

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: <u>Friday, December 9, 2022, by 5:00 PM</u> 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

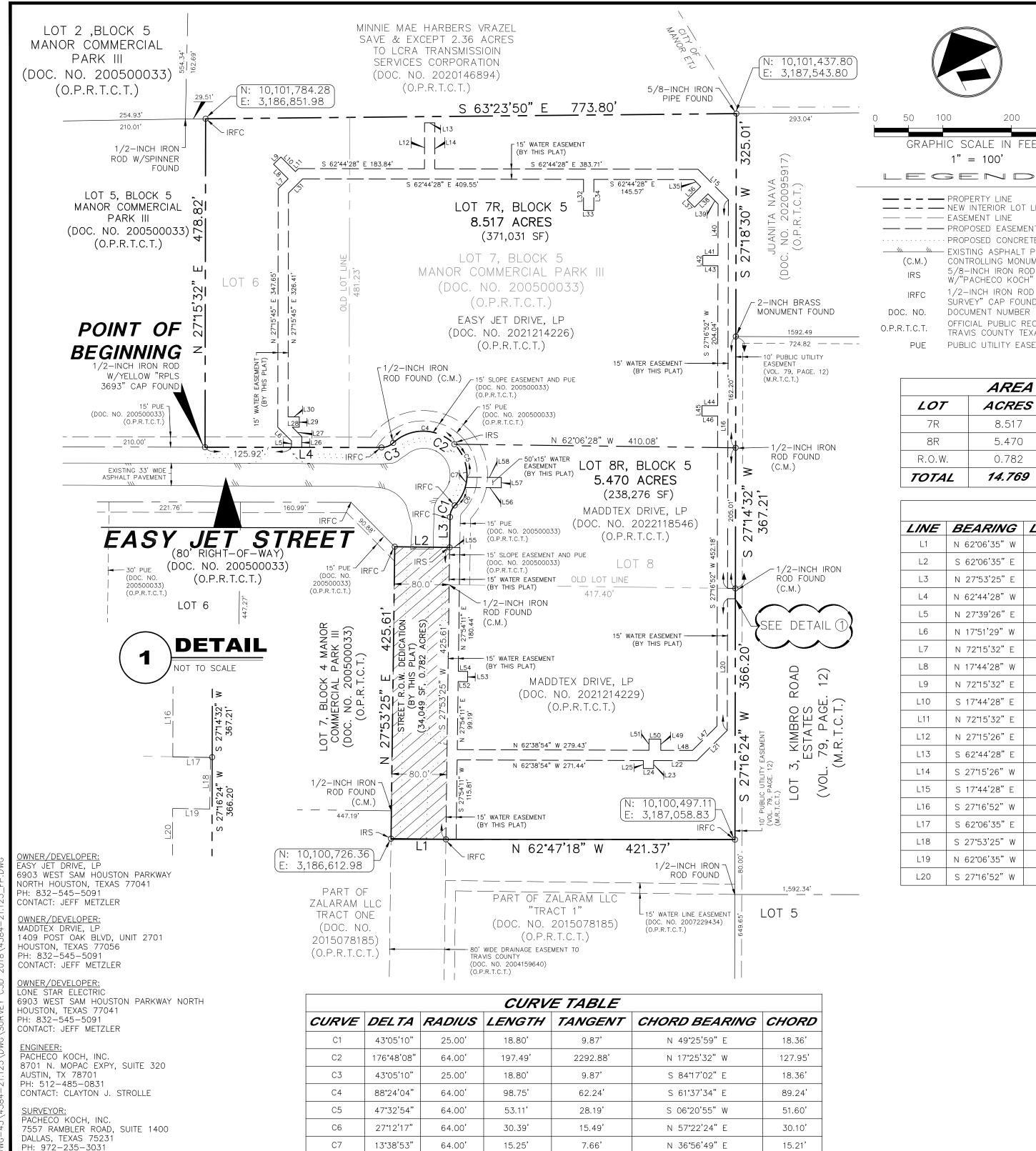
- Engineer Comments
- Conformance Letter

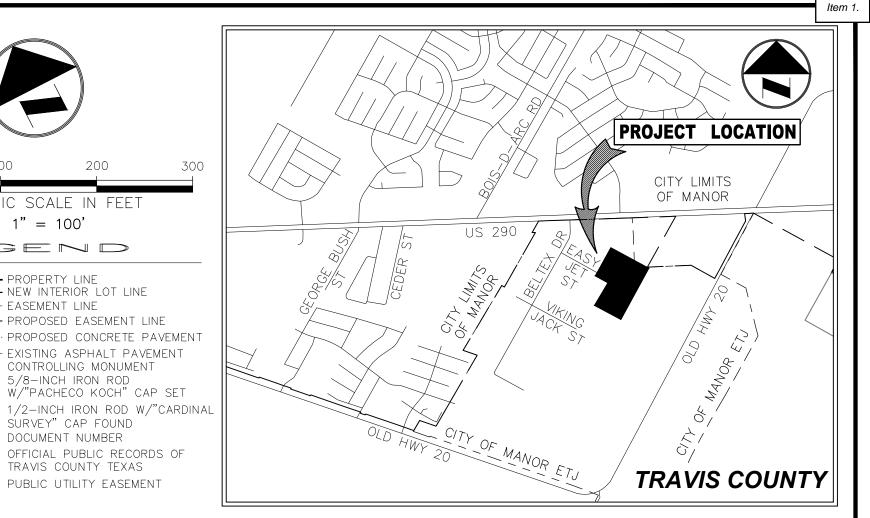
- Public Notice
- Mailing Labels

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





VICINITY MAP 1"=2000

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						

200

GRAPHIC SCALE IN FEET

--- PROPERTY LINE

--- NEW INTERIOR LOT LINE --- EASEMENT LINE

- EXISTING ASPHALT PAVEMENT

W/"PACHECO KOCH" CAP SET

OFFICIAL PUBLIC RECORDS OF

CONTROLLING MONUMENT

5/8-INCH IRON ROD

SURVEY" CAP FOUND

TRAVIS COUNTY TEXAS

PUBLIC UTILITY EASEMENT

DOCUMENT NUMBER

1" = 100'

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'		ı	1		
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



7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469TX REG. SURVEYING FIRM LS-1000800

CHECKED BY SEPT 2022 4384-21.153 1"=100'

CONTACT: KYLE C. HARRIS

DRAWN BY

SCALE

DATE

JOB NUMBER

OWNERS CERTIFICATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY TRAVIS

THAT EASY JET DRIVE, LP AND MADDTEX DRIVE, LP BEING OWNER OF THE LAND SHOWN HEREON AND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015078185 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO PLAT SAID PROPERTY PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTERS 212 AND 232 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS LONE STAR ELECTRIC SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND NOT RELEASED.

EASY JET DRIVE, LP 6903 W SAM HOUSTON PKWY NORTH HOUSTON, TX, 77315

JEFF METZLER, CEO

MADDTEX DRIVE, LP 1409 POST OAK BLVD, UNIT 2701 HOUSTON, TEXAS, 75056-3066

JEFF METZLER, CEO

STATE OF TEXAS COUNTY OF TRAVIS

__, 202_, PERSONALLY APPEARED JEFF METZLER, KNOWN BY ME BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF __ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS PRINTED NAME

DATE NOTARY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY DALLAS

I, KYLE C. HARRIS, 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 LAND SURVEYING PORTIONS OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, TEXAS THIS DAY OF SEPTEMBER, 2022

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.

KYLE C. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6266 STATE OF TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY TRAVIS

I, CLAYON J. STROLLE, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE AND CHAPTER 482 OF THE TRAVIS COUNTY CODE AND IS TRUE CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNED FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARDS BOUNDARY MAP, COMMUNITY-PANEL NUMBER 48453C0485 J, EFFECTIVE JUNE 16, 1993 AND REVISED ON AUGUST 18, 2014.

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.

CLAYTON J. STROLLE REGISTERED PROFESSIONAL ENGINEER NO. 108906 STATE OF TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 09/__/2022 .
ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE ENGINEERING PRACTICE ACT.

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

OWNER/DEVELOPER: MADDTEX 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

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

APPROVED: ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY JULIE LEONARD, CHAIRPERSON ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF MANOR, TEXAS ON THIS _____ DATE OF _____, 20__. APPROVED: ATTEST: LLUVIA T. ALMARAZ, CITY SECRETARY 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 KNOW ALL MEN BY THESE PRESENTS 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.

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

DEPUTY

REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY

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.
- 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.
- 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.
- 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.

DRAWN BY

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-469TX REG. SURVEYING FIRM LS-1000800

CHECKED BY 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.

Item 1.

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.

Pauline M Gray

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 Country 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

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

Sincerely,

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

Vauline M. Gray

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 onsite 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.

Ms. Pauline Gray, P.E. October 4, 2022 Page 2

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

Date: Wednesday, November 2, 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,

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

Sym &

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:

<u>Public Hearing</u>: 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.

Item 1.

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

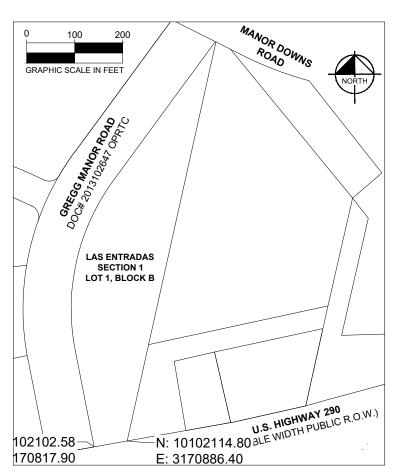
- Plat
- Engineer Comments
- Conformance Letter

- 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.

