



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

Planning & Zoning Commission Regular Meeting

Wednesday, December 14, 2022 at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARING

- 1. Conduct a public hearing on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.**

Applicant: Pacheco Koch Consulting Engineering

Owner: Lone Star Electric

- 2. Conduct a public hearing on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.**

Applicant: Kimley-Horn

Owner: Las Entradas Development Corporation

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.

- 3. Consideration, discussion, and possible action to approve the P&Z Commission minutes for:**

- November 9, 2022, P&Z Commission Regular Session**
- November 30, 2022, P&Z Commission Called Special Session**

REGULAR AGENDA

- 4. Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.**

Applicant: Pacheco Koch Consulting Engineering

Owner: Lone Star Electric

- 5. Consideration, discussion, and possible action on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.**

Applicant: Kimley-Horn

Owner: Las Entradas Development Corporation

- 6. Consideration, discussion, and possible action on a Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.**

Applicant: Drenner Group

Owner: Ashton Grey Development

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, December 9, 2022, by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.

Applicant: Pacheco Koch Consulting Engineering

Owner: Lone Star Electric

BACKGROUND/SUMMARY:

This plat has been approved by our engineers and is in our ETJ. They are combing a few lots together and platting some acreage out of a larger unplatted tract to create these two lots. There is a ROW dedication that will be a Travis County roadway.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

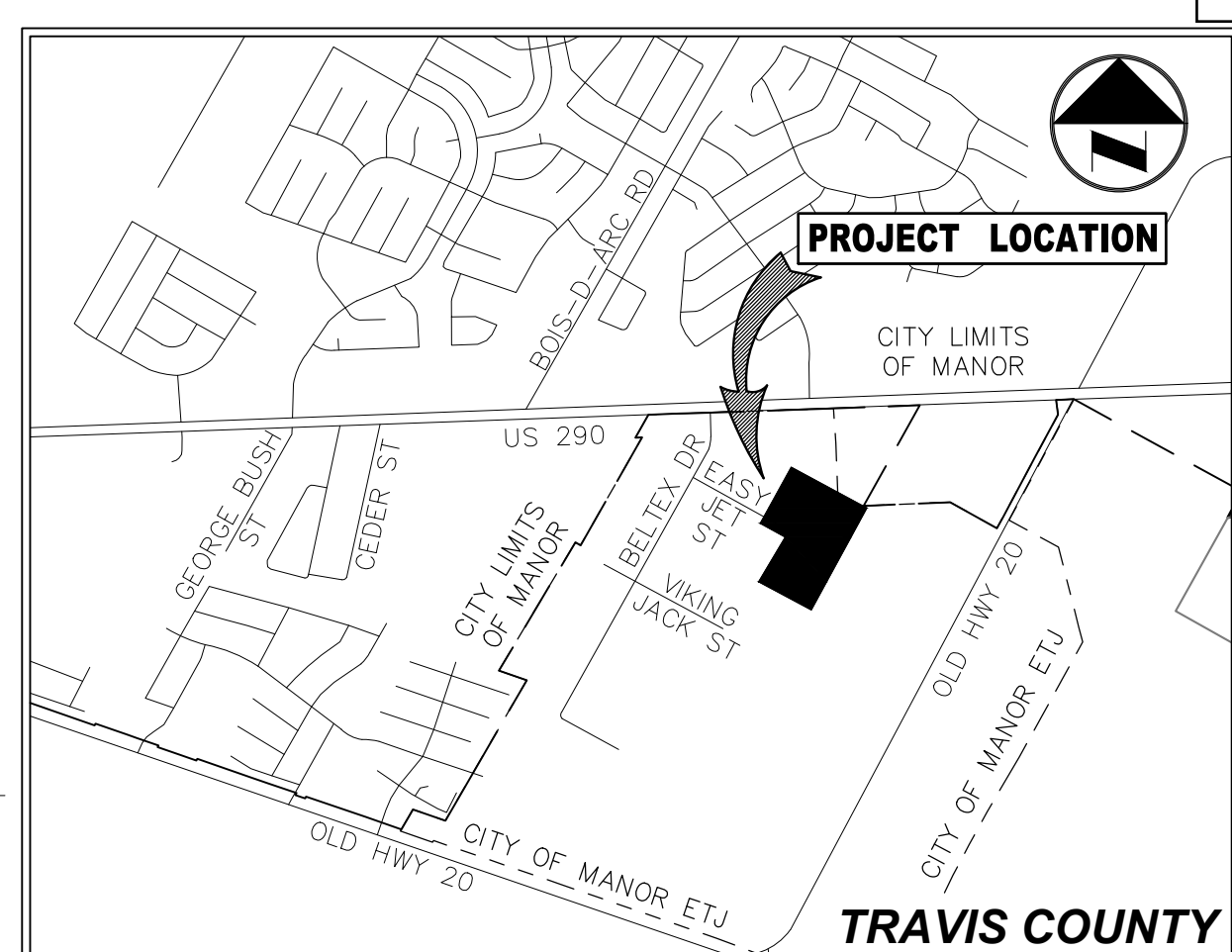
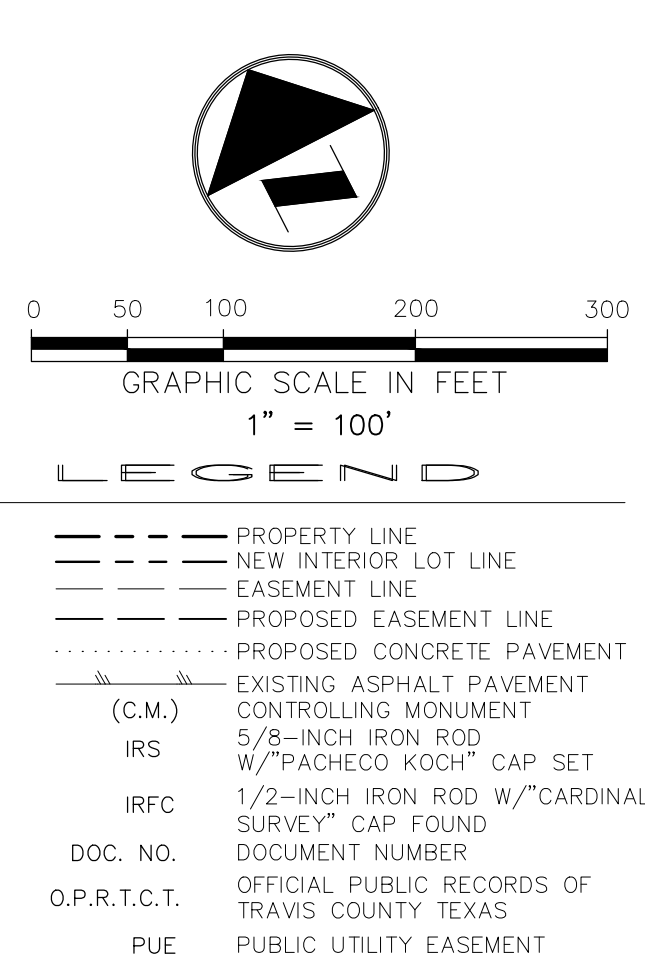
ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.

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




AREA TABLE		
LOT	ACRES	SQUARE FEET
7R	8.517	371,031
8R	5.470	238,276
R.O.W.	0.782	34,049
TOTAL	14.769	643,356

VICINITY MAP
1"=2000'

LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 62°06'35" W	80.00'	L21	S 72°22'00" W	62.70'	L41	N 62°44'28" W	22.13'
L2	S 62°06'35" E	80.00'	L22	N 62°38'56" W	62.83'	L42	S 27°16'52" W	15.00'
L3	N 27°53'25" E	44.27'	L23	S 27°21'04" W	11.69'	L43	S 62°44'28" E	22.13'
L4	N 62°44'28" W	257.16'	L24	N 62°38'56" W	15.00'	L44	N 62°43'08" W	22.88'
L5	N 27°39'26" E	9.45'	L25	N 27°21'04" E	11.69'	L45	S 27°16'52" W	15.00'
L6	N 17°51'29" W	28.26'	L26	N 27°39'26" E	15.64'	L46	S 62°43'08" E	22.88'
L7	N 72°15'32" E	20.46'	L27	N 17°51'29" W	19.53'	L47	S 72°22'00" W	50.27'
L8	N 17°44'28" W	30.03'	L28	S 62°44'15" E	10.10'	L48	N 62°38'56" W	46.30'
L9	N 72°15'32" E	15.00'	L29	N 27°15'45" E	15.00'	L49	N 27°21'04" E	16.26'
L10	S 17°44'28" E	30.03'	L30	N 62°44'15" W	16.33'	L50	N 62°06'53" W	17.19'
L11	N 72°15'32" E	6.11'	L31	N 72°15'32" E	21.75'	L51	S 27°21'04" W	16.42'
L12	N 27°15'26" E	67.08'	L32	S 27°15'32" W	45.19'	L52	S 62°05'49" E	13.70'
L13	S 62°44'28" E	15.00'	L33	S 62°44'28" E	15.00'	L53	N 27°54'11" E	15.00'
L14	S 27°15'26" W	67.08'	L34	N 27°15'32" E	45.19'	L54	N 62°05'49" W	13.70'
L15	S 17°44'28" E	62.76'	L35	S 17°44'28" E	14.42'	L55	N 62°06'35" W	15.00'
L16	S 27°16'52" W	566.57'	L36	S 72°15'32" W	27.57'	L56	N 62°34'20" W	52.64'
L17	S 62°06'35" E	10.97'	L37	S 17°40'56" E	15.00'	L57	N 27°25'40" E	15.00'
L18	S 27°53'25" W	15.00'	L38	N 72°15'32" E	27.59'	L58	N 62°34'20" W	50.12'
L19	N 62°06'35" W	10.81'	L39	S 17°44'28" E	20.92'			
L20	S 27°16'52" W	192.07'	L40	S 27°16'52" W	74.98'			

FINAL PLAT
**LOTS 7R AND 8R, BLOCK
 5, LONE STAR ELECTRIC
 SUBDIVISION**

LOCATED IN THE CITY OF MANOR, TEXAS
AND BEING OUT OF THE
A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS

 Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY LAH	CHECKED BY KCH	SCALE 1"=100'	DATE SEPT 2022
			JOB NUMBER 4384-21.153

<i>CURVE TABLE</i>						
<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>	<i>TANGENT</i>	<i>CHORD BEARING</i>	<i>CHORD</i>
C1	43°05'10"	25.00'	18.80'	9.87'	N 49°25'59" E	18.36'
C2	176°48'08"	64.00'	197.49'	2292.88'	N 17°25'32" W	127.95'
C3	43°05'10"	25.00'	18.80'	9.87'	S 84°17'02" E	18.36'
C4	88°24'04"	64.00'	98.75'	62.24'	S 61°37'34" E	89.24'
C5	47°32'54"	64.00'	53.11'	28.19'	S 06°20'55" W	51.60'
C6	27°12'17"	64.00'	30.39'	15.49'	N 57°22'24" E	30.10'
C7	13°38'53"	64.00'	15.25'	7.66'	N 36°56'49" E	15.21'

OWNER/DEVELOPER:
EASY JET DRIVE, LP
6903 WEST SAM HOUSTON PARKWAY
NORTH HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
MADDTX DRIVE, LP
1409 POST OAK BLVD, UNIT 2701
HOUSTON, TEXAS 77056
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
LONE STAR ELECTRIC
6903 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

ENGINEER:
PACHECO KOCH, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78701
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS

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

APPROVED: _____ ATTEST: _____

JULIE LEONARD, CHAIRPERSON

APPROVED: _____ ATTEST: _____

HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY TRAVIS

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

STATE OF TEXAS
COUNTY TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK ____M DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M 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 THE COUNTY CLERK THIS _____ DAY OF _____ A.D.

REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

DEPUTY

GENERAL NOTES

BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING THE SURFACE ADJUSTMENT FACTOR OF 1.0000748438.

THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF THIS 09/08/2022.

THE WATER EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY ASSIGNED BY THIS PLAT AND THEY HAVE DEDICATED OR PREVIOUSLY DEDICATED ALONG THE RIGHT-OF-WAY DEPICTED BY THIS PLAT.

WATER SERVICE TO THIS LOT IS PROVIDED BY MANVILLE WATER SUPPLY CORP. ELECTRIC SERVICE TO THIS LOT IS PROVIDED BY BLUEBONNET ELECTRIC DELIVERY. THIS SUBDIVISION WILL BE SERVICED BY AN ONSITE SEWAGE FACILITY.

NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY AND AN APPROVED ON-SITE SEWAGE SYSTEM.

THIS PLAT WILL SUBDIVIDE THE PROPERTY INTO (2) LOTS THAT WILL BE USED FOR COMMERCIAL USE.

THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

FINAL PLAT
**LOTS 7R AND 8R, BLOCK 5,
LONE STAR ELECTRIC
SUBDIVISION**

LOCATED IN THE CITY OF MANOR, TEXAS
AND BEING OUT OF THE
C. CALDWELL SURVEY, ABSTRACT NO. 15
TRAVIS COUNTY, TEXAS

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PRELIMINARY

Y

STATE OF TEXAS

★ ★ ★ ★ ★

CLAYTON J. STROLLE

108906

LICENSED PROFESSIONAL ENGINEER

OWNER/DEVELOPER:
EASY JET DRIVE, LP
6903 WEST SAM HOUSTON PARKWAY
NORTH HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
MADDTX DRVIE, LP
1409 POST OAK BLVD, UNIT 2701
HOUSTON, TEXAS 77056
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
LONE STAR ELECTRIC
6903 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

ENGINEER:
PACHECO KOCH, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78701
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS



Pacheco Koch

DRAWN BY
LAH

CHECKED BY
KCH

SCALE
NONE

DATE
SEPT 2022

JOB NUMBER
4384-21.153



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, July 19, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGIN
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF
Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, , LA.

Dear Hollis Scheffler,

The first submittal of the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 (*Short Form Final Plat*) submitted by PACHECO KOCH CONSULTING ENGIN and received on October 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).~~

~~2. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).~~

~~3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24d (2)(vi).~~

~~4. The signature blocks under Planning and Zoning Commission Approval and Mayor Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).~~

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

7/19/2022 11:57:48 AM
Manor Commercial Park III - Lone Star Electric
Subdivision Lots 7R and 8R, Block 5
2022-P-1450-SF
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

July 26, 2022
PK No.: 4384-21.123

Ms. Pauline Gray, P.E.
Senior Engineer
JAY ENGINEERING
1500 County Road 269
Leander, Texas 78641

Re: **MANOR COMMERCIAL PARK - LONE STAR ELECTRIC**
Manor, Texas

Dear Ms. Gray:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your July 19, 2022, Review Memorandum. The following items have been addressed as per the referenced review:

COMMENTS

1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).

