOCK I LOT 16	0.143	6,250
BLOCK I LOT 17	0.160	6,950
BLOCK I LOT 18	0.186	8,092
BLOCK I LOT 19	0.143	6,250
BLOCK I LOT 20	0.143	6,250
BLOCK I LOT 21	0.143	6,250
BLOCK I LOT 22	0.143	6,250
BLOCK J LOT 1	0.200	8,702
BLOCK J LOT 2	0.172	7,500
BLOCK J LOT 3	0.172	7,500
BLOCK J LOT 4	0.172	7,500
BLOCK J LOT 5	0.172	7,500
BLOCK J LOT 6	0.172	7,500
BLOCK J LOT 7	0.172	7,500
BLOCK J LOT 8	0.172	7,500
BLOCK J LOT 9	0.200	8,702
BLOCK J LOT 10	0.200	8,702
BLOCK J LOT 11	0.172	7,500
BLOCK J LOT 12	0.172	7,500
BLOCK J LOT 13	0.172	7,500
BLOCK J LOT 14	0.172	7,500
BLOCK J LOT 15	0.172	7,500
BLOCK J LOT 16	0.172	7,500
BLOCK J LOT 17	0.172	7,500
BLOCK J LOT 18	0.200	8,702
ROW	12.241	533,203

**MANOR HEIGHTS PHASE 3, SECTION 2
41.135 ACRES**

BEING A PORTION OF A LOT 2 OF J.F. NAGLE ESTATES PLAT RECORDED IN DOCUMENT NO. 199900207, PLAT RECORDS OF TRAVIS COUNTY A PORTION OF A CALLED 157.9603 ACRE TRACT AND A PORTION OF A CALLED 3.4692 ACRE TRACT RECORDED IN DOCUMENT 2019171724, AND CORRECTED IN DOCUMENT NO. 2019176021, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY OUT OF THE LEMUEL KIMBRO SURVEY NO. 64, ABSTRACT NO. 456, CITY OF MANOR, TRAVIS COUNTY, TEXAS

<h1>Kimley»Horn</h1>					
601 NW Loop 410, Suite 350 San Antonio, Texas 78216			FIRM # 10193973		
Tel. No. (210) 541-9166 www.kimley-horn.com					
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	DJG	JGM	12/20/2021	069255704	4 OF 4

DWG NAME: K:\S\A_SURVEY\MANOR HEIGHTS DEVELOPMENT\069255704-MANOR HTS PHASE 3\DWG\PLATS\MANOR HEIGHTS S-2.DWG PLOTTED BY: GONZALEZ, DAVID 12/20/2021 3:18 PM LAST SAVED 12/20/2021 3:17 PM



Texas Engineering Firm #4242

Date: Friday, December 3, 2021

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

Permit Number 2021-P-1383-FP
 Job Address: Manor Heights Phase 3 Section 2 Final Plat, Manor, TX. 78653

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Dear Alex Granados,

The first submittal of the Manor Heights Phase 3 Section 2 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on December 21, 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 registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii).
2. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24(c)(1)(v).
3. Please include the CLOMR number for reference on the developed 100 year floodplain boundary shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).
4. Please label Manor Heights Road on both sheets in which the Right-of-Way appears on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).
5. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).
6. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).
7. Please provide all of the needed information for curve data on the plat as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(ii).
8. Provide the Bearing of all interior rear lot lines in each block per City of Manor Subdivision Ordinance Article II

12/3/2021 3:18:30 PM
Manor Heights Phase 3 Section 2 Final Plat
2021-P-1383-FP
Page 2

Section 24(c)(4)(v).

9. Provide the use of all areas not within platted lots and shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).

10. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).

11. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).

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



December 20, 2021

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

**RE: Permit Number: 2021-P-1383-FP
Job Address: Manor Heights Phase 3-2 Final Plat, Manor, TX. 78653**

Dear Pauline Gray:

Please accept this **Comment Response Letter** in reply to your review, dated December 03, 2021, of the first submittal of the *Manor Heights Phase 3-2 Final Plat* submitted on November 15, 2021. Original comments have been included below for reference. Kimley-Horn's responses are in red.

Ordinance Requirements

1. The registered public surveyor and registered professional engineer shall affix their seal on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(1)(ii)..

Response: The registered public surveyor seal will be added to the plat after approval for recordation.

2. Provide the names and plat or deed references of all owners of lots in previous platted sections of Manor Heights within 300 feet of and shown on this plat per the City of Manor Subdivision Ordinance Article II Section 24 (c)(1)(v).

Response: The names and plat or deed references of nearby lot owners have been included on the plat.

3. Please include the CLOMR number for reference on the developed 100 year floodplain boundary shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(ii).

Response: The CLOMR number has been added for reference of the 100 year floodplain boundary.

4. Please label Manor Heights Road on both sheets in which the Right-of-Way appears on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

Response: Manor Heights Road is now labeled on both sheets in which the Right-Of-Way appears on the plat.

5. Provide the document numbers for all of the existing easements shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(2)(iii).

Response: There is one existing easement, and it is a gas easement that is being called out.

6. Please include on the plat drawing sheets the description of all temporary and permanent monuments for the property. The monuments on the outer boundary corners of the plat are crucial. Update the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(3)(ii).

Response: Temporary and permanent monument descriptions have been added to the plat.

7. Please provide all of the needed information for curve data on the plat as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(4)(ii).

Response: All the curve data information is provided.

8. Provide the Bearing of all interior rear lot lines in each block per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(v).

Response: Bearings have been included on rear lot lines per Ordinance Article II section 24(c)(4)(v).

9. Provide the use of all areas not within platted lots and shown on the plat per City of Manor Subdivision Ordinance Article II Section 24(c)(4)(iv).

Response: The use of all areas not within platted lots have been provided on the construction plans and preliminary plat.

10. If the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(iii).

Response: Acknowledged.

11. Provide performance and maintenance guarantees as required by the City of Manor Subdivision Ordinance Article II Section 24(c)(5)(ix).

Response: Acknowledged.

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: Tuesday, January 18, 2022

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

Permit Number 2021-P-1383-FP
Job Address: Manor Heights Phase 3 Section 2 Final Plat, Manor 78653

Dear Alex Granados,

We have conducted a review of the final plat for the above-referenced project, submitted by Alex Granados and received by our office on December 21, 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