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

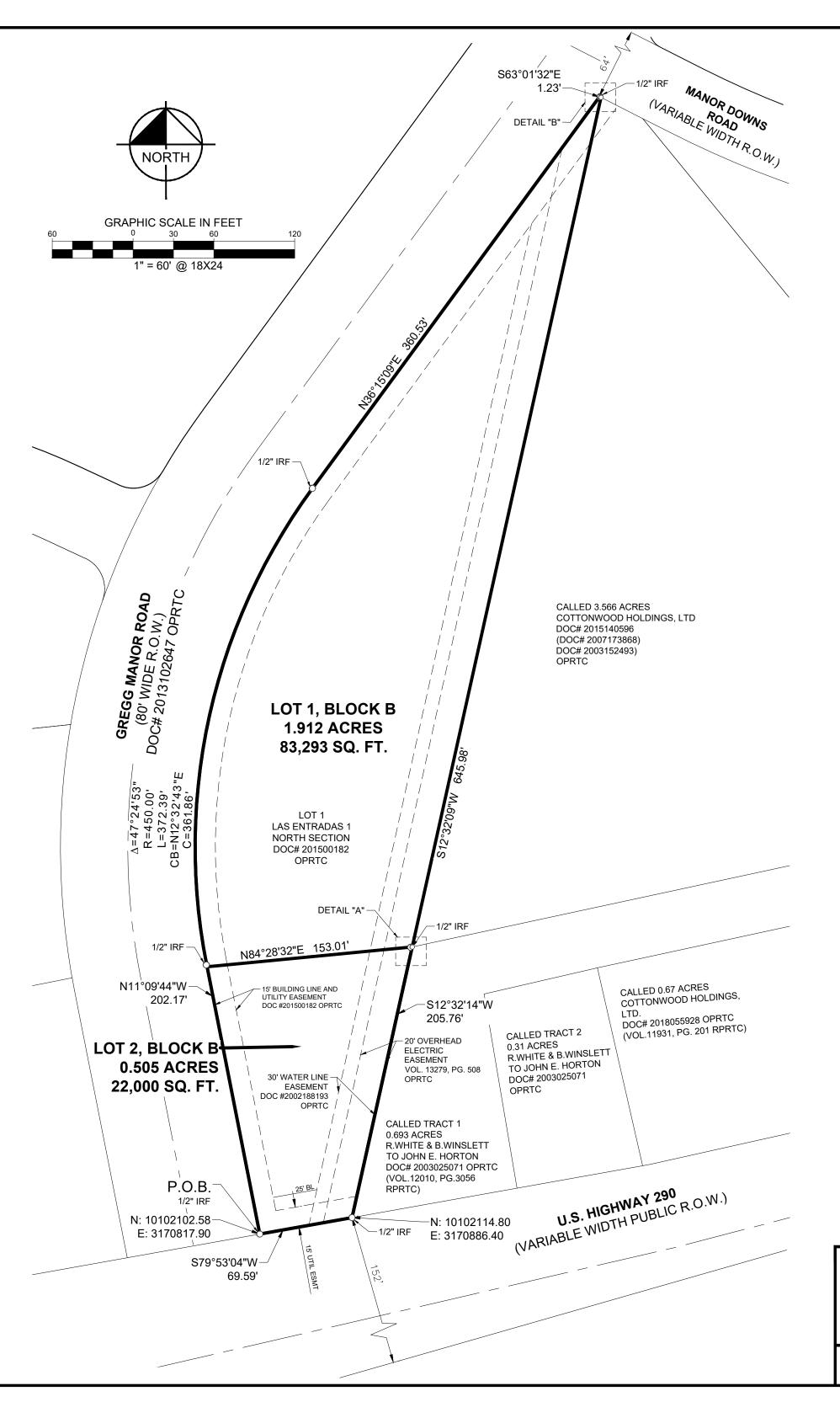
BENCH MARK LIST

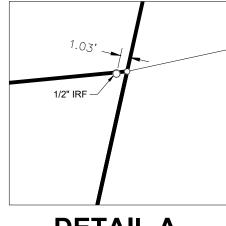
BM #50101 PK NAIL SET W/WASHER SET ON WEST SIDE OF GREGG MANOR RD \pm N OF HILL LN CENTERLINE

• ELEV.=563.07' (NAVD '88)

SURVEYOR'S NOTES:

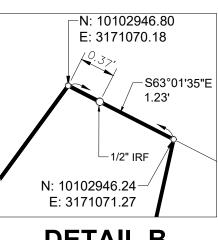
- 1. ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SURFACE, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). 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

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



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

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ANY PURPOSE AND

SHALL NOT BE USED OR

VIEWED OR RELIED

UPON AS A FINAL

SURVEY DOCUMENT

Ph. 210-541-9166

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lev-Horn and Associates, Inc.

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

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.

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 ______, 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

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.

City of Manor Acknowledgments

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

San Antonio, Texas 78216 FIRM # 10193973 www.kimley-horn.com

Scale Drawn by Checked by Project No. Sheet No. TIA 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.

Pauline M Gray

Lead AES GBA



Page 1

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,

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,

Tyler Shows Staff Engineer

Sym &r_

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:

<u>Public Hearing</u>: 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



PLANNING AND ZONING COMMISSION REGULAR SESSION MINUTES NOVEMBER 9, 2022

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Scott Dunlop, Development Services Director Pauline Gray, City Engineer Mandy Miller, Permit Technician

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

With a quorum of the Planning and Zoning (P&Z) Commission present, the regular session of the Manor P&Z Commission was called to order by Vice Chair Small at 6:43 p.m. on Wednesday, November 9, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PUBLIC COMMENTS

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak during public comment regarding New Downtown. Mr. Battaile presented a handout to the Commission. (See attached.) The handout detailed his idea of a new downtown. He expressed his belief that the current downtown would never be big enough. Mr. Battaile stated he thinks we need to buy up approximately 30 or more acres to create a new downtown.

PRESENTATIONS

A. Overview of the Manor 2050 Comprehensive Plan - Presented by Chance Sparks, Freese and Nichols.

Chance Sparks with Freese and Nichols, 1251 Sandler Dr., San Marcos, Texas, stated the purpose of the presentation was to introduce the Comprehensive Plan draft, give an overview, and make suggestions on how to approach the information. (Presentation attached.)

Mr. Sparks stated the Comprehensive Plan would direct the growth of the city for the next 10 to 20 years with updates needing to be made every 5 years or so. Once adopted, this document would be used as a guideline for lawmakers. He gave feedback on the methods used to collect the data for the Comprehensive Plan.

Mr. Sparks stated many key takeaways from the studies done. The studies showed explosive population growth. Manor is remaining diverse with an increase of a younger population. Core values of the Community was a major focus with the drafting as well as the resources wanted or needed by the community.

Mr. Sparks answered questions from the Commissioners and gave examples of the other cities Freese and Nichols have assisted with creating Comprehensive Plans.

PUBLIC HEARING

1. Public Hearing: Conduct a public hearing on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: Drenner Group. Owner: Ashton Grey Engineering.

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

Vice Chair Small opened the public hearing and requested back-ground information regarding this item from Director Dunlop.

Director Dunlop gave a summary of the location details and history of the property owners. He stated voluntary annexation was in progress. Ashton Grey is working with the city and cooperating with the future thoroughfare plan.

Charley Dorsaneo with Drenner Group, 2705 Bee Caves Rd, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Dorsaneo gave a presentation with slide show. He stated they are requesting annexation which was accepted last week by Manor City Council. He gave detailed information to the Commission regarding the planned development which included parks, nature preserve, and trails. Additional roadway infrastructure, right of way, parkland in lieu fees and storage space for water will also be provided by the PUD (Presentation attached)

Mr. Dorsaneo and Director Dunlop answer questions from the Commissioners regarding planned roadway improvements and the connection points to other existing roads. Concerns were expressed regarding the increase of traffic flow in the area of Gregg Lane.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. He expressed his disapproval of the wording being used in connection with this development. Mr. Battaile requested additional information regarding the in lieu fees, dedication of the parks, parking details, and who would be maintaining the parks. He stated the details look more like private parks instead of public parks.

Mr. Dorsaneo and Director Dunlop answer questions from the Commissioners regarding Nature Preserve as designed by this development. It was clarified the land would not be developed or graded but would remain open space with a trail going through it. This portion of the land is in flood plain area.

Discussion was held regarding parking for the trails and parks located in the development. Options were discussed however Mr. Dosaneo stated this portion of the development was still in planning.

Discussion was held regarding lot size and layout within this development. It was clarified the sizes were 50 and 60-foot frontage lots with single family homes and no apartments or townhomes.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

2. Public Hearing: Conduct a public hearing on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: Drenner Group. Owner: Ashton Grey Engineering.

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

Vice Chair Small opened the public hearing.

Director Dunlop explained the process of submitting the Preliminary and Final PUD to be seen before the Commission at the same time. He clarified that the process is allowable if the Final PUD is complete.

Jim Lutz, 14812 FM 973, Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Lutz stated the proposed connecter roadway bisects his property. He is requesting the roadway to be altered through a different portion of the property to allow his family to maintain their agricultural exemption.

Mr. Lutz answered questions from the Commission regarding the minimum amount of property needed to keep his exemption. He clarified the amount of acreage that would be involved with both variations of the plans.

Director Dunlop confirmed that Mr. Lutz had been in contact with the City, Ashton Grey and the school district in regard to the division of the land by the road. All parties are currently working with the Lutz family to resolve the issue. Director Dunlop stated that moving the roadway an estimated 40 feet would not impact the Commissions ability to approve the Final PUD. Minor alterations such as this one would be allowed until the later plotting stages.

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

There was no further discussion.

Motion to Close carried 5-0

3. Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: SEC Planning, LLC. Owner: Blackburn Group.

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

Vice Chair Small opened the public hearing.

Director Dunlop gave a summary of the Monarch Ranch Subdivision. He detailed the proposed amendments that would help Monarch Ranch become more in line with the future land use and future throughfare plans for the city. The amendment would move 9 lots to the back portion of the property to allow for a wide roadway and a connector road.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. He stated that he was confused by the layout of parkland and open space as it was referred to in the Monarch Ranch documents. He stated he felt park land is not open space.

Director Dunlop clarified dedication of open space and park land are classified as the same in code. He also detailed the other amenities planned for the development which included playgrounds, dog parks, parking spaces, and picnic pavilions.

Mark Baker with SEC Planning, 4201 W. Parmer Ln, Building A, Suite220, Austin, Texas, submitted a speaker card in favor of this item. Mr. Baker did not wish to speak, however, was available for any questions.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

4. Public Hearing: Conduct a public hearing on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. Applicant: Jamison Civil Engineering LLC. Owner: Monarch Ranch at Manor, LLC.

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

Vice Chair Small opened the public hearing.

Director Dunlop stated the Concept Plan was updated to reflect the connector road and modifications requested by the city.

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

There was no further discussion.

Motion to Close carried 5-0

5. Public Hearing: Conduct a public hearing on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: Jamison Civil Engineering, LLC. Owner: Monarch Ranch at Manor, LLC.

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

Vice Chair Small opened the public hearing.

Director Dunlop gave details regarding the Approval Conditions. A Traffic Impact Analysis was currently being conducted and is pending Travis County approval.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

6. Public Hearing: Conduct a public hearing on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB). Applicant: Oxford Stratton Estates LLC. Owner: Akshay Pohekar.

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

Vice Chair Small opened the public hearing.

Director Dunlop gave a summary of this item. He detailed the location and development concept plan currently being discussed. Director Dunlop answered questions regarding zoning differences between Light Commercial and Downtown Business. He expressed the Downtown Business zoning would be more restrictive of the two zonings.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Meyer to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

7. Public Hearing: Conduct a public hearing on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: Baeza Engieering, PLLC. Owner: John and Sandy Kerr.

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

Vice Chair Small opened the public hearing.

Director Dunlop stated that the property was recently annexed into the city. The property's current zoning is the default zoning. The property owner is requesting the change to Medium Commercial (C-2) which is consistent with the surrounding properties and appropriate based on the location of the property.