Response: The most recent City Limits and ETJ were added to plat drawing and vicinity map. This comment has been addressed.

2. The Proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).

Response: The proposed sidewalk was added to the north and east side of Easy Jet Street. This comment has been addressed.

3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit a Section 24d (2)(vi).

Response: The proposed engineer's opinion of probable cost is included with this resubmittal. Fiscal will be posted upon approval of OPC. This comment has been addressed.

4. The signature blocks under Planning and Zoning Commission Approval and Major Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

Response: All the signature blocks were added to the 2nd sheet. This comment has been addressed.

Ms. Pauline Gray, P.E.
July 26, 2022
Page 2

Item 1.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Scheffler', with a stylized, flowing script.

Hollis A. Scheffler, P.E.

LH/jcm
4384-21.123_Comment Response Letter



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 7, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGIN
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF

Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5,

Dear Hollis Scheffler,

The subsequent submittal of the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 submitted by PACHECO KOCH CONSULTING ENGIN and received on October 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).~~
- ~~2. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).~~
- ~~3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24d (2)(vi).~~
- ~~4. The signature blocks under Planning and Zoning Commission Approval and Mayor Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).~~

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

- 6. The owner's name, address, and title should be added to the signature block for the owner.**
- 7. Based on CCN maps, the water provide is Manville Water Supply Corporation. Please update the plat note that refers to Aqua. Please provide documentation that Manville will serve the site.**
- 8. Provide width and length for the proposed ROW dedication.**
- 9. It appears that this development is located in Manor's ETJ. If that is the case, the plat will need to go through Commissioner's Court and the required Commissioner's Court signature block will need to be added.**
- 10. Verify that ONCOR is the electrical provider for this project site.**
- 11. A date should be added to note 2.**
- 12. Note 6 should list the lot numbers and uses for the proposed lots.**

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

October 4, 2022
PK No.: 4384-21.123

Ms. Pauline Gray, P.E.
Senior Engineer
JAY ENGINEERING
1500 County Road 269
Leander, Texas 78641

Re: **MANOR COMMERCIAL PARK – LONE STAR ELECTRIC**
Manor, Texas

Dear Ms. Gray:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your September 7, 2022, Review Memorandum. The following items have been addressed as per the referenced review:

Engineer Review

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

Response: *This subdivision is subject to all the terms and conditions of Chapter 448, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.*

6. The owner's name, address, and title should be added to the signature block for the owner.

Response: *The owner name, address and title have been added to the signature block of the plat.*

7. Based on CCN maps, the water provide is Manville Water Supply Corporation. Please update the plat note that refers to Aqua. Please provide documentation that Manville will serve the site.

Response: *Note number 4 has been updated to state Manville Water Supply Corporation services the site.*

8. Provide width and length for the proposed ROW dedication.

Response: *The width and length of the proposed ROW dedication has been added to the plat.*

9. It appears that this development is located in Manor's ETJ. If that is the case, the plat will need to go through Commissioner's Court and the required Commissioner's Court signature block will need to be added.

Response: The signature block note has been added to page 2 of the plat.

10. Verify that ONCOR is the electrical provider for this project site.

Response: The electric provider for this site is Bluebonnet.

11. A date should be added to note 2.

Response: The date of 9/8/22 has been added to note number 2 on sheet 2 of the plat.

12. Note 6 should list the lot numbers and uses for the proposed lots.

Response: I have revised note to state the property will be subdivided into two lots that will be used for commercial use.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Kyle C. Harris, R.P.L.S.

KCH/jcm
4384-21.123_Comment Response Letter



1500 County Road 269
Leander, TX 78641

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

Item 1.

Date: Wednesday, November 2, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGINEERING
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF

Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5,

Dear Hollis Scheffler,

We have conducted a review of the final plat for the above-referenced project, submitted by Hollis Scheffler and received by our office on October 05, 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,

Tyler Shows
Staff Engineer
GBA



11/28/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5
 Case Number: 2022-P-1450-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 located at the intersection of Beltex Drive and Easy Jet Street, 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 Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.
Applicant: PACHECO KOCH CONSULTING ENGIN
Owner: Lone Star Electric

The Planning and Zoning Commission will meet at 6:30PM on 12/14/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

VRAZEL MINNIE MAE HARBERS
(1859712)
11306 JUNE DR
AUSTIN TX 78753-2925

NAVA JUANITA (1848753)
122 LUETTA ST
HOUSTON TX 77076-5035

AMA ONE LLC (1815178)
2303 RR 620 S #160-228
LAKEWAY TX 78734-6219

GREEN LINE INDUSTRIAL PARK
LLC (1914212)
PO Box 170158
Austin TX 78717-0010



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Conduct a public hearing on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn

Owner: Las Entradas Development Corporation

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. They are dividing one lot into two lots, then a separate plat to come at a later date will replat one of the lots created with this plat.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

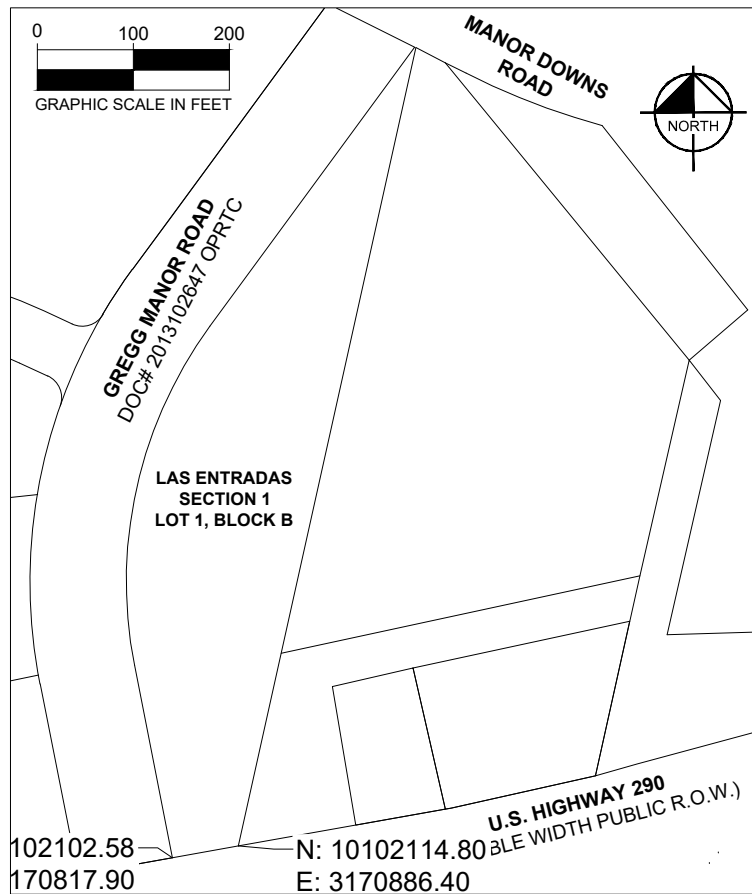
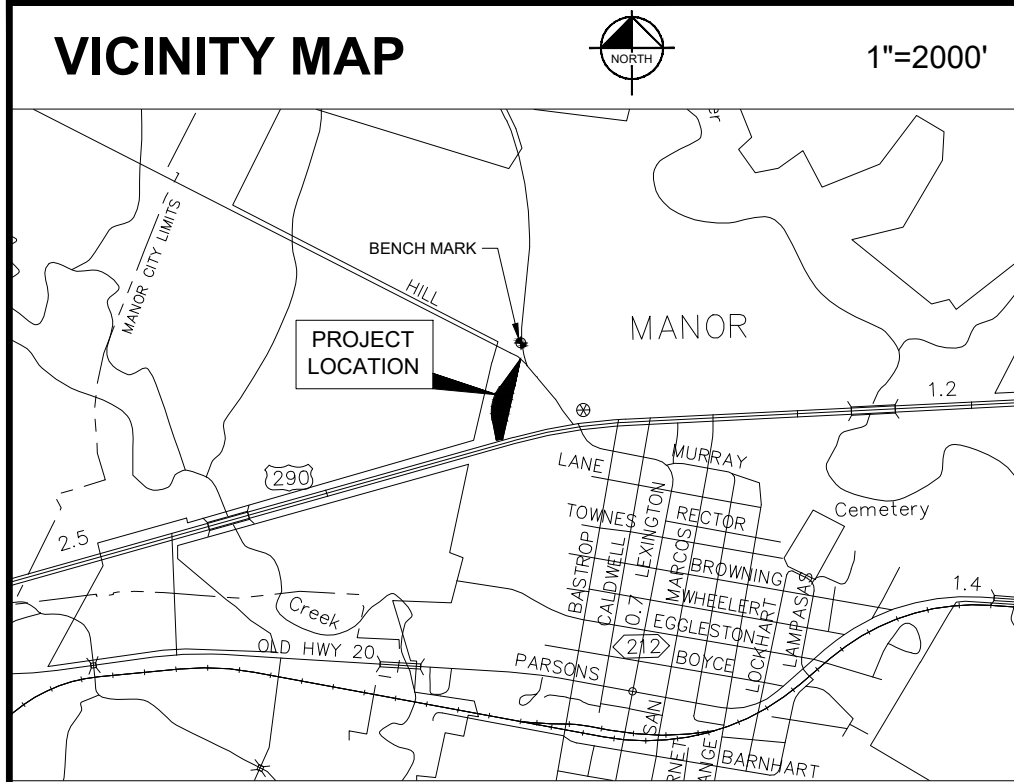
ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission conduct a public hearing on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

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



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK B, LAS ENTRADAS NORTH SECTION 1, AS RECORDED IN DOCUMENT NO. 201500182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	TRACT CORNER (CALCULATED POINT UNLESS OTHERWISE LABELLED)

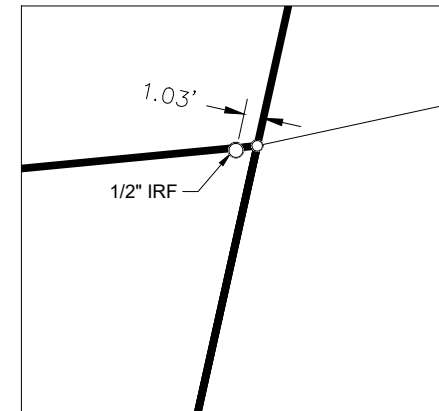
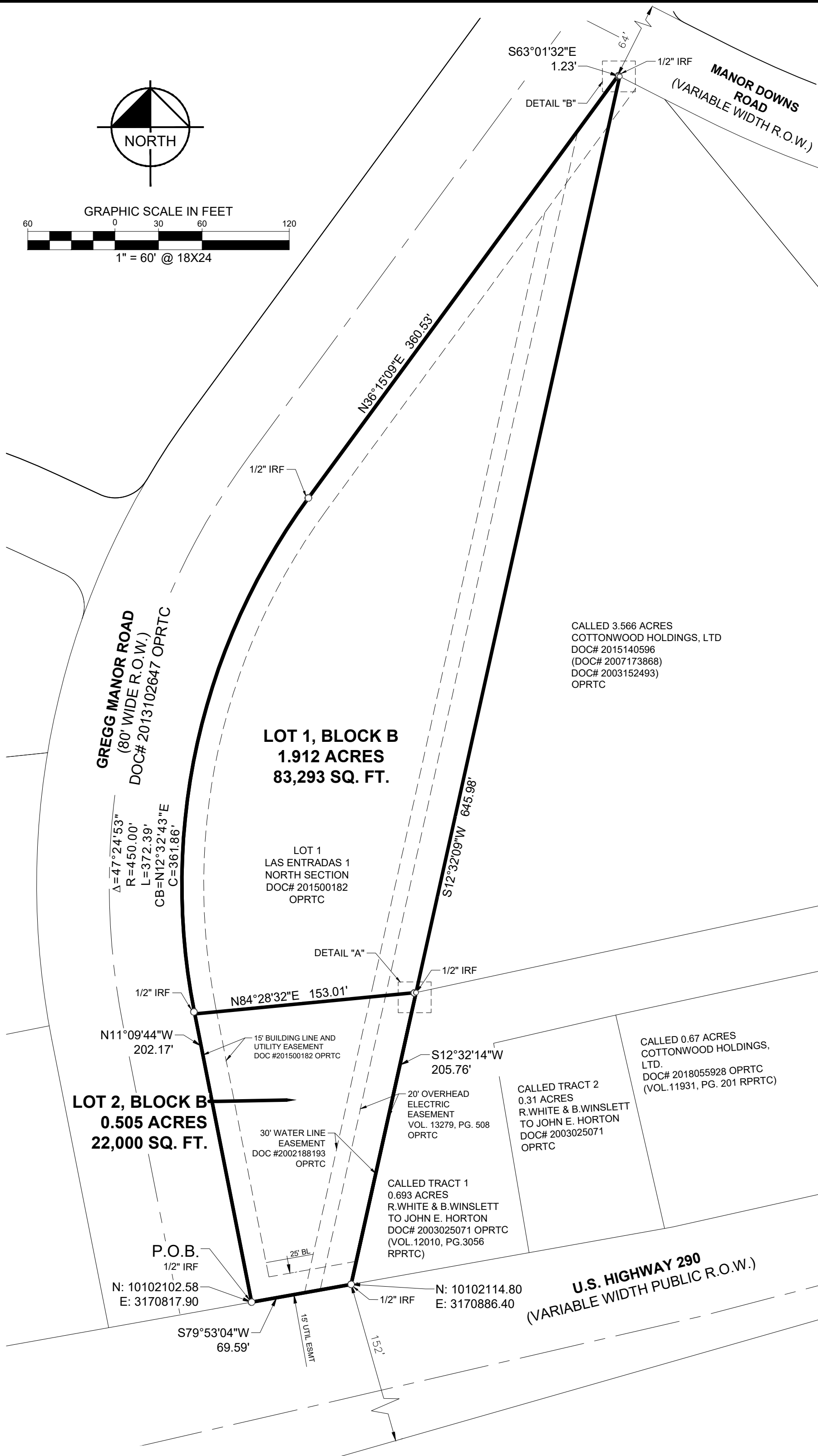
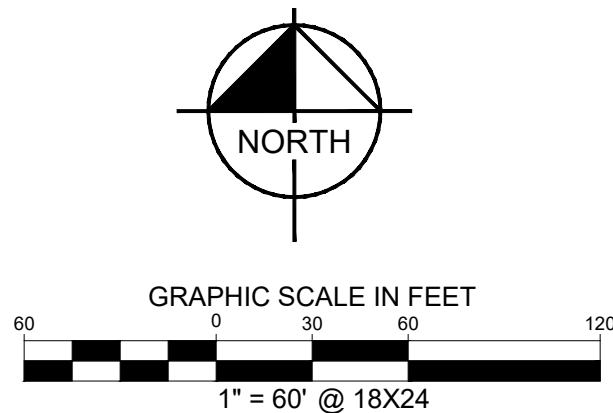
BENCH MARK LIST

BM #50101 PK NAIL SET W/WASHER SET ON WEST SIDE OF GREGG MANOR RD ± N OF HILL LN CENTERLINE

- ELEV.=563.07' (NAVD '88)

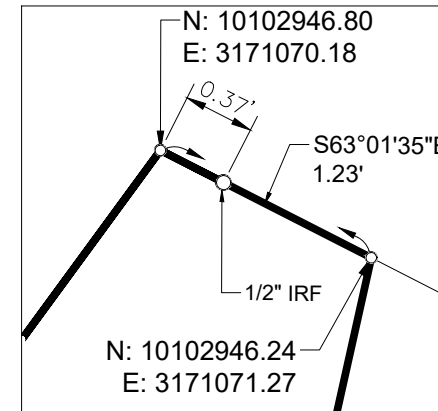
SURVEYOR'S NOTES:

- 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 (FIPS 4203) (NAD'83), 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.