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

There was no further discussion.

Motion to Close carried 5-0

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

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

Vice Chair Small opened the public hearing.

Director Dunlop gave a brief history of this item. He stated the item was amended due to the denial of City Council of the original request.

Josh Baran with JAB Engineering, 4500 Williams Dr., Suite 212-121, Georgetown, Texas, submitted a speaker card to speak in support of this item. He gave a presentation to the Commissioners. (Presentation attached.) Mr. Baran gave a detailed history of the project. He stated there was a need for the driveway to be more in line with Ralph Ritchie Rd.

Rafiq Kerediyi with Platinum 973, LLC, 8868 Research Blvd, Suite 308, Austin, Texas, submitted a speaker card to speak in support of this item. Mr. Kerediyi answered questions from the commissioners regarding the Ghost Kitchen and charging stations.

MOTION: Upon a motion made by Vice Chair Wissmann and seconded by Commissioner Butler to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

9. Conduct a public hearing on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.

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

Vice Chair Small opened the public hearing.

Director Dunlop gave a summary of the item. He stated the plat had Engineering approval therefore City Staff recommended approval.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to close the public hearing.

There was no further discussion.

Motion to Close carried 5-0

CONSENT AGENDA

10. Consideration, discussion, and possible action to approve the minutes of October 12, 2022, P&Z Commission Regular Meeting.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the consent agenda.

There was no further discussion.

Motion to Close carried 5-0

REGULAR AGENDA

11. Consideration, discussion, and possible action on a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: Drenner Group. Owner: Ashton Grey Engineering.

City Staff recommended that the Planning and Zoning Commission approve a Preliminary PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Director Dunlop gave an overview of Preliminary PUD.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile stated he was in favor of the parking area where the water storage tanks were planned. He stated he would like to see some other items in the park like pickle ball courts, community gardens, etc.

Discussion was held regarding the parks for this development. Concerns were expressed regarding the isolation of the Park B on the diagram including the lack of access to the area. Design changes around the area of Park B were considered by the Commissioners.

Engineer Gray answered questions from the Commission regarding the placement of the water storage tank. She explained the planning involved with choosing this location for the storage tank.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Butler to approve the with recommendation to provide better access to Park B.

There was no further discussion.

Motion to Approve carried 5-0

12. Consideration, discussion, and possible action on a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: Drenner Group. Owner: Ashton Grey Engineering.

City Staff recommended that the Planning and Zoning Commission approve a Final PUD for the New Haven Development, two hundred and seventy-two (272) lots on 90.3 acres, more or less, and being locating located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Director Dunlop described to the Commissioners the options available including postponement of this item.

MOTION: Upon a motion made by Commissioner Wissman and seconded by Commissioner Butler to postpone this item.

There was no further discussion.

Motion to Postpone carried 5-0

13. Public hearing: Conduct a public hearing on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: SEC Planning, LLC. Owner: Blackburn Group.

Director Dunlop clarified that this agenda item was the action item for the Final PUD. The agenda item was as followed:

Consideration, discussion and possible action on a Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

City Staff recommended that the Planning and Zoning Commission approve the Final Planned Use Development Amendment for the Monarch Ranch Subdivision, four hundred and four (404) lots on 134.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX.

Robert Battaile, 502 E. Eggleston St., Manor, Texas, submitted a speaker card to speak in opposition of this item. Mr. Battaile expressed his disagreement with the layout of the parks in the middle or tucked away inside the subdivision. He stated he was interested in the layout regarding parking spaces. Mr. Battaile stated that Manor needed parks people could play in not acres and acres of open space.

Director Dunlop reiterated the amendments were at the request of the city to allow for the development to be more in line with the future thoroughfare plan.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Final Planned Use Development Amendment for the Monarch Ranch Subdivision.

There was no further discussion.

Motion to Approve carried 5-0

14. Consideration, discussion and possible action on a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX. Applicant: Jamison Civil Engineering LLC. Owner: Monarch Ranch at Manor, LLC.

City Staff recommended that the Planning and Zoning Commission approve a Subdivision Concept Plan Application for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.15 acres, more or less, being located near the intersection of Gregg Ln and FM-973, Manor, TX.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Subdivision Concept Plan Application for the Monarch Ranch Subdivision.

There was no further discussion.

Motion to Approve carried 5-0

15. Consideration, discussion and possible action on a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX. Applicant: Jamison Civil Engineering, LLC. Owner: Monarch Ranch at Manor, LLC.

City Staff recommended that the Planning and Zoning Commission conditionally approve a Subdivision Preliminary Plat for the Monarch Ranch Subdivision, three hundred and ninety-eight (398) lots on 123.5 acres, more or less, and being located near the intersection of Gregg Lane and N. FM 973, Manor, TX

Director Dunlop explained the Preliminary Plat has been approved by City Engineers conditionally pending approval by Travis County. He clarified Gregg Lane was in the process of being annexed and should be complete within the next month or two.

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Meyer to approve this item as recommended by City staff.

There was no further discussion.

Motion to Approve carried 5-0

16. Consideration, discussion and possible action on a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB). Applicant: Oxford Stratton Estates LLC. Owner: Akshay Pohekar.

City Staff recommended that the Planning and Zoning Commission approve a Rezoning Application for one (1) lot on 0.115 acres, more or less, out of Lot 1, Block 21, Town of Manor, and being located at 302 E Parsons, Manor, TX from Light Commercial (C-1) to Downtown Business (DB).

Director Dunlop gave a brief overview. He stated the zoning change was consistent with the proposed Future Land Use Map.

MOTION: Upon a motion made by Commissioner Hardeman and seconded by Commissioner Butler to approve the rezoning application for 302 E. Parsons, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

17. Consideration, discussion, and possible action on a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2). Applicant: Baeza Engieering, PLLC Owner: John and Sandy Kerr.

City Staff recommended that the Planning and Zoning Commission approve a Rezoning Application for two (2) lots on 5.796 acres, more or less, out of the Greenbury Gates Survey No.63, and being located at 11712 Arnhamn, Manor, TX from Agricultural (A) to Medium Commercial (C-2).

Director Dunlop reviewed the information regarding his item. He stated the owner requested to annex in order to have access to utility connections. Default zoning for property annexed is Agricultural (A).

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Hardeman to approve the rezoning application for 11712 Arnhamn, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

18. Consideration, discussion and possible action on a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX. Applicant: JAB Engineering, LLC. Owner: Platinum 973, LLC.

City Staff recommended that the Planning and Zoning Commission approve a Specific Use Permit for a Gas Station, 3.398 acres, more or less, out of the Greenbury Gates Survey No. 63, Abstract No. 315, and being located at 13801 N FM 973, Manor, TX with revisions to the Suncrest driveway.

Director Dunlop gave a summary of the revisions regarding the driveways for this development. He stated the issue is already being addressed.

MOTION: Upon a motion made by Commissioner Wissmann and seconded by Commissioner Butler to approve the Specific Use Permit for the Gas Station located at 13801 N. FM 973, Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

19. Consideration, discussion and possible action on a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX. Applicant: I.T. Gonzalez Engineers. Owner: Victor Martinez.

City Staff recommended that the Planning and Zoning Commission approve a Short Form Final Plat for the R&M Subdivision Short Form Final Plat, four (4) lots on 10 acres, more or less, and being located at 13910 Kimbro West Road, Manor, TX.

Director Dunlop explained the plat was for 4 lots zoned residential, therefore each lot will have a home on them.

MOTION: Upon a motion made by Commissioner Meyer and seconded by Commissioner Wissmann to approve the Short Form Final Plat for the R&M Subdivision located at 13910 Kimbro West Rd., Manor, TX.

There was no further discussion.

Motion to Approve carried 5-0

ADJOURNMENT

MOTION: Upon a motion made by Commissioner Butler and seconded by Commissioner Meyer to adjourn the Regular Session of the P&Z Commission at 9:11 p.m. on Wednesday November 9, 2022.

There was no further discussion.

Motion to Approve carried 5-0

These minutes approved by the Planning and Zoning Commission on the 14th day of December 2022. (*Recording Archived*)

APPROVED:

Julie Leonard Chairperson

ATTEST:

Scott Dunlop

Development Services Director



DOWNTOWN isn't. Huh? That's right.

In my opinion, Parsons is not our "downtown" anymore.

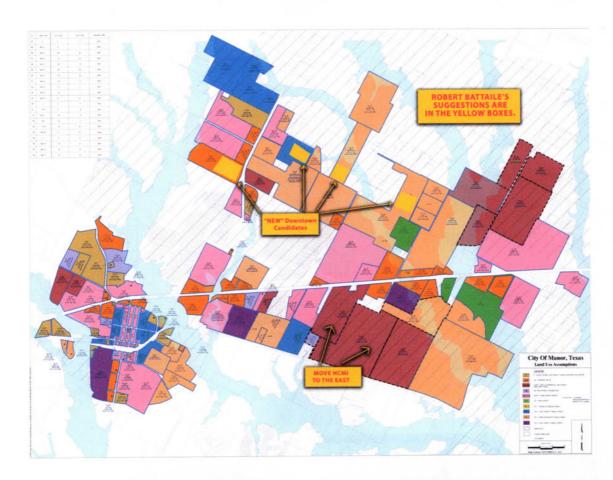
I was going to wait until the next Comprehensive Plan public meeting to bring this up, but... since we still don't know when that is... here goes:

That is our OLD DOWNTOWN. The "NEW" downtown is in the center of the ETJ.**

There's a half dozen prime parcel candidates. Here's what we want in our new 30-acre downtown:

Recreation Center Community Pool Town Hall/City offices Library Art Museum Performing Arts Center **Visitor Center** Large beautiful Park Town Square Plaza Convention Center/Meeting Space Senior Center Sculpture Garden Police Station Wide graceful streets (boulevards) Re-creations of some early 1800's Manor buildings Ample parking

Obviously, this could never fit at Parsons and Lexington... Seems to me that we might need to re-think the "Comprehensive Plan." And adjust our Land Use Assumptions and Zoning.



Manor's New Downtown... and how to pay for it.

Recently, I postulated that Manor's "historic downtown" will never be much of anything. It's two blocks long with small industrial buildings and surrounded by residences. The "Comprehensive Plan" developed by consultants Freese and Nichols cost the City \$319,168 and is telling us nothing that we didn't already know. Perhaps you've seen their clip-art "eye candy" illustrations for the downtown that bear no resemblance to reality. They show our downtown with 2-story retail buildings in the background and happy people strolling merrily along spacious promenades. We'd have to condemn and buildoze thirty homes and buildings... which isn't going to happen.

Manor can have a great downtown. It needs to be in the center of the ETJ FYI E.T.J. - 13,161.47 Ac. = 20.57 Sq.Mi. City Limits - 6,589.89 Ac. = 10.30 Sq.Mi.

The NEW downtown should be 20-30+ acres and include a Recreation Center, Library, Community Pool, Visitors Center, City Hall, Police Station, Town Square (Plaza), etc.* There are several "Ag" parcels that could work nicely.

Here is my proposal to finance this. (Note: These are broad proposals in part using estimates, averages and "anecdotal" information. Cut me a little slack please.)

1. Annex ShadowGlen. Some have said "we can't annex SG because they're \$20 million in debt" (from their water and wastewater plant). So what? Consider the equity they represent. 700 homes at \$300,000 = \$210 MILLION. At \$400,000 = \$280 million. SG is putting in another 700 homes over the next few years. Thus, there is perhaps half a billion dollars of equity. (SG is approx one-third of our population.)

Assume a tax value per home of \$250,000 x 700 current homes = \$175,000,000 x our tax rate of $.747\% = $1,307,250 \sim$ this is ANNUAL revenue which goes UP UP UP as property values increase. When the remaining SG homes are put in, we will be having an income over \$3,000,000 per year.

Note: Annexation would need to be approved by the residents. We need to deliver "value" to them. For one, they would have no HOA fees. Manor Police would respond to their needs. Manor would take care of their roads and maintain their parks. Yes, some of the new revenue would be used to pay for these items. The Pool (I think) has a separate membership fee and would remain private.

2. Annex Presidential Meadows. Currently 500 homes, growing to become 1,500 homes. Call it a tax value of \$225,000 x 500 x .747% = \$840,375 of annual revenue increasing over time. When completed, perhaps tax value \$260,000 x 1,500 x .747% = \$2,913,300 per year less our expenses for providing improved services.

3. Annex New Katy. My estimate is 350 homes. Tax value of \$225,000 x 350 x .747% = \$588,263 per year and rising.

Thus, this plan provide a generous amount of ANNUAL revenue. Current = \$1,307,250 + 840,375 + 588,263 = \$2,735,888 revenue. After SG and PM are finished, that would be $$3,000,000 + 2,913,300 + 588,263 = $6,501,563 \times 20 \text{ years} = $130,031,260 \dots \text{ and that's with NO real estate appreciation!}$

We don't need to build the New Downtown all at once. But, we need to create the vision, purchase sufficient land and proceed. Over the years, it will take shape. Having this on-going revenue means that we could do a major bond issue to speed things up; and build in Phases. We could improve our city's culture and quality of life sooner rather than later.

Also, once the land is gone ~ there will be nowhere to build the New Downtown! The Parsons Street "old" downtown is woefully inadequate. Cedar Park is one city that has a new and an old downtown. Other cities are making progress towards similar outcomes. We should do the same.

I will propose a site plan relatively soon. Thank you.

Sincerely,

Robert Battaile • robert@austinbocceleague.org • 512-662-2955



Planning & Zoning Commission Briefing

November 9, 2022





Agenda

- Overview & Process Update
- Summary of Community & Stakeholder Engagement
- Document Key Takeaways
- Next Steps





Overview & Process Update

Destination 2050

- City of Manor's first
 Comprehensive Plan.
- Guides growth and development for the next 10 - 20 years.
- Decision making tool for city leaders and staff, professionals, and local residents.
- Ensure growth is promoting community values and the health, safety, and welfare of residents.







Process



April 2021 – August 2022



September 2022



October 2022



November 2022



December 2022



Draft for Public Review & Comment



Initial Engagement of CPAC, Community and Stakeholders

Online Survey

Community Analysis

Established Vision & Guiding Principles

Initial Recommendations

Feedback from CPAC, Community and Stakeholders

Community Open House

Full Plan Draft Delivered

Review and comments from CPAC





Summary of Community & Stakeholder Engagement

Stakeholder Groups

- Comprehensive Plan Advisory Committee (CPAC)
- City Council
- Residents, Community at large
- Economic Development and Real Estate professionals
- Community and cultural organizations
- Religious Leaders
- Youth







Engagement Activities





569 Survey Responses



3
Virtual Public Engagements



Advisory Committee Meetings





Focus Group Meetings





What We Heard

Priorities & Themes

- 1. Transportation & Mobility
- 2. Infrastructure
- 3. Economic Development
- 4. Growth & Land Use
- 5. Parks & Open Space
- 6. City Services & Facilities
- 7. Urban Design & Character
- 8. Housing & Neighborhoods

> A

ASSETS, OPPORTUNITIES & CHALLENGES



There is a need for fresh and healthy food options



Focus on local retail and hiring locally



Revitalize downtown



Improve sidewalk and bike lane network for better connectivity



We need activities for to keep teens active in the community



Increase access to natural spaces



There is a need for better public transportation; more frequency and better routes



Parks need more shade structures and trees to be a respite from the heat

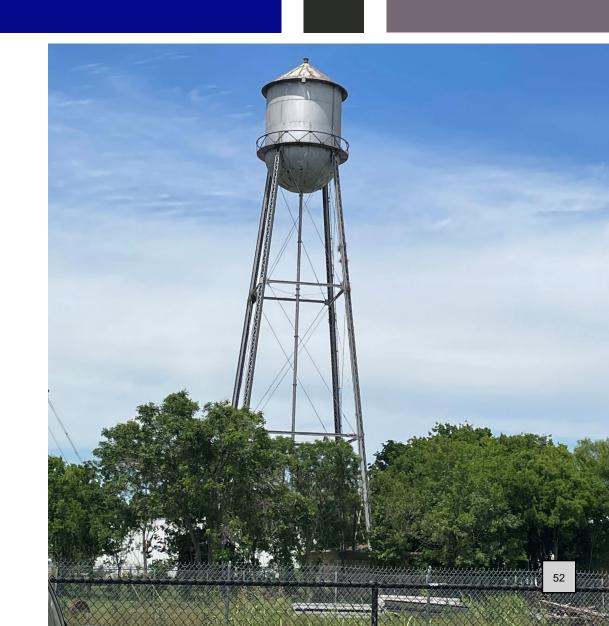




Document Key Takeaways

Plan Content

- 1. Community Snapshot
- 2. Vision & Guiding Principles
- 3. Land Use
- 4. Transportation & Mobility
- 5. Parks, Recreation & Open Space (PROS)
- 6. Economic Development & Fiscal Sustainability
- 7. Infrastructure & Facilities
- 8. Downtown & Urban Design
- 9. Implementation



Community Snapshot

Key Takeaways

- Manor has seen explosive population growth in the last 20 years, spurring major development activity and annexations.
- Manor is becoming an increasingly diverse area, both racially, ethnically and economically.
- Manor's population skews young with the largest age sector being under 14 years of age, denotes lots of families.
- Strong labor force (people age 16-65)
- Age 65+ is only sector that's shrinking

- Work to be done on increasing educational and employment opportunities in Manor.
- Mean commute time for Manor residents is 28.5 minutes, suggesting most residents commute outside the City for work.
- Housing is **90% single-family product** and 80% of households are families; 88% of the housing stock has been built since 2000.
- Manor housing prices remain **relatively affordable** and Manor is seeing less
 disparity between income and housing
 costs, when compared to the region.
 However, **renters are more cost burdened**than homeowners.

Vision & Guiding Principles

People from all backgrounds call Manor home. This community provides the opportunity to raise a family, start a job, or grow a business. The community is **well connected** and supports local businesses. Multiple transportation options position Manor perfectly to have a **booming economy**. This makes Manor a gem in the region.



Embedded equity



Healthy community



Connected community



Resilient & transformative economy

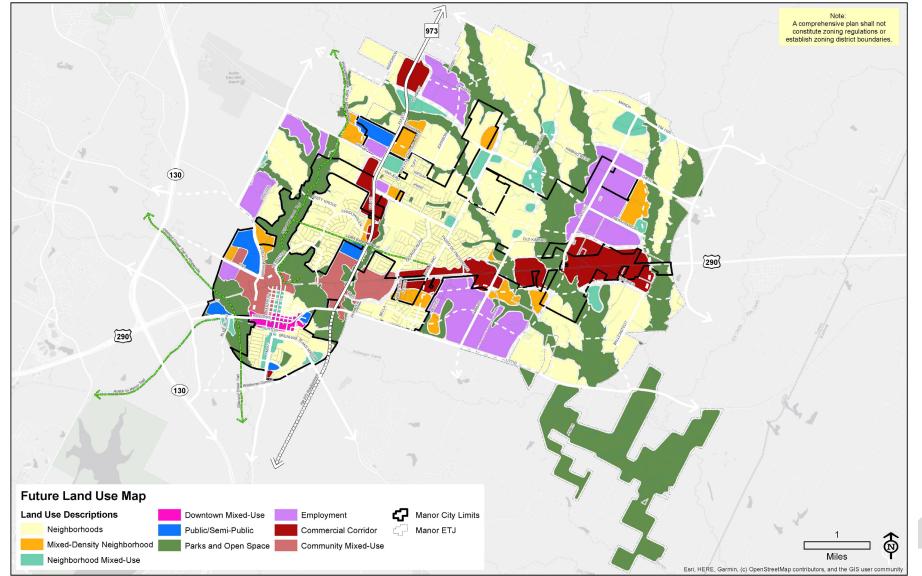


Livable places for all





Future Land Use Map (FLUM)



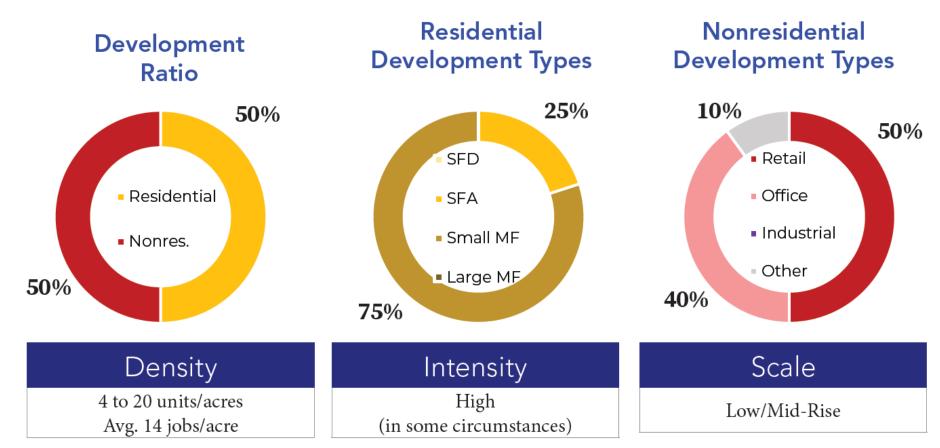
- City Staff will use the Future Land Use Map daily for reviewing zoning cases, planning for future facilities, and other development and policy decisions.
- Focus on missing middle housing. mixed-use & complete communities.