DETAIL A

SCALE: 1"=10'



DETAIL B

SCALE: 1"=1'

DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION

SITE: U.S. 290, MANOR, TEXAS

TOTAL ACREAGE: 2.417 ACRES

ZONING: C-1 COMMERCIAL

SUBMITTAL DATE: AUGUST 24, 2022

ACREAGE BY LOT: LOT 1 - 1.912 ACRES
LOT 2 - 0.505 ACRES

PATENT SURVEY: J. MANOR SURVEY NO. 40, ABSTRACT NO. 546

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
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, AVALON 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:
LAS ENTRADAS DEVELOPMENT CORPORATION
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER DWYER

**REPLAT OF
LAS ENTRADAS NORTH SECTION 1
LOT 1, BLOCK B
J. MANOR SURVEY NO. 40,
ABSTRACT NO. 546
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

Kimley»Horn

10101 Reunion Place, Suite 400
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.
AS SHOWN	TIA	JGM	9/26/2022	069244541	1 OF 2

The State of Texas §
County of Travis §

Know all men by these presents:

Whereas, Las Entradas Development Corporation, the owner of a 10.14 acre tract of land in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, as recorded under Document No. 201500182, 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 LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said LOT1, BLOCK B in accordance with the attached map or plat to be know as _____ 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 purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day _____, ____.

By: _____
Name: Peter Dwyer
Title: Owner/Developer
Address: 9900 highway 290 East
Manor, Texas 78653

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: _____

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated _____ recorded as Document No. _____ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

Bank OZK

By: _____

Name: Rick Eades
Title: SVP Commercial Banker

The State of Texas §
County of Travis §

This instrument was acknowledged before me on the ____ day of _____, 2022, by _____, as _____ of the Bank OZK, on behalf of said lender.

Notary Public
Notary Registration Number _____
My Commission Expires: _____
County of Travis
The State of Texas

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

PRELIMINARY
FOR REVIEW ONLY

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

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

OWNER/DEVELOPER:
LAS ENTRADAS DEVELOPMENT
CORPORATION
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER DWYER

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.

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 Lluvia T. Almaraz, City Secretary

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

Approved: Attest:

Dr. Christopher Harvey, Mayor Lluvia 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

REPLAT OF
LAS ENTRADAS NORTH SECTION 1
LOT 1, BLOCK B
J. MANOR SURVEY NO. 40,
ABSTRACT NO. 546
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn					
10101 Reunion Place, Suite 400 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	TIA	JGM	9/26/2022	069244541	2 OF 2



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 16, 2022

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

Permit Number 2022-P-1468-SF
Job Address: Las Entradas North Sec 1 1 Blk B - Short Form Final Plat, , LA.

Dear Jason Reece,

The first submittal of the Las Entradas North Sec 1 Lot 1 Blk B - Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn and received on September 26, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
2. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii). The submittal date is not provided on the cover page.
3. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii). Specifically, there is no public ROW for Gregg Manor Rd.

9/16/2022 8:53:35 AM
Las Entradas North Sec 1 Lot 1 Blk B - Short Form
Final Plat
2022-P-1468-SF
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

September 26, 2022

City of Austin Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

RE: *Project No. 069244541*
Replat of Las Entradas North Section 1 Lot 1, Block B – City of Manor, Travis
County, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **September 16, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

CC SITE/SUB PLAN REVIEW

Comment 1: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response 1: Using the state plane coordinate system, four (4) property corners were identified on the Plat.

Comment 2: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii).
The submittal date is not provided on the cover page.

Response 2: Added submittal date to the cover page and added “PRELIMINARY” stamps for seal placement.

Comment 3: The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) = Section 24 (c)(1)(ii). Specifically, there is no public ROW for Gregg Manor Rd.

Response 3: Updated to show ROW for Gregg Manor Rd.



Page 2

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece", written over a light blue rectangular background.

Jason Reece, PE
Project Manager



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, October 25, 2022

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

Permit Number 2022-P-1468-SF
Job Address: Las Entradas North Sec 1 1 Blk B - Short Form Final Plat,

Dear Jason Reece,

We have conducted a review of the site development plans for the above-referenced project, submitted by Jason Reece and received by our office on September 26, 2022, and previously received August 24, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



11/28/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Las Entradas North Sec 1 Lot 1 Blk B - Short Form Final Plat
 Case Number: 2022-P-1468-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B located at the intersection of US Highway 290 and Gregg Manor Rd, 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 Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn

Owner: Las Entradas Development Corporation

The Planning and Zoning Commission will meet at 6:30PM on 12/14/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

COTTONWOOD HOLDINGS LTD
9901 US HIGHWAY 290 E
MANOR, TX 78653

LAS ENTRADAS DEVELOPMENT
9902 US HIGHWAY 290 E
MANOR, TX 78653

MANOR LODGING DEVELOPMENT LLC
29711 S Legends Village Ct
SPRING, TX 77653

MANOR INDEPENDENT SCHOOL DISTR
PO BOX 359
MANOR, TX 78653

PROTESTANT EPISCOPAL CHURCH OF
DIOCESE TX
9900 U S HIGHWAY 290
MANOR, TX 78653

GABS INC
407 TALKEETNA LN
CEDAR PARK, TX 78653

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR, TX 78653

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR, TX 78653

SCOTT BAYLOR & WHITE HEALTH
301 N WASHINGTON AVE
DALLAS, TX 75246

RIVER CITY PARTNERS LTD
501 E KOENIG LN
AUSTIN, TX 78759

HORTON JOHN E
5201 RAIN CREEK PKWY
AUSTIN, TX 78759

CVS PHARMACY INC
1 CVS DR UNIT 11210 01
WOONSOCKET, RI 2895

FRONTIER BANK OF TEXAS
PO BOX 551
ELGIN, TX 78621

HORTON JOHN E
5201 RAIN CREEK PKWY
AUSTIN, TX 78759

COTTONWOOD HOLDINGS LTD
9900 HWY 290 E
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action to approve the P&Z Commission minutes for:

- November 9, 2022, P&Z Commission Regular Session
- November 30, 2022, P&Z Commission Called Special Session

BACKGROUND/SUMMARY:

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

- November 9, 2022, P&Z Commission Regular Session Minutes
- November 30, 2022, P&Z Commission Called Special Session Minutes

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve the November 9, 2022, and the November 30, 2022, P&Z Commission minutes.

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.

Applicant: Pacheco Koch Consulting Engineering

Owner: Lone Star Electric

BACKGROUND/SUMMARY:

This plat has been approved by our engineers and is in our ETJ. They are combing a few lots together and platting some acreage out of a larger unplatted tract to create these two lots. There is a ROW dedication that will be a Travis County roadway.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

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

STAFF RECOMMENDATION:

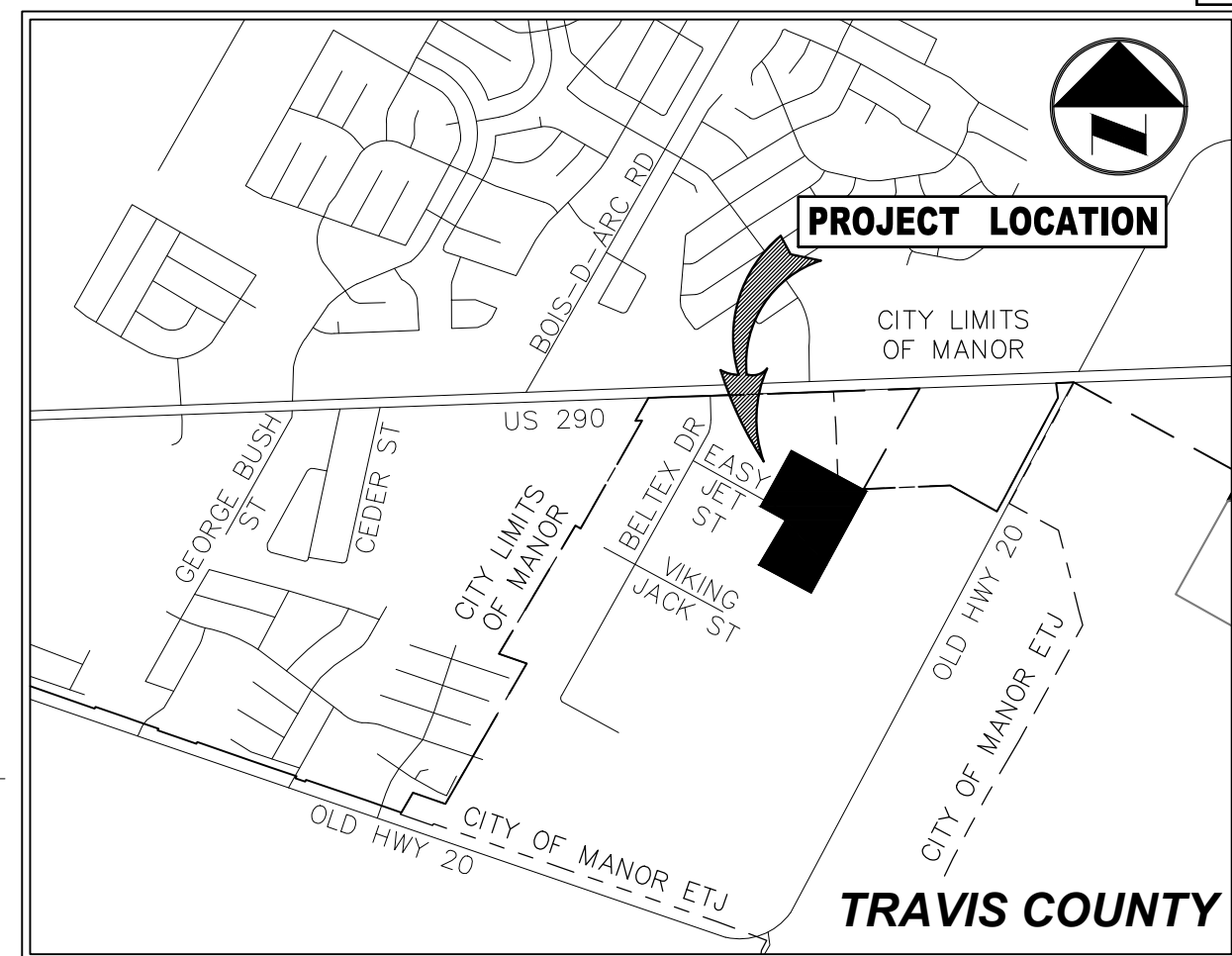
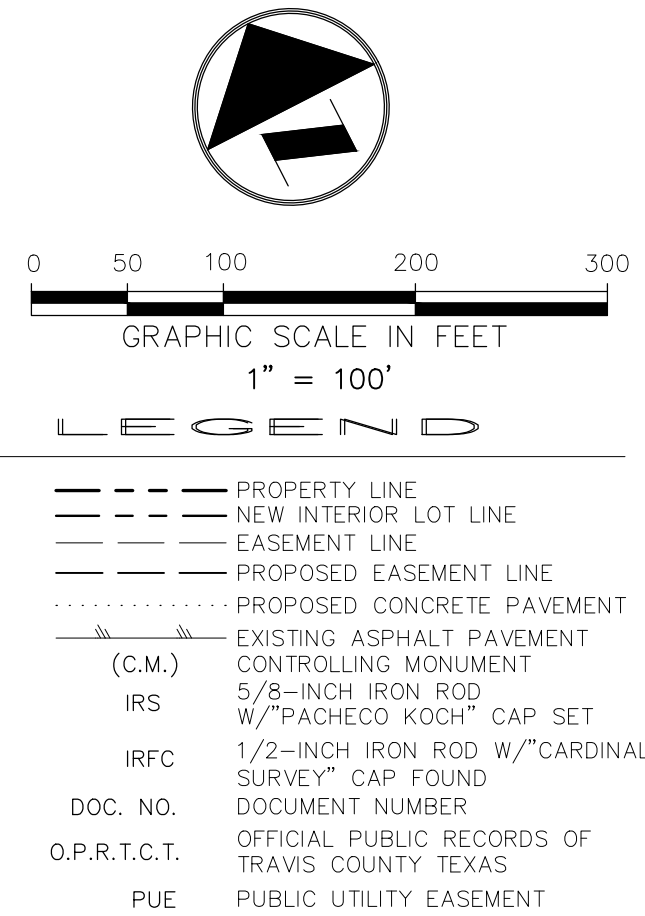
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None