Future Land Use Dashboards

Figure 3.3. Sample Land Use Mix Dashboard







Future Land Policies & Procedures

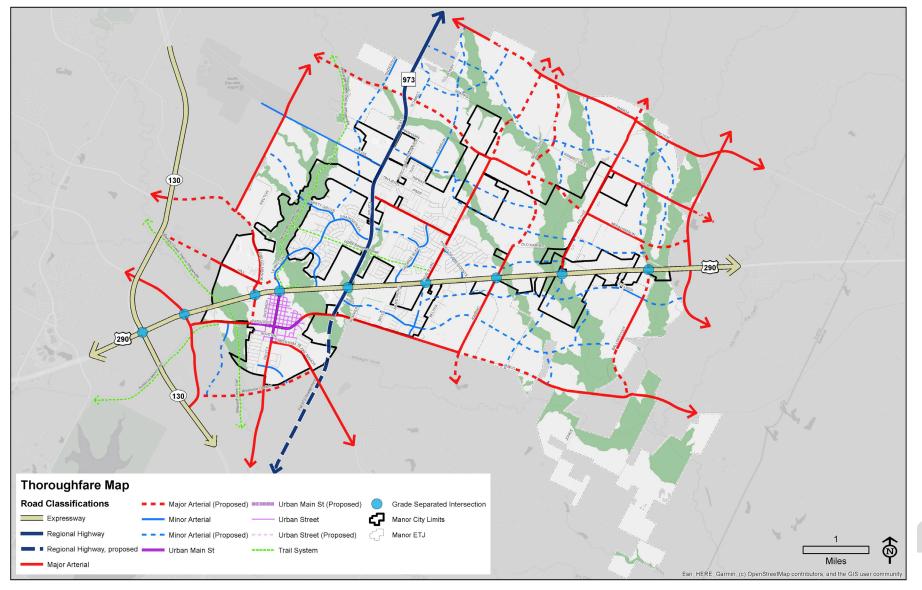
- How to use the FLUM to evaluate development proposals.
- Guidance on special contextual situations, such as infill, neighborhood centers, corridors, and intersection nodes.
- Strategies to implement mixed-use.
- Additional policy considerations.
- Land use policy statements and explanations.







Transportation & Mobility

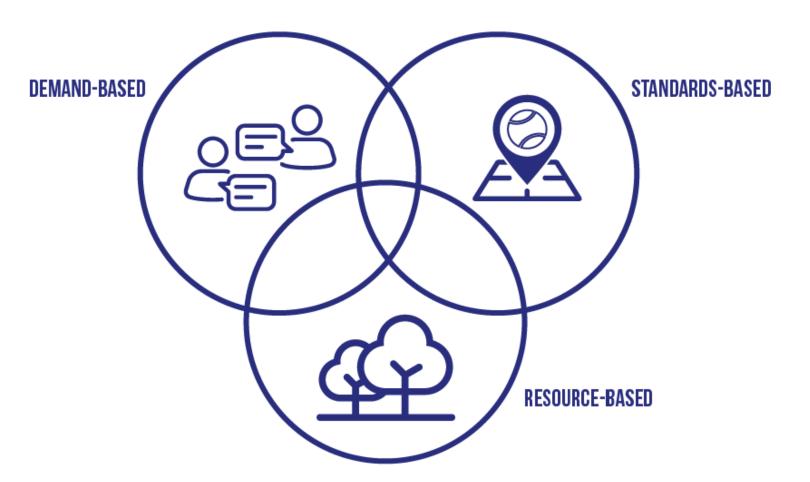


- Central Manor has a robust street network, more could be done to strengthen local connectivity and future roadways will be needed as the ETJ develops.
- Most residents commute outside the city for work, mostly to Austin or Pflugerville.
- Typical street sections provide for each roadway classification.
- Focus on complete streets.
- Note the intersections of mobility, land use, and affordability.





PROS Assessment



- Demand: analysis of public feedback to identify what the community wants
- Standards: utilizes established standards to analyze parks needs based on current population and future growth areas.
- Resource: evaluates existing resources to identify opportunities to leverage for public recreation benefit.

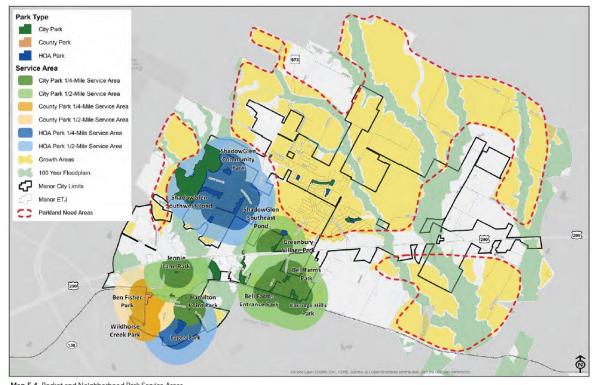




PROS Assessment

Assessment Key Takeaways

- Strong desire from the community for more accessible recreation opportunities and for a wider variety of age groups.
- Manor is missing community buildings like community centers, recreation centers, and libraries.
- Existing parkland amenities lack variety and are heavily geared towards passive recreation.
- There are **many HOA parks** in Manor, but these are not accessible by all Manor residents.
- The City's parks need more signage and better boundary delineation.
- The City needs a plan to connect its neighborhoods, parks, and other destinations via a trail system.
- More parks will be needed to serve future growth in the FTJ.



Map 5.4. Pocket and Neighborhood Park Service Areas





PROS Objectives

- 1. Acquire and preserve publicly accessible parkland for use by the whole community.
- 2. Improve and enhance existing parks.
- **3. Develop new parks and facilities** to address acreage and facility deficiencies.
- 4. Provide **system-wide park improvements** to enhance user experience and increase community awareness.
- 5. Provide **enhanced programming** to meet the varying needs of residents.
- 6. Enhance opportunities for **bicycle and pedestrian** recreation, fitness, and transportation throughout the community.
- 7. Enhance **safety and maintenance** practices to improve the quality of the parks system.
- 8. Pursue **partnerships and varying funding sources** to support the expansion and improvement of the parks and recreation system.







Economic Development

Assessment Takeaways

- Lack of a strong identity or brand within a crowded Austin region.
- Continued **traffic congestion** along U.S. 290.
- Shortage of restaurant, retail, and entertainment options for residents.
- Limited economic development resources.
- No shovel ready sites.
- Lack of major private sector employers.
- Limited existing commercial and industrial buildings (vacant or underutilized) that could be occupied by new companies.
- Infrastructure capacity and availability.







Economic Development

Keys to Economic Success in Manor

- Define and resource manor's long-term economic development goals and objectives.
- Create an economic development identity for Manor.
- Expand existing utility infrastructure.
- Determine the feasibility of new local locations for residents' employers.
- Continually push for transportation improvements.
- Establish a dedicated economic development fund.



Healthcare and Hospital Services



Information Technology



Skilled Trades



Advanced Manufacturing





Infrastructure & Facilities

Utilities & Infrastructure

- Dual-purpose, multi-benefit facilities.
- Systems thinking, the "One Water" Approach.
- Need to undertake holistic W/WW planning process.
- Wastewater beneficial reuse.
- Utilizing natural drainageways for trail connections.
- Promoting water quality via green infrastructure.







Infrastructure & Facilities

Public Facilities

- Focus on smart, flexible, efficient design and siting for all public buildings and facilities
- Main Facility Needs:
 - City Hall
 - Police Station
 - Library
 - Recreation Center
- Recommendations for siting and funding of new facilities.







Downtown & Urban Design



- Community branding and identity, including signage.
- Shaping the built environment through urban design and building form.
- Downtown catalyst sites.
 - 1. Lexington & Parsons
 - 2. Art Park
 - 3. Downtown Lawn
 - 4. City Hall Reuse
 - 5. WWTP Site Reuse
 - Connections to new Municipal Complex





Implementation

Action Items

- Actions items for each topical chapter, include:
 - Description of the action to be done
 - Strategy Category
 - Timeframe for completion (short-, mid- and longterm, or ongoing), to assist in prioritization.







Next Steps



Today



P&Z briefing presentation

This Week or Early Next



Final draft of plan released for public comment, delivery date dependent on resolution of City comments.

Online public review and comments open.

November



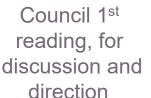
P&Z review draft document and prepare recommendations, may elect to hold special called meeting or worksession to discuss.

December 7th





Council 2nd reading, for adoption



Newhaven PUD

Gregg Lane

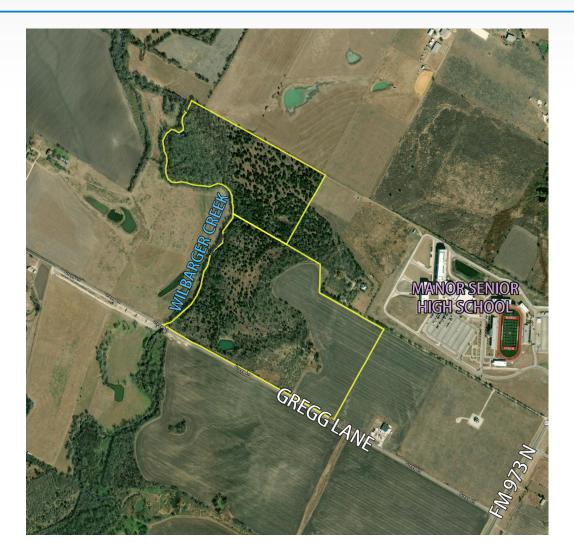
November 9, 2022

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

&

2022-P-1480-ZO (Final) – *Item 2*





Rezoning:

Planned Unit Development (PUD)

Annexation Development Agreement:

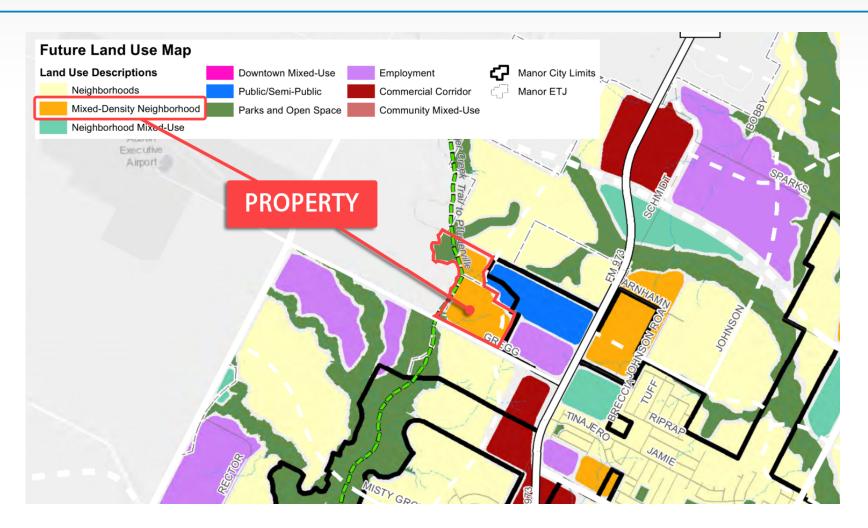
- Currently two agreements (covering 60.37 acres and 41.18 acres)
- August 7, 2017

Council Resolution accepting Annexation Petition:

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

City of Manor Comprehensive Plan (Not Adopted)

Item 3.