AREA TABLE		
LOT	ACRES	SQUARE FEET
7R	8.517	371,031
8R	5.470	238,276
R.O.W.	0.782	34,049
TOTAL	14.769	643,356

VICINITY MAP
1"=2000'

LINE TABLE								
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 62°06'35" W	80.00'	L21	S 72°22'00" W	62.70'	L41	N 62°44'28" W	22.13'
L2	S 62°06'35" E	80.00'	L22	N 62°38'56" W	62.83'	L42	S 27°16'52" W	15.00'
L3	N 27°53'25" E	44.27'	L23	S 27°21'04" W	11.69'	L43	S 62°44'28" E	22.13'
L4	N 62°44'28" W	257.16'	L24	N 62°38'56" W	15.00'	L44	N 62°43'08" W	22.88'
L5	N 27°39'26" E	9.45'	L25	N 27°21'04" E	11.69'	L45	S 27°16'52" W	15.00'
L6	N 17°51'29" W	28.26'	L26	N 27°39'26" E	15.64'	L46	S 62°43'08" E	22.88'
L7	N 72°15'32" E	20.46'	L27	N 17°51'29" W	19.53'	L47	S 72°22'00" W	50.27'
L8	N 17°44'28" W	30.03'	L28	S 62°44'15" E	10.10'	L48	N 62°38'56" W	46.30'
L9	N 72°15'32" E	15.00'	L29	N 27°15'45" E	15.00'	L49	N 27°21'04" E	16.26'
L10	S 17°44'28" E	30.03'	L30	N 62°44'15" W	16.33'	L50	N 62°06'53" W	17.19'
L11	N 72°15'32" E	6.11'	L31	N 72°15'32" E	21.75'	L51	S 27°21'04" W	16.42'
L12	N 27°15'26" E	67.08'	L32	S 27°15'32" W	45.19'	L52	S 62°05'49" E	13.70'
L13	S 62°44'28" E	15.00'	L33	S 62°44'28" E	15.00'	L53	N 27°54'11" E	15.00'
L14	S 27°15'26" W	67.08'	L34	N 27°15'32" E	45.19'	L54	N 62°05'49" W	13.70'
L15	S 17°44'28" E	62.76'	L35	S 17°44'28" E	14.42'	L55	N 62°06'35" W	15.00'
L16	S 27°16'52" W	566.57'	L36	S 72°15'32" W	27.57'	L56	N 62°34'20" W	52.64'
L17	S 62°06'35" E	10.97'	L37	S 17°40'56" E	15.00'	L57	N 27°25'40" E	15.00'
L18	S 27°53'25" W	15.00'	L38	N 72°15'32" E	27.59'	L58	N 62°34'20" W	50.12'
L19	N 62°06'35" W	10.81'	L39	S 17°44'28" E	20.92'			
L20	S 27°16'52" W	192.07'	L40	S 27°16'52" W	74.98'			

FINAL PLAT
**LOTS 7R AND 8R, BLOCK
 5, LONE STAR ELECTRIC
 SUBDIVISION**

LOCATED IN THE CITY OF MANOR, TEXAS
AND BEING OUT OF THE
A.C. CALDWELL SURVEY, ABSTRACT NO. 154,
TRAVIS COUNTY, TEXAS

 Pacheco Koch		7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-10008000	
DRAWN BY LAH	CHECKED BY KCH	SCALE 1"=100'	DATE SEPT 2022
			JOB NUMBER 4384-21.153

<i>CURVE TABLE</i>						
<i>CURVE</i>	<i>DELTA</i>	<i>RADIUS</i>	<i>LENGTH</i>	<i>TANGENT</i>	<i>CHORD BEARING</i>	<i>CHORD</i>
C1	43°05'10"	25.00'	18.80'	9.87'	N 49°25'59" E	18.36'
C2	176°48'08"	64.00'	197.49'	2292.88'	N 17°25'32" W	127.95'
C3	43°05'10"	25.00'	18.80'	9.87'	S 84°17'02" E	18.36'
C4	88°24'04"	64.00'	98.75'	62.24'	S 61°37'34" E	89.24'
C5	47°32'54"	64.00'	53.11'	28.19'	S 06°20'55" W	51.60'
C6	27°12'17"	64.00'	30.39'	15.49'	N 57°22'24" E	30.10'
C7	13°38'53"	64.00'	15.25'	7.66'	N 36°56'49" E	15.21'

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

APPROVED: _____ ATTEST: _____

JULIE LEONARD, CHAIRPERSON

APPROVED: _____ ATTEST: _____

HONORABLE DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS

STATE OF TEXAS
COUNTY TRAVIS

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 20____, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

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

REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

STATE OF TEXAS KNOW ALL MEN BY THESE PRESENTS
COUNTY TRAVIS

I, REBECCA GUERRERO, CLERK OF TRAVIS COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DATE _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK ____M DULY RECORDED ON THE DAY OF _____ DAY OF _____, 20____, AT _____ O'CLOCK __M 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 THE COUNTY CLERK THIS _____ DAY OF _____ A.D.

REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

DEPUTY

GENERAL NOTES

1. BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (2011), TEXAS CENTRAL ZONE 4203. DISTANCES REPORTED HAVE BEEN SCALED BY APPLYING THE SURFACE ADJUSTMENT FACTOR OF 1.0000748438.
2. THIS SUBDIVISION IS LOCATED WITHIN THE EXTRA-TERRITORIAL JURISDICTION OF THE CITY OF MANOR AS OF THIS 09/08/2022.
3. THE WATER EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY ASSIGNED BY THIS PLAT AND THEY HAVE DEDICATED OR PREVIOUSLY DEDICATED ALONG THE RIGHT-OF-WAY DEPICTED BY THIS PLAT.
4. WATER SERVICE TO THIS LOT IS PROVIDED BY MANVILLE WATER SUPPLY CORP. ELECTRIC SERVICE TO THIS LOT IS PROVIDED BY BLUEBONNET ELECTRIC DELIVERY. THIS SUBDIVISION WILL BE SERVICED BY AN ONSITE SEWAGE FACILITY.
5. NO LOTS IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO AN APPROVED WATER SUPPLY AND AN APPROVED ON-SITE SEWAGE SYSTEM.
6. THIS PLAT WILL SUBDIVIDE THE PROPERTY INTO (2) LOTS THAT WILL BE USED FOR COMMERCIAL USE.
7. THIS SUBDIVISION IS SUBJECT TO ALL THE TERMS AND CONDITIONS OF CHAPTER 448, TRAVIS COUNTY CODE, RULES OF TRAVIS COUNTY, TEXAS FOR ON-SITE SEWAGE FACILITIES. THESE RULES REQUIRE, AMONG OTHER THINGS, THAT A CONSTRUCTION PERMIT BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE CONSTRUCTED, ALTERED, MODIFIED, OR REPAIRED IN THE SUBDIVISION AND THAT A LICENSE TO OPERATE BE OBTAINED FROM TRAVIS COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

FINAL PLAT
**LOTS 7R AND 8R, BLOCK 5,
LONE STAR ELECTRIC
SUBDIVISION**

LOCATED IN THE CITY OF MANOR, TEXAS
AND BEING OUT OF THE
C. CALDWELL SURVEY, ABSTRACT NO. 15
TRAVIS COUNTY, TEXAS

7557 RAMBLER ROAD SUITE 1400
DALLAS, TX 75231 972.235.3031
TX REG. ENGINEERING FIRM F-469
TX REG. SURVEYING FIRM LS-10008000

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY
PURPOSE AND SHALL NOT BE USED OR VIEWED OR
RELIED UPON AS A FINAL SURVEY DOCUMENT.
RELEASED 9/16/22.



Pacheco Koch



OWNER/DEVELOPER:
EASY JET DRIVE, LP
6903 WEST SAM HOUSTON PARKWAY
NORTH HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
MADDTX DRVIE, LP
1409 POST OAK BLVD, UNIT 2701
HOUSTON, TEXAS 77056
PH: 832-545-5091
CONTACT: JEFF METZLER

OWNER/DEVELOPER:
LONE STAR ELECTRIC
6903 WEST SAM HOUSTON PARKWAY NORTH
HOUSTON, TEXAS 77041
PH: 832-545-5091
CONTACT: JEFF METZLER

ENGINEER:
PACHECO KOCH, INC.
8701 N. MOPAC EXPY, SUITE 320
AUSTIN, TX 78701
PH: 512-485-0831
CONTACT: CLAYTON J. STROLLE

SURVEYOR:
PACHECO KOCH, INC.
7557 RAMBLER ROAD, SUITE 1400
DALLAS, TEXAS 75231
PH: 972-235-3031
CONTACT: KYLE C. HARRIS



1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, July 19, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGIN
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF
Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, , LA.

Dear Hollis Scheffler,

The first submittal of the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 (*Short Form Final Plat*) submitted by PACHECO KOCH CONSULTING ENGIN and received on October 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

~~1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).~~

~~2. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).~~

~~3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24d (2)(vi).~~

~~4. The signature blocks under Planning and Zoning Commission Approval and Mayor Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).~~

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

7/19/2022 11:57:48 AM
Manor Commercial Park III - Lone Star Electric
Subdivision Lots 7R and 8R, Block 5
2022-P-1450-SF
Page 2

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

July 26, 2022
PK No.: 4384-21.123

Ms. Pauline Gray, P.E.
Senior Engineer
JAY ENGINEERING
1500 County Road 269
Leander, Texas 78641

Re: **MANOR COMMERCIAL PARK - LONE STAR ELECTRIC**
Manor, Texas

Dear Ms. Gray:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your July 19, 2022, Review Memorandum. The following items have been addressed as per the referenced review:

COMMENTS

1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).

Response: The most recent City Limits and ETJ were added to plat drawing and vicinity map. This comment has been addressed.

2. The Proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).

Response: The proposed sidewalk was added to the north and east side of Easy Jet Street. This comment has been addressed.

3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit a Section 24d (2)(vi).

Response: The proposed engineer's opinion of probable cost is included with this resubmittal. Fiscal will be posted upon approval of OPC. This comment has been addressed.

4. The signature blocks under Planning and Zoning Commission Approval and Major Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).

Response: All the signature blocks were added to the 2nd sheet. This comment has been addressed.

Ms. Pauline Gray, P.E.
July 26, 2022
Page 2

Item 4.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,

A handwritten signature in blue ink, appearing to read 'H. Scheffler', with a stylized, flowing script.

Hollis A. Scheffler, P.E.

LH/jcm
4384-21.123_Comment Response Letter



1500 County Road 269
Leander, TX 78641

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

Date: Wednesday, September 7, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGIN
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF

Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5,

Dear Hollis Scheffler,

The subsequent submittal of the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 submitted by PACHECO KOCH CONSULTING ENGIN and received on October 05, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

The following comments have been provided by Pauline Gray, P.E.. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

- ~~1. Location of City limit lines and/or outer border of the City's extra-territorial jurisdiction, as depicted on the City's most recent base map, if either such line traverses the subdivision or is contiguous to the subdivision boundary. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (2)(iv).~~
- ~~2. The proposed location of sidewalks for each street, to be shown as a dotted line inside the proposed right-of-way lines. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (4)(viii).~~
- ~~3. Performance and maintenance guarantees as required by the City. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24d (2)(vi).~~
- ~~4. The signature blocks under Planning and Zoning Commission Approval and Mayor Approval need to have the correct names. The mayor of the City of Manor is Dr. Christopher Harvey. The P&Z Chairperson is Julie Leonard. A signature block for Travis County is also required. Per City of Manor Subdivision Ordinance Chapter 10 Exhibit A Section 24c (1)(vi).~~

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

- 6. The owner's name, address, and title should be added to the signature block for the owner.**
- 7. Based on CCN maps, the water provide is Manville Water Supply Corporation. Please update the plat note that refers to Aqua. Please provide documentation that Manville will serve the site.**
- 8. Provide width and length for the proposed ROW dedication.**
- 9. It appears that this development is located in Manor's ETJ. If that is the case, the plat will need to go through Commissioner's Court and the required Commissioner's Court signature block will need to be added.**
- 10. Verify that ONCOR is the electrical provider for this project site.**
- 11. A date should be added to note 2.**
- 12. Note 6 should list the lot numbers and uses for the proposed lots.**

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

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

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

Thank you,



Pauline Gray, P.E.
Lead AES
GBA

October 4, 2022
PK No.: 4384-21.123

Ms. Pauline Gray, P.E.
Senior Engineer
JAY ENGINEERING
1500 County Road 269
Leander, Texas 78641

Re: **MANOR COMMERCIAL PARK – LONE STAR ELECTRIC**
Manor, Texas

Dear Ms. Gray:

This letter is to notify you that the enclosed Construction Plans have been revised in accordance with your September 7, 2022, Review Memorandum. The following items have been addressed as per the referenced review:

Engineer Review

5. An OSSF is proposed for this site. There are required OSSF notes for Travis County that need to be added to the plat.

Response: *This subdivision is subject to all the terms and conditions of Chapter 448, Travis County Code, Rules of Travis County, Texas for On-Site Sewage Facilities. These rules require, among other things, that a construction permit be obtained from Travis County before an on-site sewage facility can be constructed, altered, modified, or repaired in the subdivision and that a license to operate be obtained from Travis County before an on-site sewage facility can be operated in the subdivision.*

6. The owner's name, address, and title should be added to the signature block for the owner.

Response: *The owner name, address and title have been added to the signature block of the plat.*

7. Based on CCN maps, the water provide is Manville Water Supply Corporation. Please update the plat note that refers to Aqua. Please provide documentation that Manville will serve the site.

Response: *Note number 4 has been updated to state Manville Water Supply Corporation services the site.*

8. Provide width and length for the proposed ROW dedication.

Response: *The width and length of the proposed ROW dedication has been added to the plat.*

9. It appears that this development is located in Manor's ETJ. If that is the case, the plat will need to go through Commissioner's Court and the required Commissioner's Court signature block will need to be added.

Response: The signature block note has been added to page 2 of the plat.

10. Verify that ONCOR is the electrical provider for this project site.

Response: The electric provider for this site is Bluebonnet.

11. A date should be added to note 2.

Response: The date of 9/8/22 has been added to note number 2 on sheet 2 of the plat.

12. Note 6 should list the lot numbers and uses for the proposed lots.

Response: I have revised note to state the property will be subdivided into two lots that will be used for commercial use.

If you have any questions or need any additional information, please call at your earliest convenience.

Sincerely,



Kyle C. Harris, R.P.L.S.