Mix of Uses:

- Single Family Residential mix of 50' & 60' lots
- Commercial
- Utility (future water tower)

Landscaping:

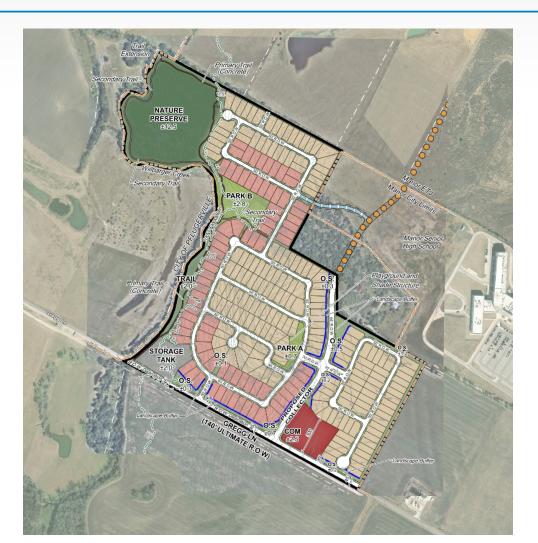
- Gregg Lane: 15' wide buffer; four 3" caliper trees & fifteen 3 gal shrubs for every 200 linear feet
- Single Family Lots: Two 2" trees & six 2 gal shrubs per lot
- Collector Road: 10' wide buffer; one 3" caliper tree & five 3 gal shrubs for every 50 linear feet

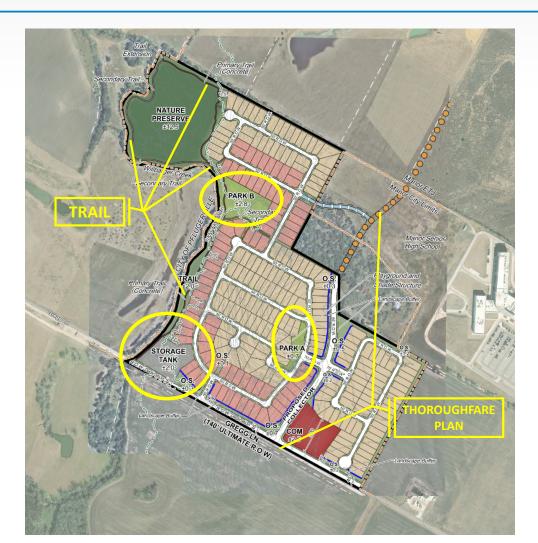
• Parkland:

- Fee-in-lieu
- Creek-side trail
- 2 amenitized parks

• Utility Lot:

Dedication of 2.0 acres to City of Manor for Water Storage





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



Interior Parks

 Amenitized with shade structures, playgrounds, swing set, gazebo, benches, & picnic tables

Complementary to parkland

ary Trail

PARK B

dedication fee

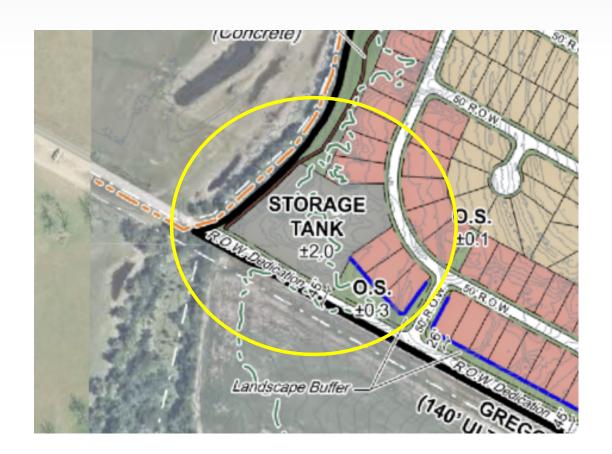


Streets and Right of Way

• In compliance with City's Thoroughfare Plan

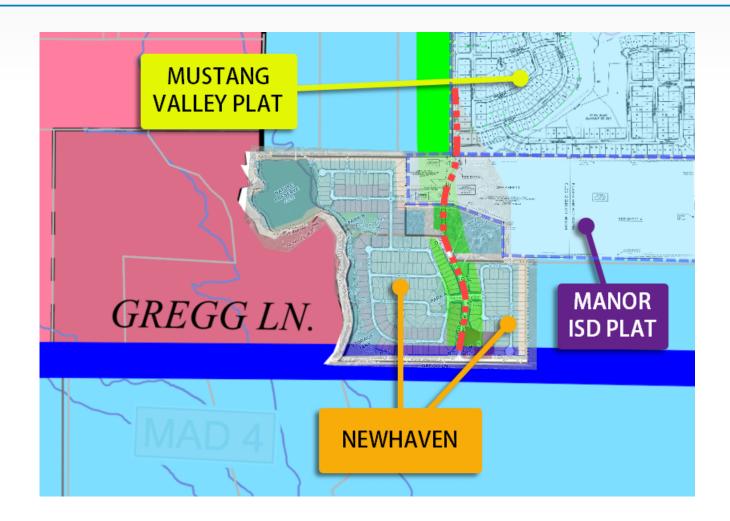


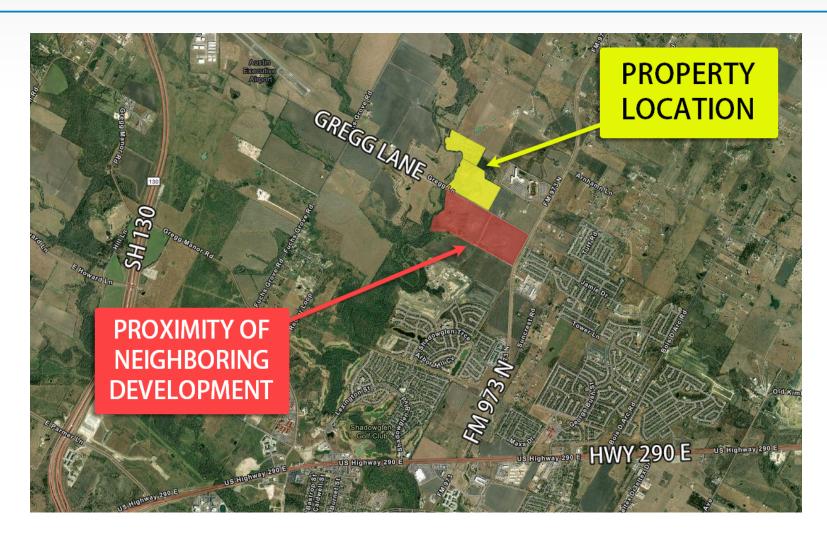


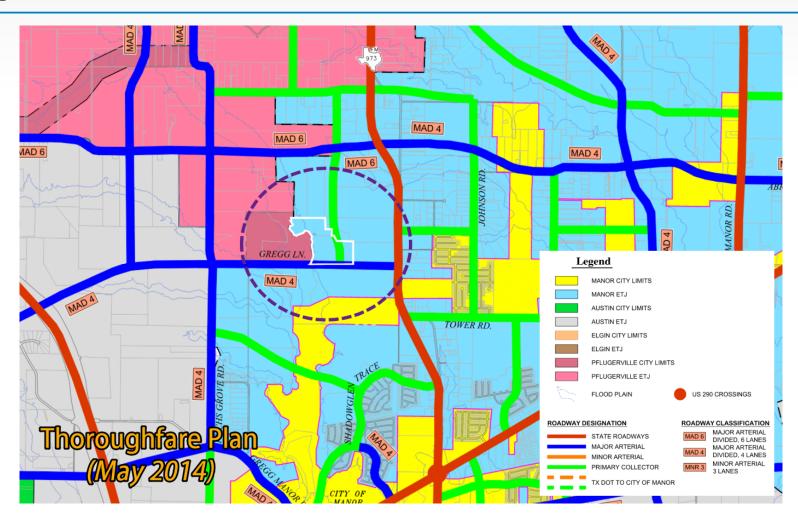


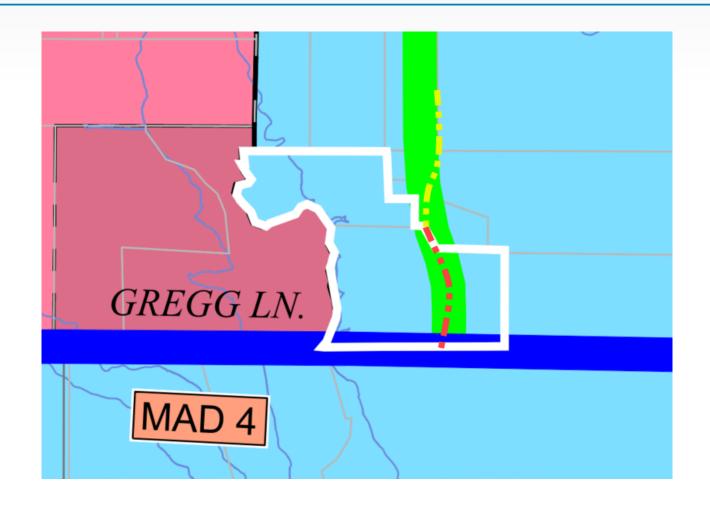
Recommendation in favor of this Planned Unit Development.

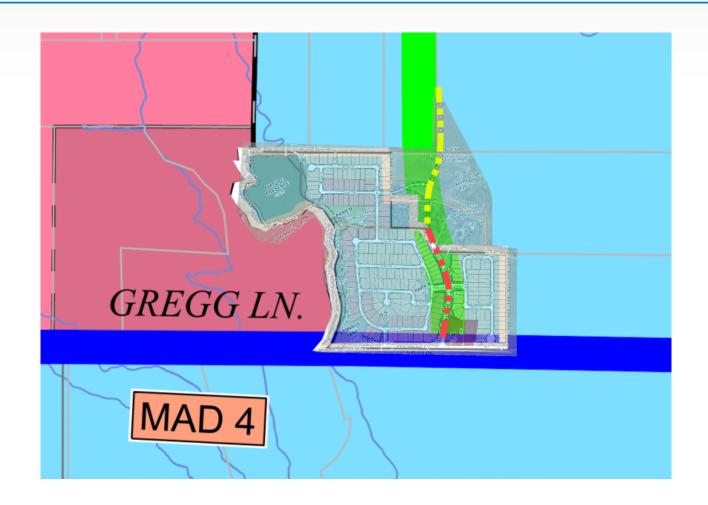
Item 3.













Why are we here, again?