KCH/jcm
4384-21.123_Comment Response Letter



1500 County Road 269
Leander, TX 78641

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

Item 4.

Date: Wednesday, November 2, 2022

Hollis Scheffler
PACHECO KOCH CONSULTING ENGINEERS
8701 N Mopac Expwy, Ste 320
Austin TX 78701
hscheffler@pkce.com

Permit Number 2022-P-1450-SF

Job Address: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5,

Dear Hollis Scheffler,

We have conducted a review of the final plat for the above-referenced project, submitted by Hollis Scheffler and received by our office on October 05, 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,

Tyler Shows
Staff Engineer
GBA



11/28/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5
 Case Number: 2022-P-1450-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Manor Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5 located at the intersection of Beltex Drive and Easy Jet Street, 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 Commercial Park III - Lone Star Electric Subdivision Lots 7R and 8R, Block 5, two lots (2) lots on 13.987 acres, more or less, and being located at Easy Jet Street, Manor, TX.
Applicant: PACHECO KOCH CONSULTING ENGIN
Owner: Lone Star Electric

The Planning and Zoning Commission will meet at 6:30PM on 12/14/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

VRAZEL MINNIE MAE HARBERS
(1859712)
11306 JUNE DR
AUSTIN TX 78753-2925

NAVA JUANITA (1848753)
122 LUETTA ST
HOUSTON TX 77076-5035

AMA ONE LLC (1815178)
2303 RR 620 S #160-228
LAKEWAY TX 78734-6219

GREEN LINE INDUSTRIAL PARK
LLC (1914212)
PO Box 170158
Austin TX 78717-0010



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: December 14, 2022

PREPARED BY: Scott Dunlop, Director

DEPARTMENT: Development Services

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn

Owner: Las Entradas Development Corporation

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. They are dividing one lot into two lots, then a separate plat to come at a later date will replat one of the lots created with this plat.

LEGAL REVIEW: *Not Applicable*

FISCAL IMPACT: *NO*

PRESENTATION: *NO*

ATTACHMENTS: *YES*

- Plat
- Engineer Comments
- Conformance Letter

- Public Notice
- Mailing Labels

STAFF RECOMMENDATION:

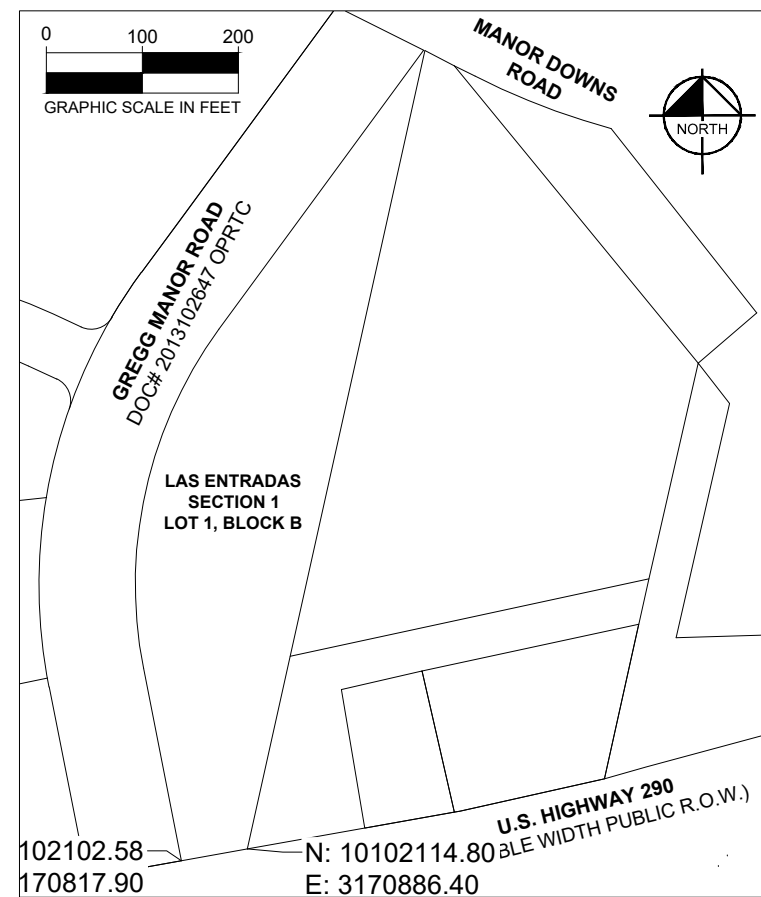
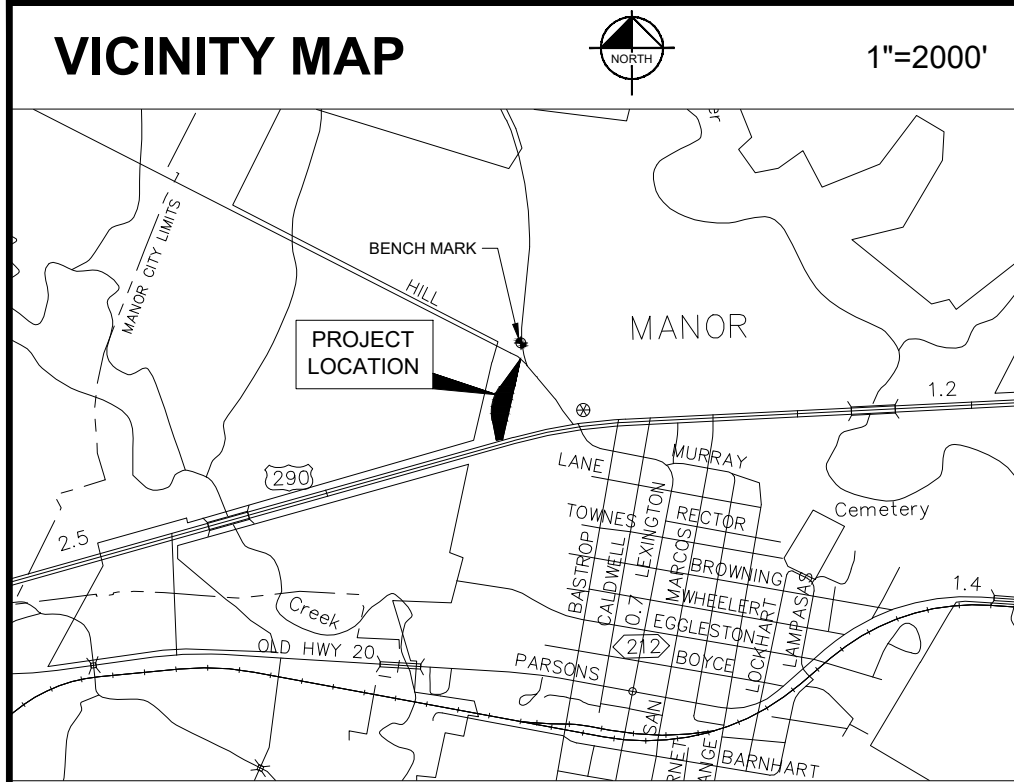
It is the City Staff's recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

PLANNING & ZONING COMMISSION:

Recommend Approval

Disapproval

None



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 1, BLOCK B, LAS ENTRADAS NORTH SECTION 1, AS RECORDED IN DOCUMENT NO. 201500182 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE
	TRACT CORNER (CALCULATED POINT UNLESS OTHERWISE LABELLED)

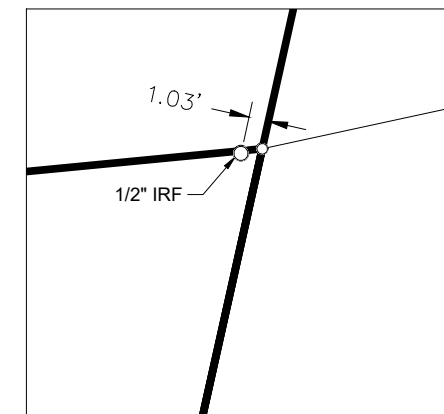
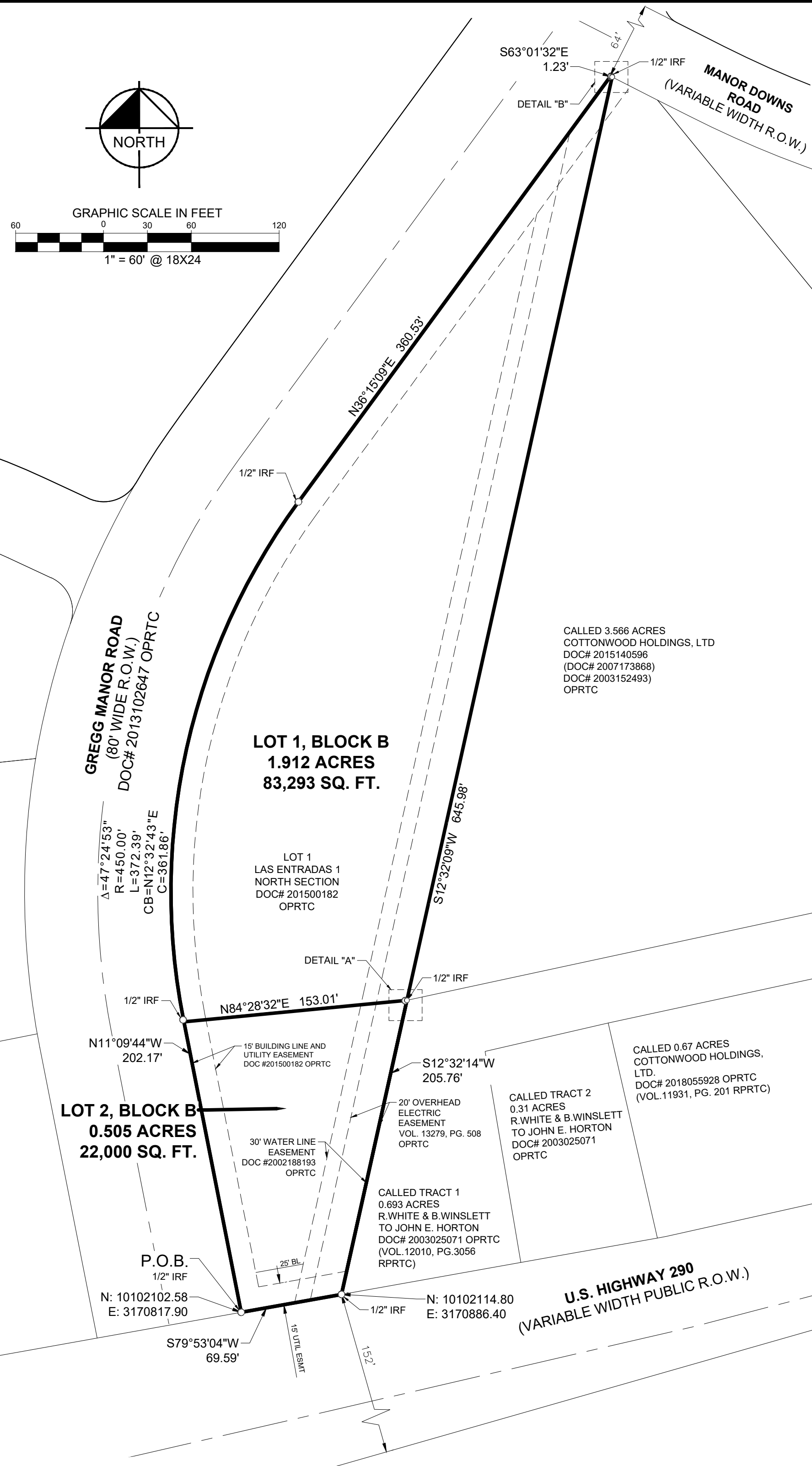
BENCH MARK LIST

BM #50101 PK NAIL SET W/WASHER SET ON WEST SIDE OF GREGG MANOR RD ± N OF HILL LN CENTERLINE

- ELEV.=563.07' (NAVD '88)

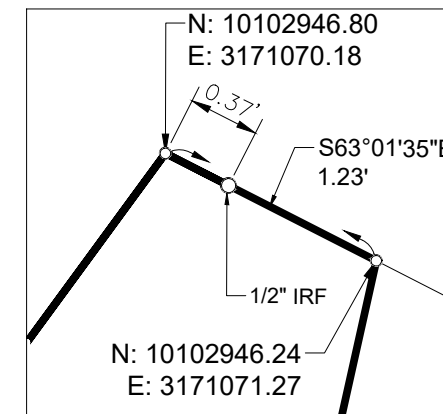
SURVEYOR'S NOTES:

- 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 (FIPS 4203) (NAD'83), 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.



DETAIL A

SCALE: 1"=10'



DETAIL B

SCALE: 1"=1'

DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION

SITE: U.S. 290, MANOR, TEXAS

TOTAL ACREAGE: 2.417 ACRES

ZONING: C-1 COMMERCIAL

SUBMITTAL DATE: AUGUST 24, 2022

ACREAGE BY LOT: LOT 1 - 1.912 ACRES
LOT 2 - 0.505 ACRES

PATENT SURVEY: J. MANOR SURVEY NO. 40, ABSTRACT NO. 546

SURVEYOR:
KIMLEY-HORN AND ASSOCIATES, INC.
LAND SURVEYOR NO. 6330
10101 REUNION PLACE, SUITE 400
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:
LAS ENTRADAS DEVELOPMENT CORPORATION
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER DWYER

**REPLAT OF
LAS ENTRADAS NORTH SECTION 1
LOT 1, BLOCK B
J. MANOR SURVEY NO. 40,
ABSTRACT NO. 546
CITY OF MANOR, TRAVIS COUNTY, TEXAS**

Kimley»Horn

10101 Reunion Place, Suite 400
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.
AS SHOWN	TIA	JGM	9/26/2022	069244541	1 OF 2

The State of Texas §
County of Travis §

Know all men by these presents:

Whereas, Las Entradas Development Corporation, the owner of a 10.14 acre tract of land in the James Manor Survey No. 40, Abstract No. 546, Travis County, Texas, as recorded under Document No. 201500182, 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 LAS ENTRADAS NORTH SECTION 1, LOT 1, BLOCK B of the City of Manor, Travis County, Texas, and whose name is subscribed hereto, hereby subdivides said LOT1, BLOCK B in accordance with the attached map or plat to be know as _____ 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 purposed and consideration therein expressed: subject to any easement or restrictions heretofore granted and not released.