Annexation & Rezone Planning & Zoning 01/12/2022

- Applied for C-3 base zoning
- Discussed options for base zoning and settled on C-2 with added uses
- Did not discuss fueling station

City Council 01/19/2022

- Applicant requested approval with additional Full-Service Fueling Station request
- City Council requested to return with SUP under C-2 base zoning

Planning & Zoning 05/11/2022

- Returned for SUP
- Received approval

City Council 05/18/2022

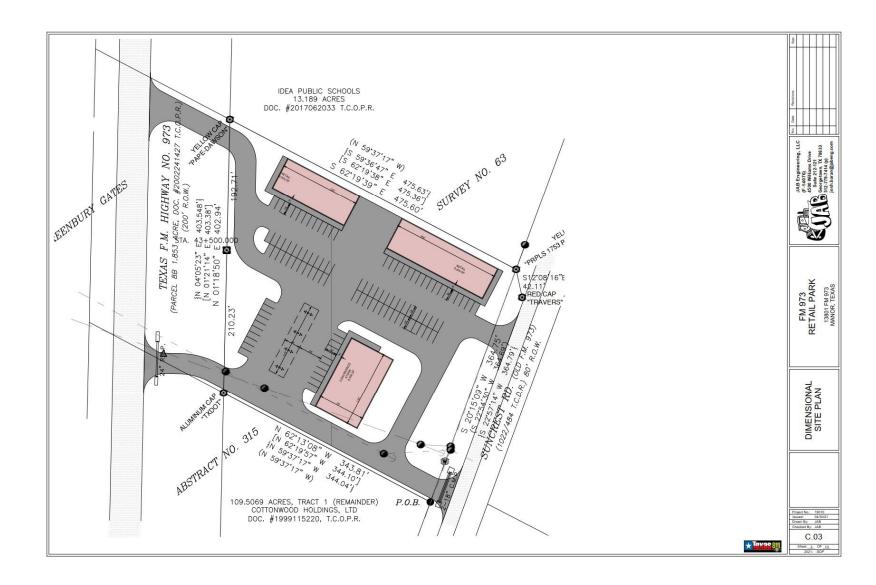
- Discussed issues related to multiple driveways and options to vote with conditions
- Council voted as-is 3 in favor / 2 opposed

Non-Residential Uses	C-2	C-3
Adult day care	P	P
Alcoholic beverage establishment	P	P
Amusement (indoor)	С	С
Amusement (outdoor)	С	С
Antique shop	P	P
Art studio or gallery	P	P
Automobile repair (major)	С	С
Automobile repair (minor)	С	С
Automobile sales and rental	С	С
Automobile washing	С	С
Brewery, micro	P	P
Brewpub	P	P
Business support services	P	P
Child care center	P	Р
Club or lodge	P	P
Commercial off-street parking	С	С
Communication services or facilities	P	P
Construction and equipment sales (minor)	P	P
Consumer repair services	Р	P
Contractor's shop	С	С
Distillery, micro	P	Р
Event center	Р	Р
Financial services	С	С
Financial services, alternative	С	С
Florist	С	С
Food court establishment	C/S	C/S
Food preparation	С	С
Food sales	С	С
Funeral services	С	С
Game room	C/S	C/S
Garden center	С	С
Gasoline station (full service)	C/S	С
Gasoline station (limited)	C/S	С
General retail sales (convenience)	Р	P
General retail sales (general)	Р	Р
Governmental facilities	Р	Р
Hotel	С	С

Kennel	C	С
Laundry services	Р	Р
Laundry services (self)	Р	Р
Liquor sales	Р	Р
Mini-storage warehouse	С	С
Offices, government	Р	Р
Offices, showroom		Р
Offices, warehouse		С
Off-site accessory parking	Р	Р
Pawnshop	С	С
Personal improvement services	Р	Р
Personal services	Р	Р
Pet store	С	С
Printing and publishing	С	С
Product development services (general)		Р
Recreational vehicle park	C/S	C/S
Recreational vehicle sales, service, and rental	С	С
Religious assembly	Р	Р
Research services (general)		Р
Restaurant	Р	Р
Restaurant—Drive-in or drive-through	С	С
School, boarding	Р	Р
School, business or trade	Р	Р
School, college or university	Р	Р
School, private or parochial	Р	Р
School, public	Р	Р
Semi-permanent food establishment	С	С
Smoke shop or tobacco store	Р	Р
Theater	Р	Р
Transportation terminal	С	С
Truck and trailer sales and rental	С	С
Utility services, minor	Р	Р
Veterinary services, large	С	С
Veterinary services, small	С	С
Wireless transmission facilities (WTF), attached	С	С
Wireless transmission facilities (WTF) monopole	C/S	C/S
Wireless transmission facilities (WTF), stealth	С	С
Zoo, private	Р	Р

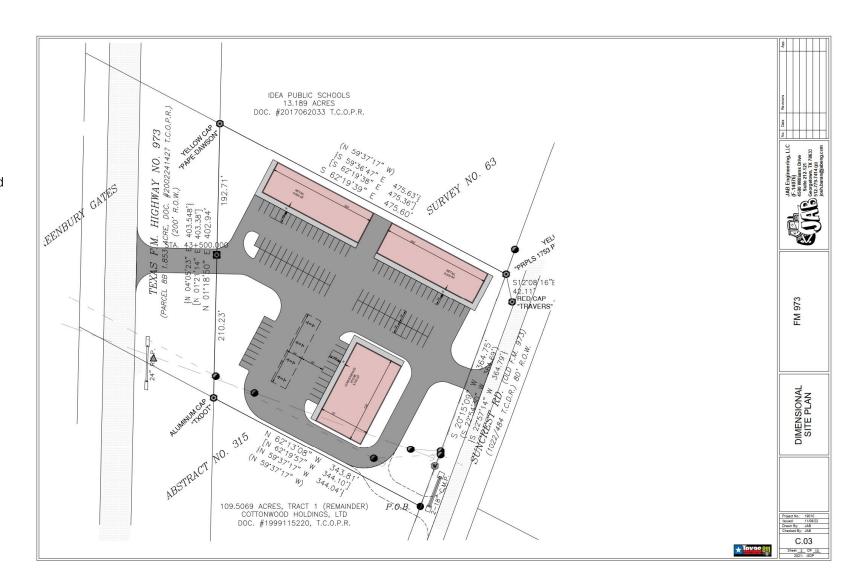
Mixed use Center

- Business
- Retail
- Fueling Station
- Flex Warehouse



Updated Plan

- Remove 2nd 973
 Drive
- Adjust Suncrest Drive
- Add option for 2nd Suncrest Drive; pending coordination with neighbor.





Traffic / Safety

Traffic Flow Discussion

- Removed 2nd 973 Drive
- Location on East side provides outbound (northbound) traffic fueling on same side of highway.



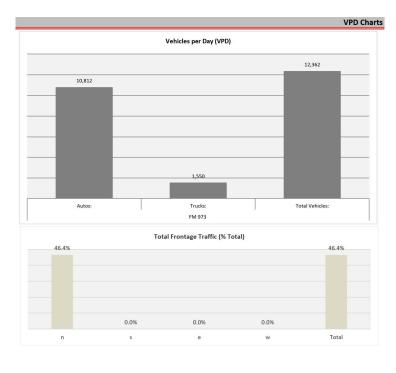
EDC coordination / info.

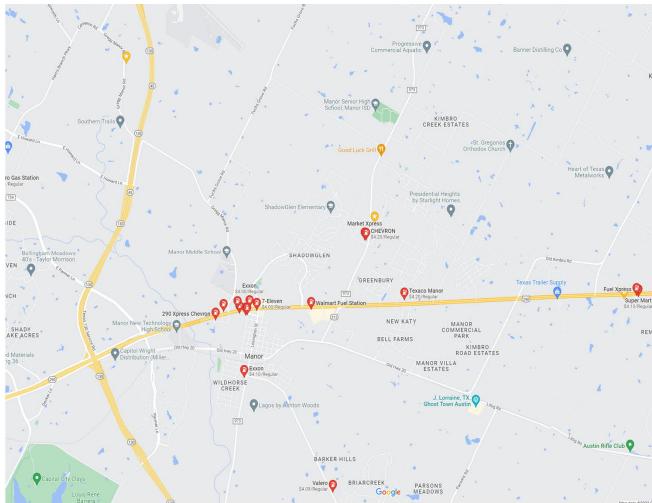
EDC Info

- Owner met with Scott Jones
- Impact DataSource report commissioned and provided

Net Benefits for Local Taxing Districts Over the First Ten Years of the Facility's Operation					
	Benefits	Costs	Net Benefits		
City of Manor	\$2,503,130	\$775,754	\$1,727,375		
Travis County	\$361,303	\$9,251	\$352,052		
Manor ISD	\$1,615,743	\$1,124,560	\$491,183		
Travis County Central Health	\$111,599	\$0	\$111,599		
Austin Community College	\$104,598	\$0	\$104,598		
Travis County ESD No. 12	\$99,808	\$0	\$99,808		
CapMetro	\$974,711	\$0	\$974,711		
Total	\$5,770,891	\$1,909,565	\$3,861,326		

Traffic Summary



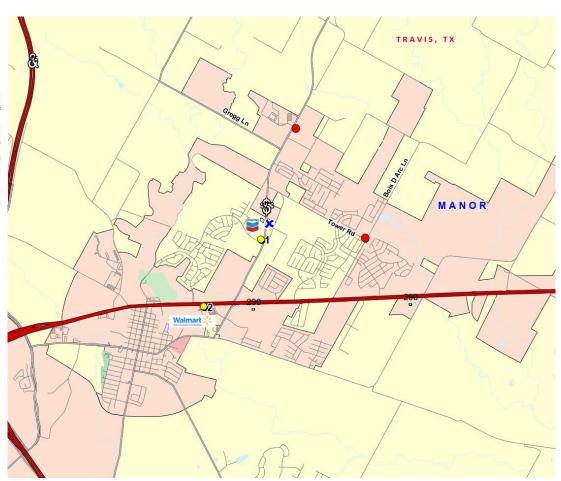


Projections, Analytical Range, and Metrics

13800 FM 973, Manor, Texas 78653

AVERAGE MONTHLY VOLUME AND SALES				
	Year 1	Year 2	Year 3	
Fuel Volume (Gallons)	102,930	110,769	114,458	
Gasoline Volume (Gallons)	92,828	99,898	103,225	
Diesel Volume (Gallons)	10,102	10,871	11,233	

Primary Area of Influence	Custom
Area in Square Miles	11.23
Total Intersection Traffic VPD	14,061
Annual Fuel Volume Year 1	1,235,160
Annual Gasoline Volume Year 1	1,113,936
Annual Diesel Volume Year 1	121,224
	20,586



Additional Considerations

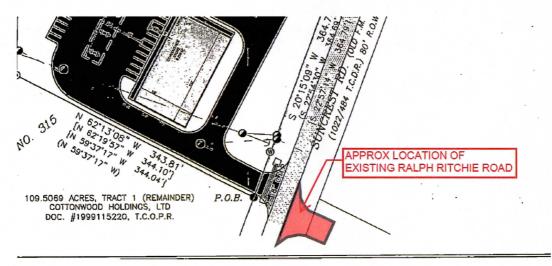
Additional Discussion Items

- Project still includes 2 flex buildings for retail / showroom style facilities
- Project includes Ghost Kitchen concept with 4-8 to-go restaurants
- Project includes EV charging stations with rest area
- Ultimate plans include option to convert fueling canopy to EV additional rest area



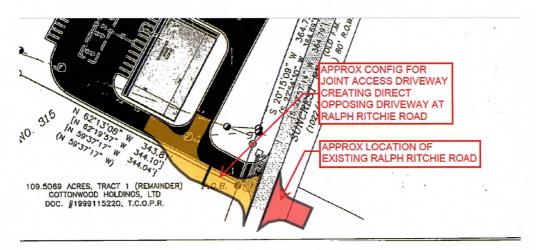
Howdy! Please accept this transmittal as written request for CoM consideration and direction to correct the proposed driveway access to Suncrest and Ralph Ritchie. I am presenting this request in my capacity as Developer representative to Cottonwood Holdings Ltd, (CHL) the adjoining property owner immediately to the south of the subject property as referenced in Case 2022-P-1476-CU.