Witness my hand this day _____, ____.

By: _____
Name: Peter Dwyer
Title: Owner/Developer
Address: 9900 highway 290 East
Manor, Texas 78653

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: _____

Consent of Lienholder

The undersigned, being the holder of a deed of trust lien dated _____ recorded as Document No. _____ in the Official Public Records of Travis County, Texas hereby consents to the foregoing final plat and agrees that its deed of trust lien is subject to and subordinate to the final plat, and that the undersigned has authority to execute and deliver this consent of lienholder, and that all necessary acts necessary to bind the lienholder have been taken.

Bank OZK

By: _____

Name: Rick Eades
Title: SVP Commercial Banker

The State of Texas §
County of Travis §

This instrument was acknowledged before me on the ____ day of _____, 2022, by _____, as _____ of the Bank OZK, on behalf of said lender.

Notary Public
Notary Registration Number _____
My Commission Expires: _____
County of Travis
The State of Texas

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

PRELIMINARY
FOR REVIEW ONLY

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

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

OWNER/DEVELOPER:
LAS ENTRADAS DEVELOPMENT
CORPORATION
9900 HIGHWAY 290 EAST
MANOR, TEXAS 78653
PH: (512) 327-7415
CONTACT: PETER DWYER

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.

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 Lluvia T. Almaraz, City Secretary

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

Approved: Attest:

Dr. Christopher Harvey, Mayor Lluvia 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

REPLAT OF
LAS ENTRADAS NORTH SECTION 1
LOT 1, BLOCK B
J. MANOR SURVEY NO. 40,
ABSTRACT NO. 546
CITY OF MANOR, TRAVIS COUNTY, TEXAS

Kimley»Horn

10101 Reunion Place, Suite 400
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	TIA	JGM	9/26/2022	069244541	2 OF 2



1500 County Road 269
Leander, TX 78641

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

Date: Friday, September 16, 2022

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

Permit Number 2022-P-1468-SF
Job Address: Las Entradas North Sec 1 1 Blk B - Short Form Final Plat, , LA.

Dear Jason Reece,

The first submittal of the Las Entradas North Sec 1 Lot 1 Blk B - Short Form Final Plat (*Short Form Final Plat*) submitted by Kimley-Horn and received on September 26, 2022, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

The review of the submittal package has resulted in the following comments. Should you have any questions or require additional information regarding any of these comments, please contact Pauline Gray, P.E. by telephone at (737) 247-7557 or by email at pgray@gbateam.com.

1. True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.
2. The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii). The submittal date is not provided on the cover page.
3. The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii). Specifically, there is no public ROW for Gregg Manor Rd.

9/16/2022 8:53:35 AM
Las Entradas North Sec 1 Lot 1 Blk B - Short Form
Final Plat
2022-P-1468-SF
Page 2

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

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

Thank you,

A handwritten signature in blue ink, reading "Pauline M. Gray".

Pauline Gray, P.E.
Lead AES
GBA

September 26, 2022

City of Austin Development Services Department
6310 Wilhelmina Delco Dr.
Austin, TX 78752

RE: Project No. 069244541
Replat of Las Entradas North Section 1 Lot 1, Block B – City of Manor, Travis
County, TX

The purpose of this letter is to provide satisfactory answers to the comments/questions issued in a comment letter dated **September 16, 2022**. The answers are listed below in bold and are preceded by the comments/questions listed in the original letter.

CC SITE/SUB PLAN REVIEW

Comment 1: True bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system, X and Y coordinates shall be identified for four (4) property corners.

Response 1: Using the state plane coordinate system, four (4) property corners were identified on the Plat.

Comment 2: The engineer and surveyor shall affix their seals to the plat in conjunction with the signing of the certification requirements. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) – Section 24 (c)(1)(ii).
The submittal date is not provided on the cover page.

Response 2: Added submittal date to the cover page and added “PRELIMINARY” stamps for seal placement.

Comment 3: The existing right-of-way width of any boundary street to the proposed subdivision shall also be shown. Per City of Manor Subdivision Ordinance Exhibit A Article II Section 28 (c) = Section 24 (c)(1)(ii). Specifically, there is no public ROW for Gregg Manor Rd.

Response 3: Updated to show ROW for Gregg Manor Rd.



Page 2

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Jason Reece", written over a light blue rectangular background.

Jason Reece, PE
Project Manager





1500 County Road 269
Leander, TX 78641

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

Date: Tuesday, October 25, 2022

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

Permit Number 2022-P-1468-SF
Job Address: Las Entradas North Sec 1 1 Blk B - Short Form Final Plat,

Dear Jason Reece,

We have conducted a review of the site development plans for the above-referenced project, submitted by Jason Reece and received by our office on September 26, 2022, and previously received August 24, 2022, for conformance with the City of Manor Zoning Ordinance. The Plans appear to be in general compliance with City of Manor Code of Ordinances Chapter 14, Section 14.02 Exhibit A, Zoning Ordinance 185 requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Tyler Shows'.

Tyler Shows
Staff Engineer
GBA



11/28/2022

City of Manor Development Services

Notification for a Subdivision Short Form Final Plat

Project Name: Las Entradas North Sec 1 Lot 1 Blk B - Short Form Final Plat
 Case Number: 2022-P-1468-SF
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

The City of Manor Planning and Zoning Commission will be conducting a Regularly Scheduled meeting for the purpose of considering and acting upon on a Subdivision Short Form Final Plat for the Las Entradas North Sec 1 Lot 1 Blk B located at the intersection of US Highway 290 and Gregg Manor Rd, 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 Las Entradas North Sec 1 Lot 1 Blk B, one (1) lot on 1.912 acres, more or less, and being located at the intersection of US Highway 290 and Gregg Manor Rd, Manor, TX.

Applicant: Kimley-Horn

Owner: Las Entradas Development Corporation

The Planning and Zoning Commission will meet at 6:30PM on 12/14/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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

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

COTTONWOOD HOLDINGS LTD
9901 US HIGHWAY 290 E
MANOR, TX 78653

LAS ENTRADAS DEVELOPMENT
9902 US HIGHWAY 290 E
MANOR, TX 78653

MANOR LODGING DEVELOPMENT LLC
29711 S Legends Village Ct
SPRING, TX 77653

MANOR INDEPENDENT SCHOOL DISTR
PO BOX 359
MANOR, TX 78653

PROTESTANT EPISCOPAL CHURCH OF
DIOCESE TX
9900 U S HIGHWAY 290
MANOR, TX 78653

GABS INC
407 TALKEETNA LN
CEDAR PARK, TX 78653

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR, TX 78653

LAS ENTRADAS DEVELOPMENT
9900 US HIGHWAY 290 E
MANOR, TX 78653

SCOTT BAYLOR & WHITE HEALTH
301 N WASHINGTON AVE
DALLAS, TX 75246

RIVER CITY PARTNERS LTD
501 E KOENIG LN
AUSTIN, TX 78759

HORTON JOHN E
5201 RAIN CREEK PKWY
AUSTIN, TX 78759

CVS PHARMACY INC
1 CVS DR UNIT 11210 01
WOONSOCKET, RI 2895

FRONTIER BANK OF TEXAS
PO BOX 551
ELGIN, TX 78621

HORTON JOHN E
5201 RAIN CREEK PKWY
AUSTIN, TX 78759

COTTONWOOD HOLDINGS LTD
9900 HWY 290 E
MANOR, TX 78653



AGENDA ITEM SUMMARY FORM

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

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

Applicant: Drenner Group

Owner: Ashton Grey Development

BACKGROUND/SUMMARY:

The preliminary PUD was approved by the City Council on 12/4/22 with modifications for better access to Park B, parking, and a teen amenity. The developer has removed a lot in front of Park B along the roadway and added a 10-20 space parking lot to provide park access and parking. They've added to Teen amenities to Park B: shade trees, passive spaces for social interaction (2-person and 4-person tables), solar charging stations, active spaces for sports play, active play equipment (table tennis, corn hole, etc.), exercise equipment, volleyball court, and recreation sports area.

LEGAL REVIEW: *Not Applicable*
FISCAL IMPACT: *NO*
PRESENTATION: *YES*
ATTACHMENTS: *NO*

- Letter of intent
- Final PUD
- Aerial Image
- FLUM and dashboard

- Thoroughfare Plan
- Ground Storage Tank Facility
- Conformance Letter
- Public Notice and Mailing Labels

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Planned Use Development for the New Haven Subdivision, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being located near the intersections of Gregg Ln and N. FM 973, Manor, TX.

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

DRENNER GROUP

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

June 3, 2021

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

Via Electronic Delivery

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

Dear Mr. Bolt:

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

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

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

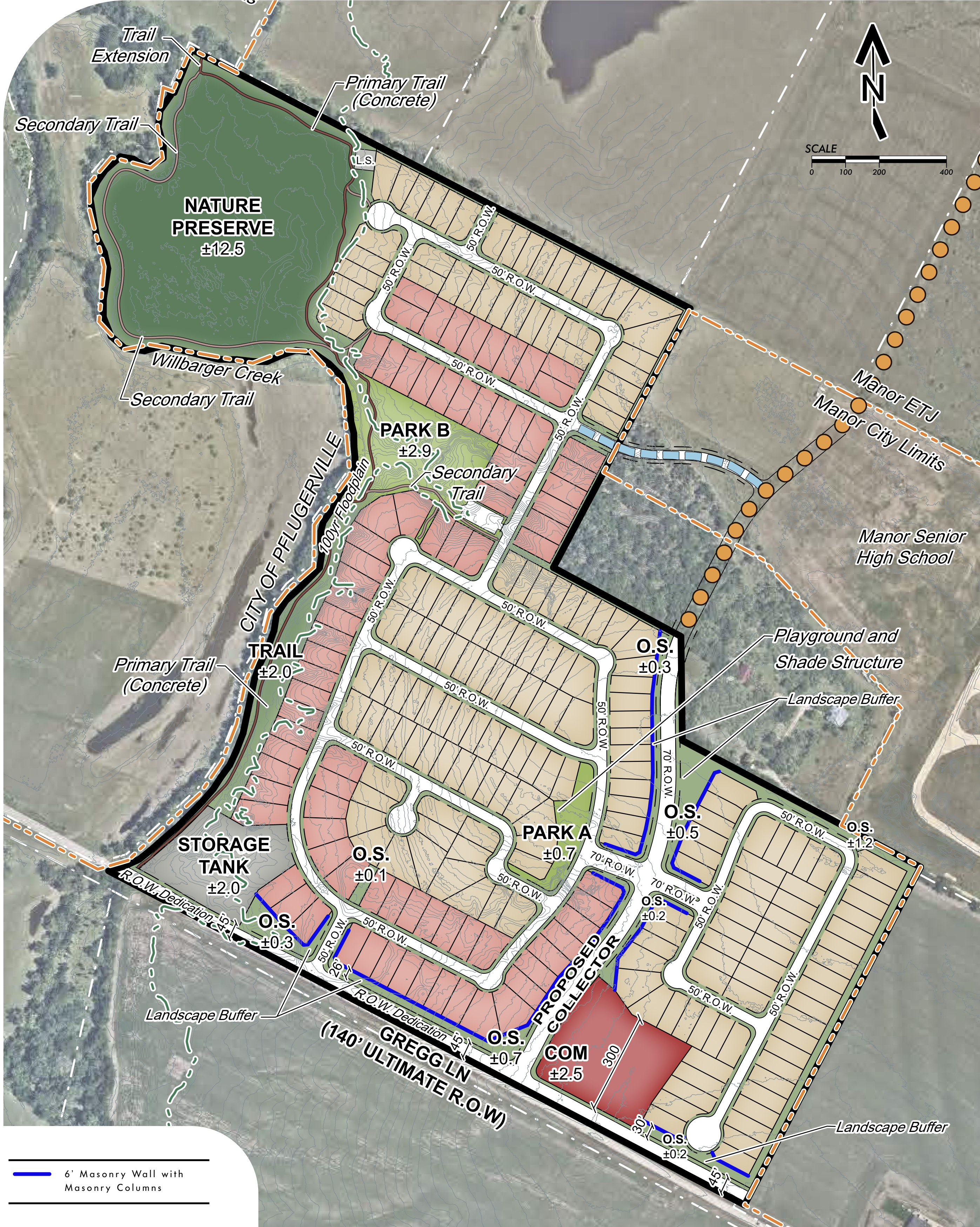
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely



Leah M. Bojo

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



*Masonry Columns shall be installed approximately 200' apart.

PUD DATA TABLES:

1) APPROVED LAND USES -

LAND USES		LOTS	ACRES*	TOTAL %
SF	SF RESIDENTIAL - TYP. 50'x120'	190 LOTS	36.3 Ac.	40%
SF	SF RESIDENTIAL - TYP. 60'x125'	81 LOTS	23.1 Ac.	26%
COM	COMMERCIAL		2.5 Ac.	3%
UT	UTILITY		2.0 Ac.	2%
DET	DETENTION/NATURE PRESERVE		12.5 Ac.	14%
PO	PARK/OPEN SPACE		7.1 Ac.	8%
TR	TRAILS		2.0 Ac.	2%
	COLLECTOR		4.8 Ac.	5%
TOTALS		271 LOTS	90.3 Ac.	100%

*calculation is approximate and includes adjacent right of way

2) MINIMUM LOT SIZE HEIGHT AND PLACEMENT REQUIREMENTS

Land Use	Setbacks				Minimum Lot Sf	Minimum Lot Width	Maximum Height	Maximum Density
	Front	Side	Corner side	Rear				
SF-50'	25'/20' on cul de sac	5'	15'	10'	5,750	50'	35'	6 du/ac
SF-60'	25'/20' on cul de sac	5'	15'	10'	7,200	60'	35'	5 du/ac
Commercial	25'	5'	15'	10'	n/a	40'	35'	n/a

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

3) LOT COVERAGE

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

4) PARKING LOT SCREENING

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

5) LANDSCAPING

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

Land Use	Net Lot Area
SF-50'	20%
SF-60'	20%
Commercial	15%
Open Space/Park	20%

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

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

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

6) PARKLAND -

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

7) AMENITIES

- NATURE PRESERVE**
- 8' Concrete Primary Trail (Site Connectivity)
 - 6' Concrete Secondary Trail (Site Connectivity)
 - Benches (300' Approximate Spacing)
- PARK A**
- (1) Shade Structure
 - (1) 2-5 yrs. Playground Structure
 - (1) 5-12 yrs. Playground Structure
 - (1) Swing Set
 - (2) Independent Play Equipment
 - 6' Concrete Sidewalk (Site Connectivity)
 - (1) Trash Receptacle
 - (2) Picnic Tables
 - (2) Benches
 - (1) Pet Waste Station
- TRAIL**
- 8' Concrete Primary Trail (Site Connectivity)
 - Benches (300' Approximate Spacing)
- PARK B**
- 8' Concrete Primary Trail (Site Connectivity)
 - 6' Concrete Secondary Trail (Site Connectivity)
 - (1) Shade Structure
 - Benches (300' Approximate Spacing)
 - Trash Receptacles (300' Approximate Spacing)
 - 10-20 Parking Spaces
 - a. Screening Elements (Planting or Fencing) to reduce Light Pollution from Vehicles
 - Amenities (Teen)
 - Shade Trees
 - Passive Spaces for Social Interaction (2-person and 4-person Tables)
 - Charging Station (Solar)
 - Active Spaces for Sports Play
 - Active Play Equipment (Table Tennis, Corn Hole, Etc.)
 - Exercise Equipment
 - Volleyball Court
 - Recreation Sports Area

8) TRAFFIC

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

9) UTILITIES

SF - 50'	36.3 Ac.	190 Lots	190 LUES
SF - 60'	23.3 Ac.	82 Lots	82 LUES
Commercial	2.5 Ac.	1 Lot	50 LUES
	62.1 Ac.		322 LUES

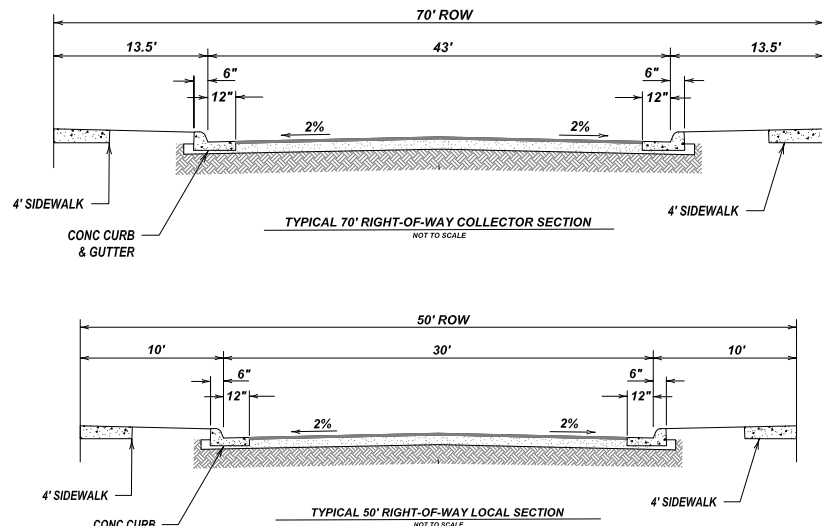
Note: These values are intended for preliminary analysis only and may vary from values provided in the final site design.

Water and Wastewater will be provided by City of Manor

10) PERMITTED USES - COMMERCIAL C-1

- A. ALCOHOLIC BEVERAGE ESTABLISHMENT, BREWPUB, LIQUOR SALES, SMOKE SHOP OR TOBACCO STORE.
- B. ANTIQUE SHOP, ART STUDIO OR GALLERY, BUSINESS SUPPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF), AND OFF-SITE ACCESSORY PARKING.
- C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERNMENT, SCHOOL, BOARDING, SCHOOL, BUSINESS OR TRADE, SCHOOL, PRIVATE OR PAROCHIAL, AND SCHOOL, PUBLIC.
- D. CLUB OR LODGE, ATHLETIC FACILITY, RESTAURANT, AND THEATER.
- E. COMMUNICATION SERVICES OR FACILITIES, CONSTRUCTION EQUIPMENT SALES (MINOR), CONSUMER REPAIR SERVICES, PERSONAL IMPROVEMENT SERVICES, PERSONAL SERVICES, RELIGIOUS ASSEMBLIES AND UTILITY SERVICES, MINOR.

11) CROSS SECTIONS



12) LIST OF ALL REQUESTED VARIANCES

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

THIS PLAT 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 OF COUNCIL.

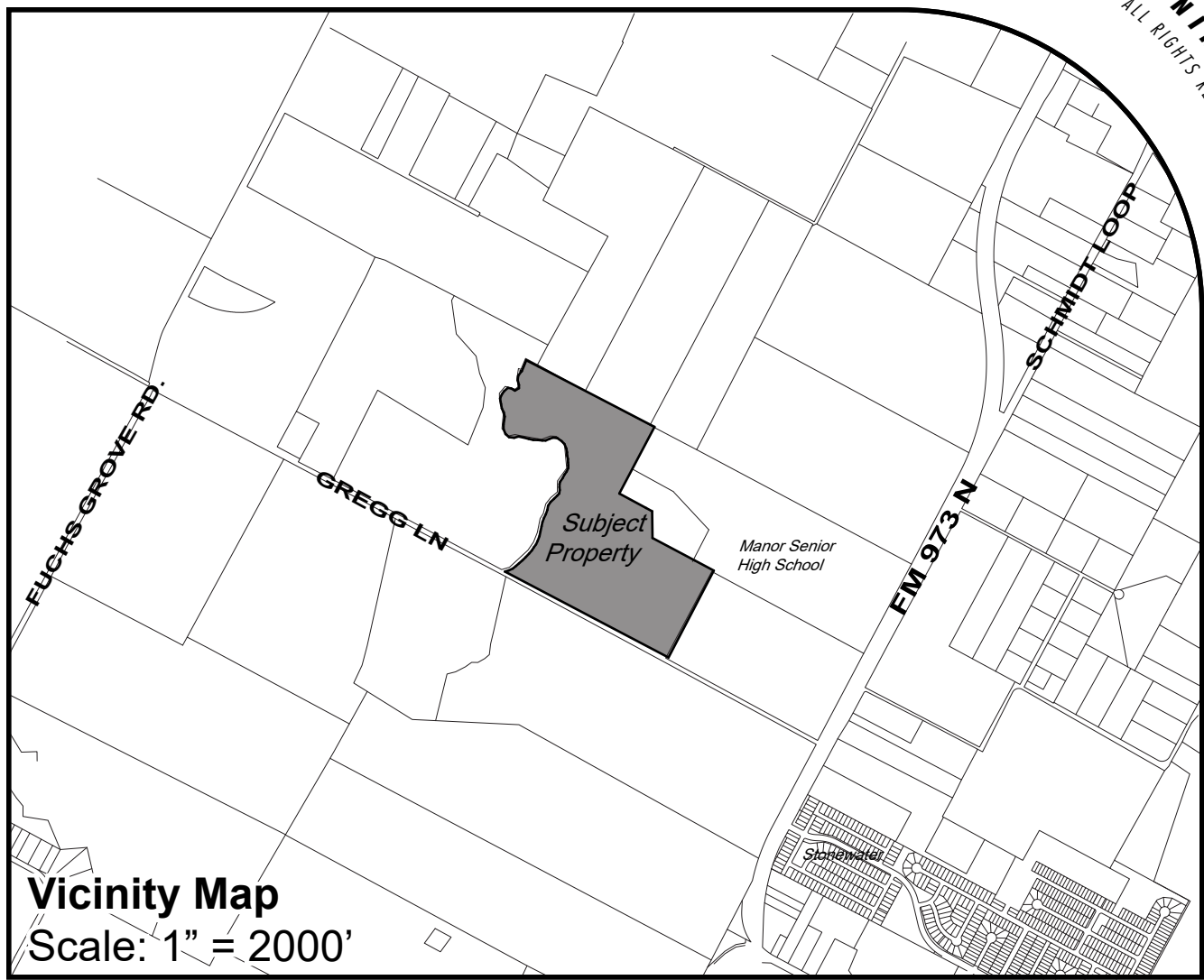
DATED THIS ____ DAY OF _____, 20__

BY: JULIE LEONARD, CHAIRPERSON

APPROVAL AND AUTHORIZED FOR RECORD BY THE CITY COUNCIL FOR THE CITY OF MANOR, TEXAS.

DATED THIS ____ DAY OF _____, 20__

BY: DR. CHRISTOPHER HARVEY
MAYOR OF THE CITY OF MANOR, TEXAS



GENERAL NOTES:

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PROVIDED WITHIN THE GREGG LANE LANDSCAPE BUFFER OR THE EXPANDED RIGHT OF WAY FOR GREGG LANE. LOCATION AND ALIGNMENT OF THE SIDEWALK SHALL BE COORDINATED DURING THE PRELIMINARY PLAN STAGE OF DEVELOPMENT.

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

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

NEWHAVEN PUD

± 90.3 ACRES OF LAND

ASHTON GRAY DEVELOPMENT

LAND PLANNER:

META
PLANNING + DESIGN

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

ENGINEER:

QUIDDITY

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

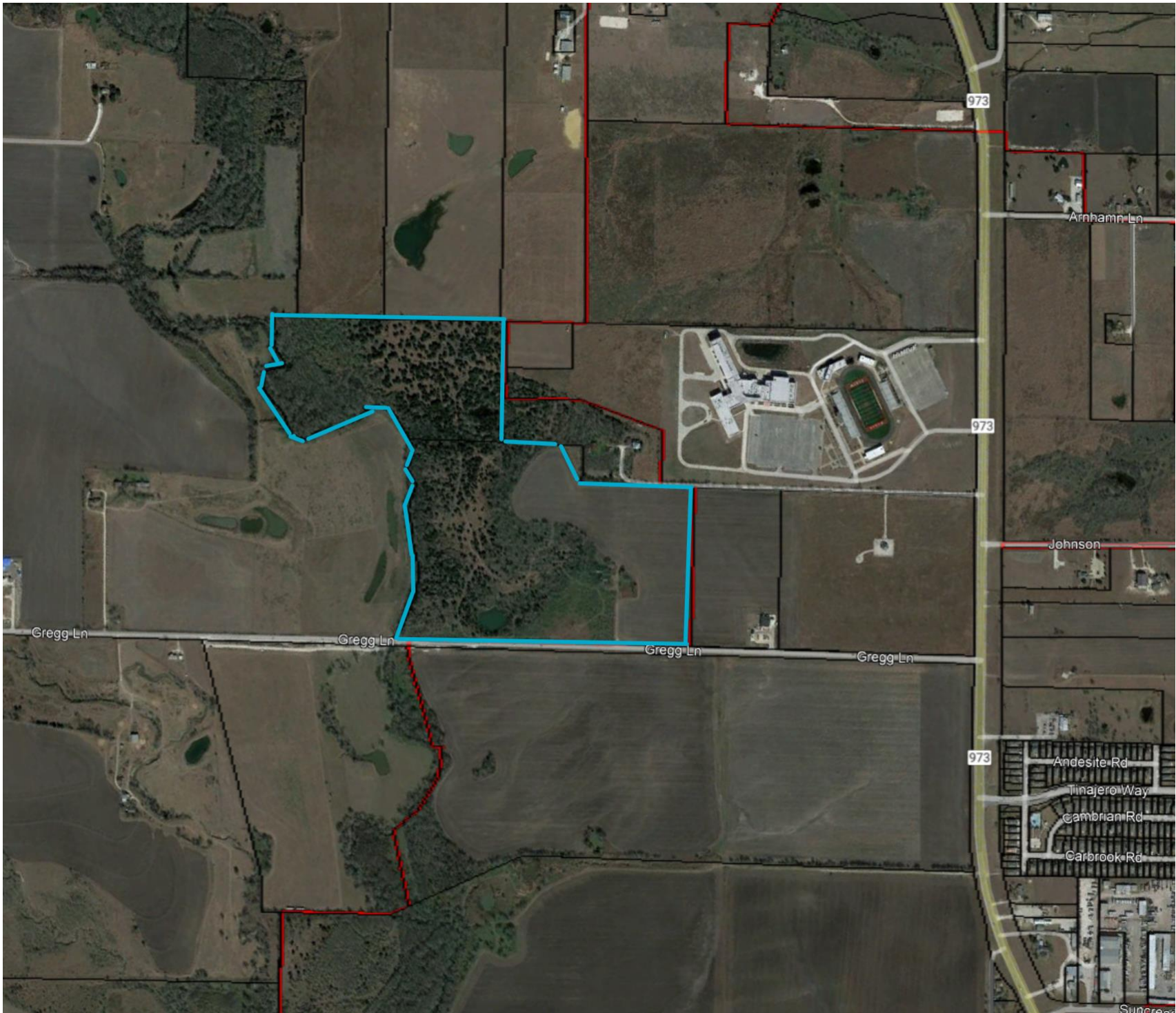
APPLICANT:

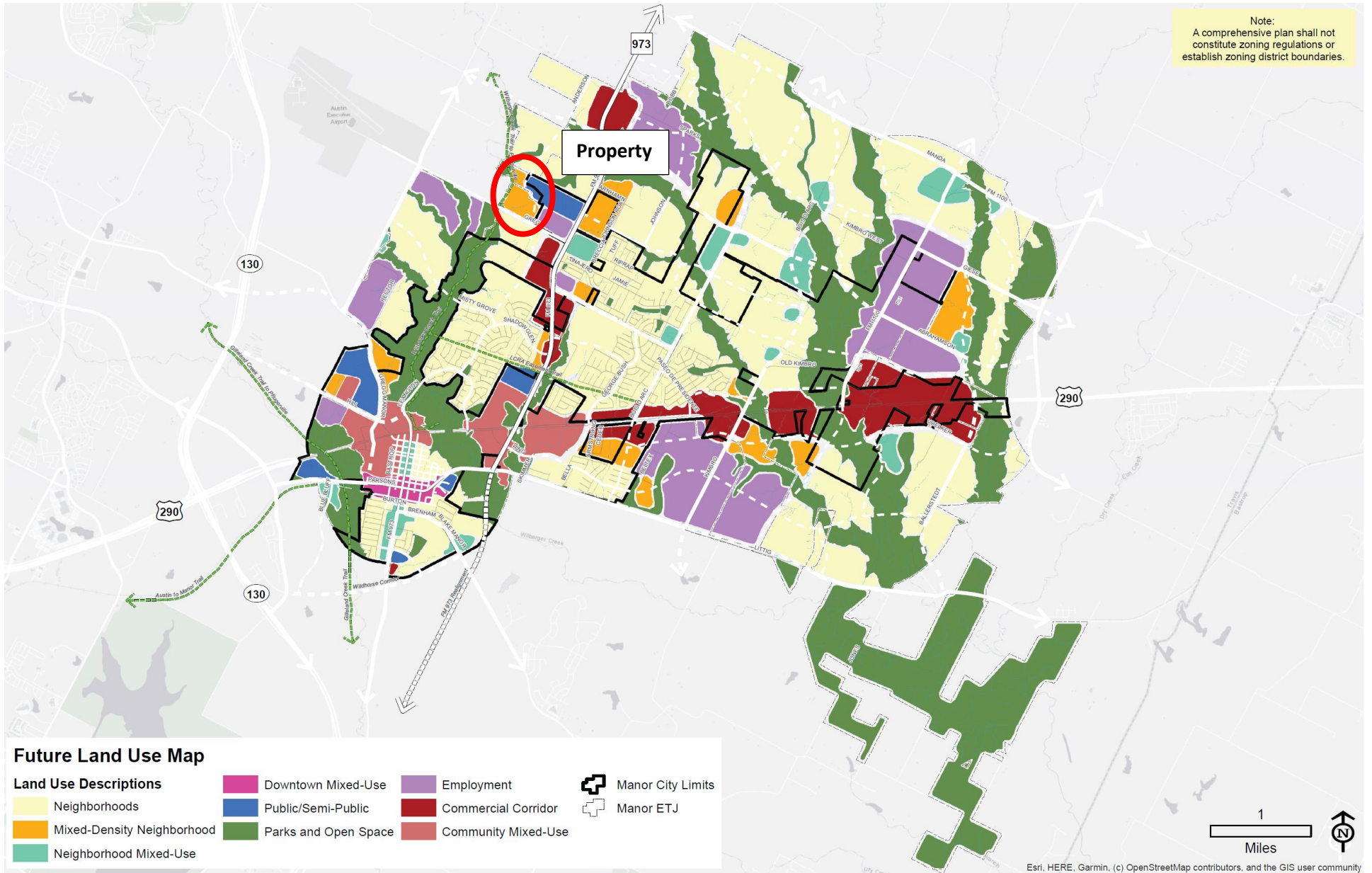
DRENNER GROUP, PC
200 Lee Barton Drive, SUITE 100
Austin, Texas 78704

SCALE
0 100 200 400

MTA-78007
DECEMBER 5, 2022

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





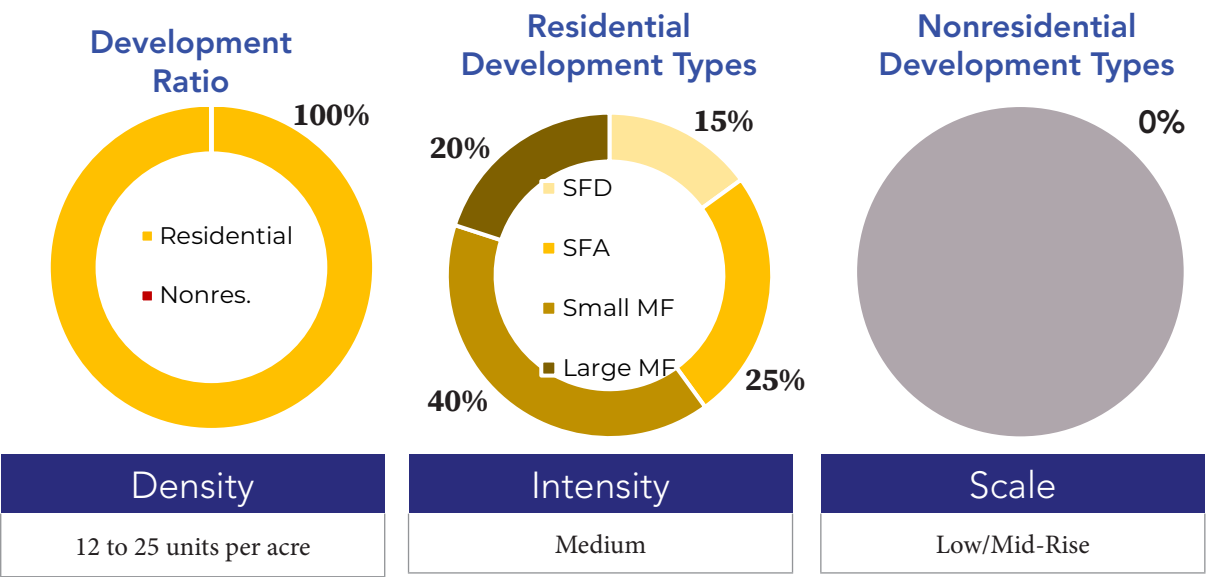
MIXED DENSITY NEIGHBORHOODS

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

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

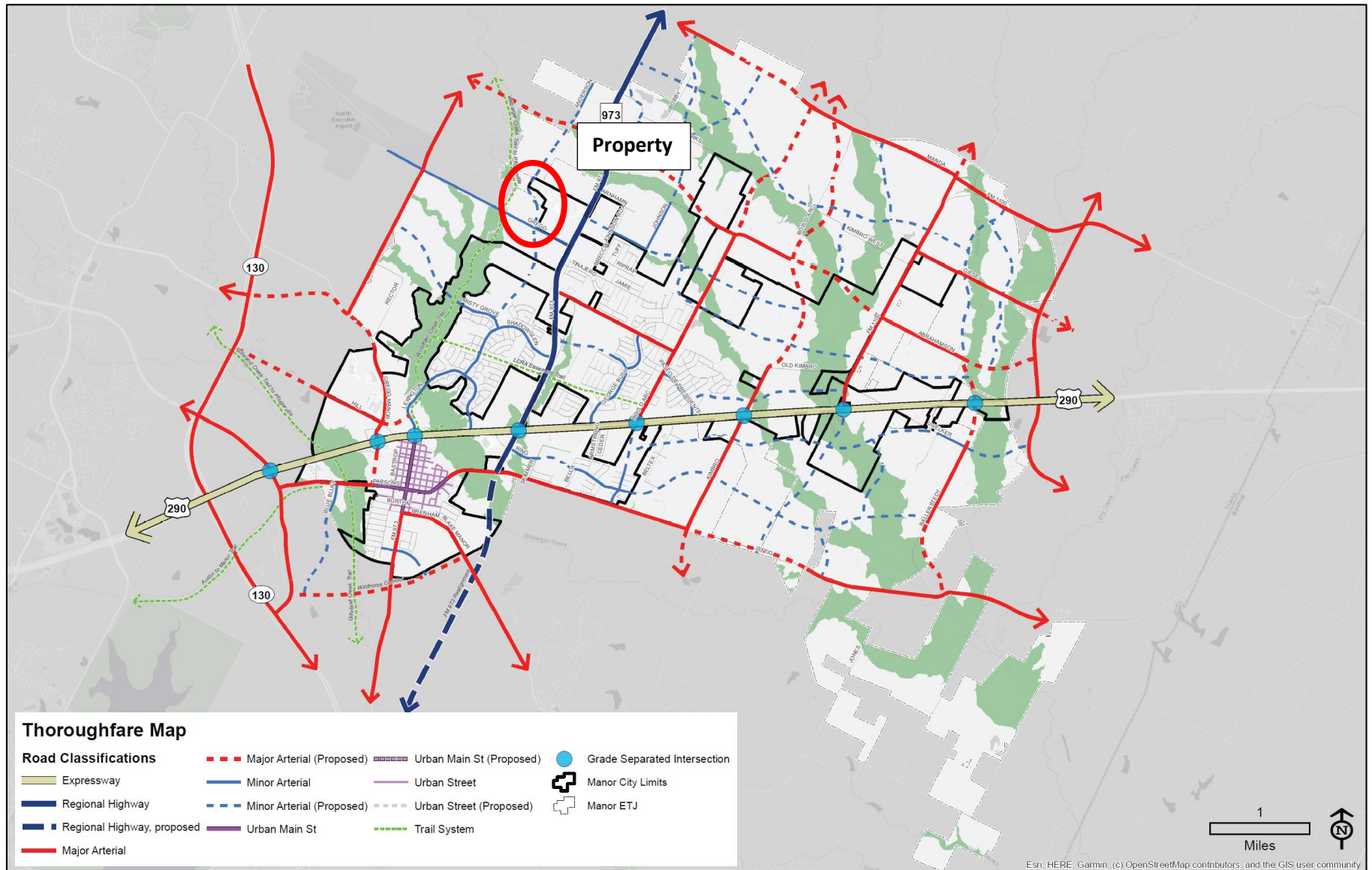
This use can serve as an appropriate transition from nonresidential and mixed-use areas to the lower density Neighborhoods.

Figure 3.5. Mixed Density Neighborhoods Land Use Mix Dashboard

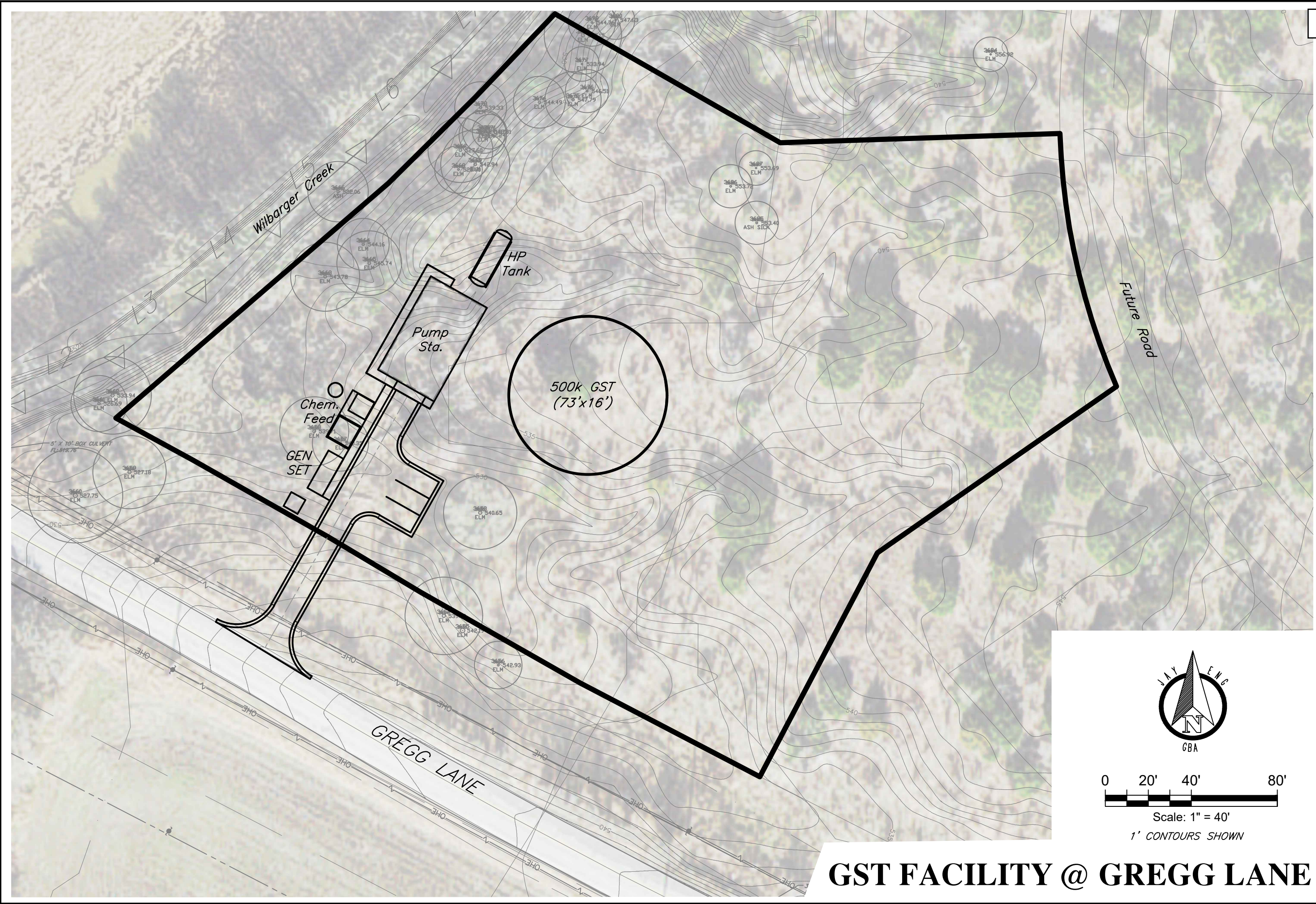


DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	●●●○○	Appropriate if a denser product on smaller lots, condo regime, or “build-to-rent” products.
SFD + ADU	●●●●○	
SFA, Duplex	●●●●●	
SFA, Townhomes and Detached Missing Middle	●●●●●	Appropriate overall.
Apartment House (3-4 units)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

THOROUGHFARE MAP



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



GST FACILITY @ GREGG LANE



1500 County Road 269
Leander, TX 78641

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

Date: Friday, December 9, 2022

Aneil Naik
Drenner Group
2705 Bee Caves Road, Suite 100
Austin TX 78746
anaik@drennergroupp.com

Permit Number 2022-P-1480-ZO
Job Address: Gregg Lane, Manor 78653

Dear Aneil Naik,

The submittal of the revised New Haven Final PUD Site Plans submitted by Drenner Group and received by our office on 12/7/2022, has been reviewed for compliance with the City of Manor Zoning Ordinance 185. The Plans appear to be in general compliance with City Ordinance requirements and we therefore take no exception to their approval as presented.

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

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

Sincerely,

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

Pauline Gray, P.E.
Lead AES
GBA

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

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

PFLUGERVILLE ISD
PO BOX 589
PFLUGERVILLE, TEXAS 78691-0589

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

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

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

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

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

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

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

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



10/24/2022

City of Manor Development Services

Notification for a Final PUD Site Plan

Project Name: New Haven Development Final PUD
 Case Number: 2022-P-1480-ZO
 Case Manager: Michael Burrell
 Contact: mburrell@manortx.gov – 512-215-8158

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

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

Applicant: Drenner Group

Owner: Ashton Grey Development

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

City Council will meet at 7:00PM on 11/16/2022 at 105 East Eggleston Street in the City Hall Council Chambers.

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