It is our concern that the Suncrest driveway location as proposed on the attached application creates an unsafe opposing offset from Ralph Ritchie. (See below with approximate location of Ralph Ritchie.)



Further the driveway as proposed compromises CHLs site development and driveway access along Suncrest due to required design speed offset between driveways if CHL is unable to obtain access to the Applicant's proposed driveway to Suncrest.

It is the request of CHL, that the Applicant should be required to coordinate a Joint Driveway Access with CHL (that CHL agrees to accommodate) for the construction of a shared driveway that has the proper direct opposing offset from Ralph Ritchie at Suncrest. This joint access can then be used by both the Applicant and CHL for the future development and betterment of their sites and assure the proper geometric turning movements along Suncrest.





PLANNING AND ZONING COMMISSION CALLED SPECIAL SESSION MINUTES NOVEMBER 30, 2022

PRESENT:

COMMISSIONERS:

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

CITY STAFF:

Scott Dunlop, Development Services Director Mandy Miller, Permit Technician

CALLED SPECIAL SESSION: 6:30 P.M.

With no quorum of the Planning and Zoning Commission present, the Called Special Session of the Manor Planning and Zoning Commission was cancelled by Chair Leonard at 6:55 p.m. on Wednesday, November 30, 2022, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

Director Dunlop stated that comments concerning items on the agenda for this meeting may be sent via email to the City Secretary to be heard at the City Council Meeting.

ADJOURNMENT

These minutes approved by the P&Z Commission on the 14th day of December. (*Audio recording archived*)

APPROVED:	
Julie Leonard	
Chairperson	
ATTEST:	
Scott Dunlop	_
*	
Development Services Director	



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

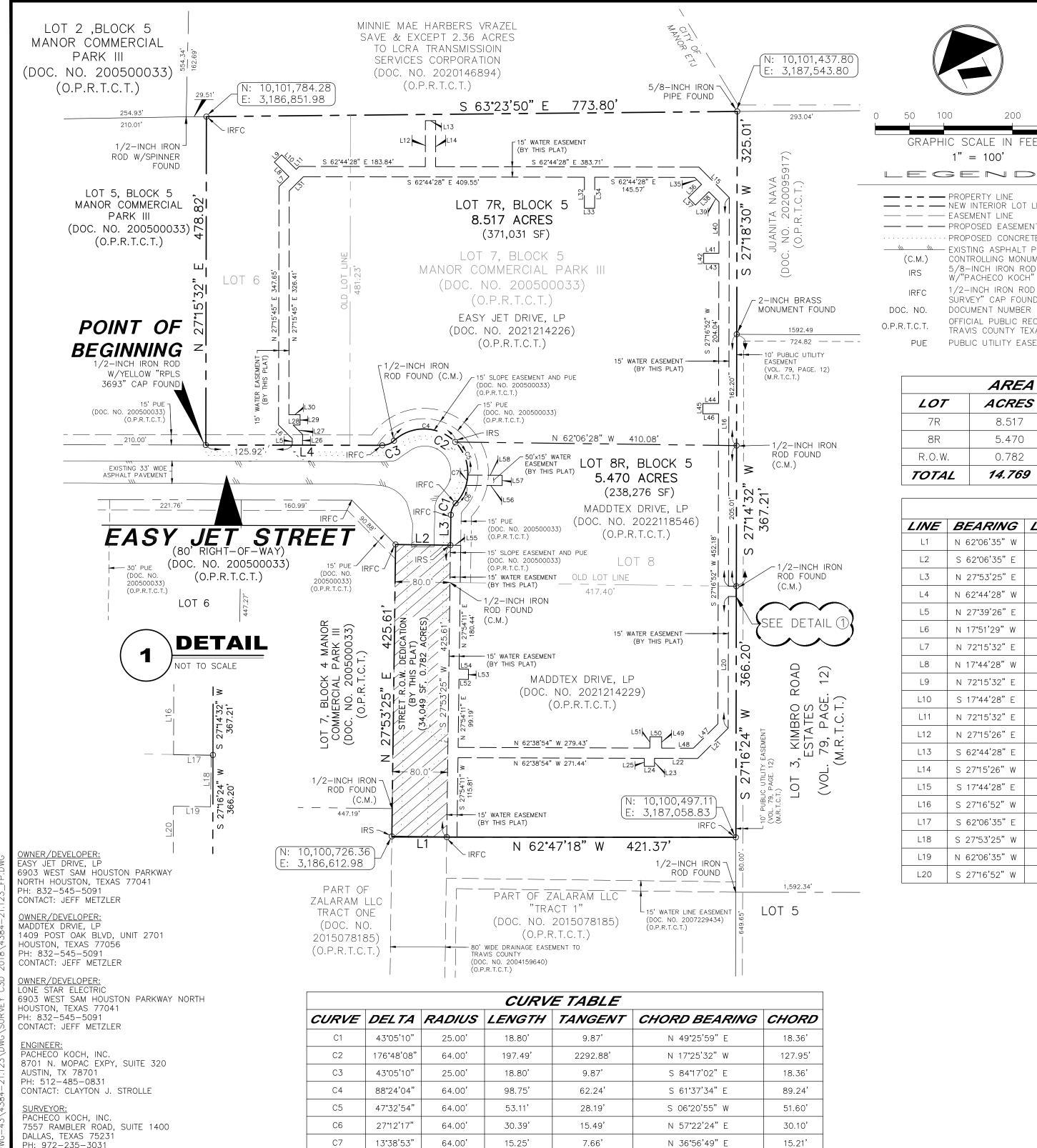
Conformance Letter

- 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

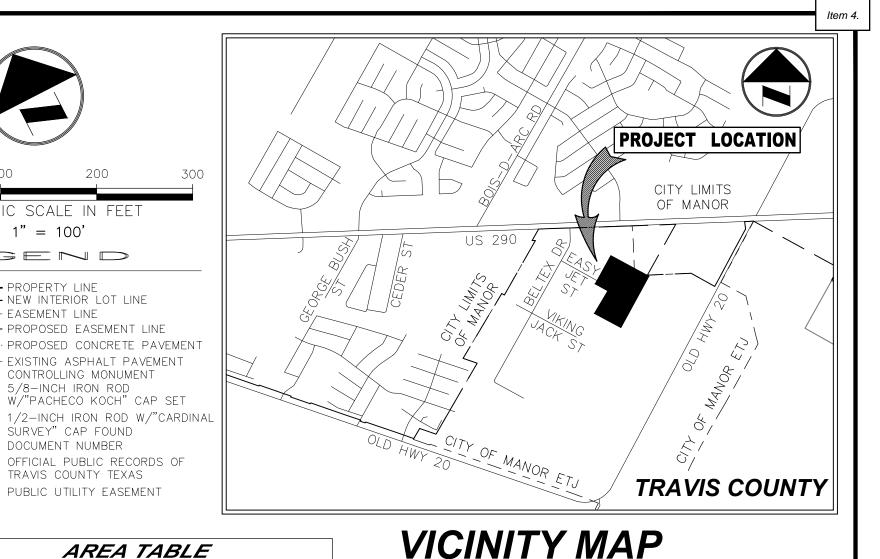


13°38'53"

64.00'

15.25

N 36°56'49" E



AREA TABLE 1"=2000 LOT **ACRES SQUARE FEET** 7R 8.517 371,031 238,276 8R 5.470

34,049

643,356

200

GRAPHIC SCALE IN FEET

- --- PROPERTY LINE

R.O.W.

TOTAL

1" = 100'

--- NEW INTERIOR LOT LINE --- EASEMENT LINE

- EXISTING ASPHALT PAVEMENT

W/"PACHECO KOCH" CAP SET

OFFICIAL PUBLIC RECORDS OF

CONTROLLING MONUMENT

5/8-INCH IRON ROD

SURVEY" CAP FOUND

TRAVIS COUNTY TEXAS

PUBLIC UTILITY EASEMENT

0.782

14.769

S 27°16'52" W

192.07

DOCUMENT NUMBER

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'			•
	1		1		1	1		

L40 S 27°16'52" W

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



74.98'

7557 RAMBLER ROAD SUITE 1400 DALLAS, TX 75231 972.235.3031 TX REG. ENGINEERING FIRM F-469 TX REG. SURVEYING FIRM LS-1000800

DRAWN BY CHECKED BY SCALE DATE JOB NUMBER SEPT 2022 4384 - 21.1531"=100'

PH: 972-235-3031 CONTACT: KYLE C. HARRIS

OWNERS CERTIFICATE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS

COUNTY TRAVIS

THAT EASY JET DRIVE, LP AND MADDTEX DRIVE, LP BEING OWNER OF THE LAND SHOWN HEREON AND DESCRIBED IN A GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2015078185 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DO PLAT SAID PROPERTY PURSUANT TO TEXAS LOCAL GOVERNMENT CODE CHAPTERS 212 AND 232 IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT TO BE KNOW AS LONE STAR ELECTRIC SUBDIVISION AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED, AND NOT RELEASED.

EASY JET DRIVE, LP 6903 W SAM HOUSTON PKWY NORTH HOUSTON, TX, 77315

JEFF METZLER, CEO

MADDTEX DRIVE, LP 1409 POST OAK BLVD, UNIT 2701 HOUSTON, TEXAS, 75056-3066

JEFF METZLER, CEO

STATE OF TEXAS COUNTY OF TRAVIS

__, 202_, PERSONALLY APPEARED JEFF METZLER, KNOWN BY ME BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS THE ____ DAY OF __ TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND SHE ACKNOWLEDGED BEFORE ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DATE NOTARY COMMISSION EXPIRES

SURVEYOR'S CERTIFICATE

STATE OF TEXAS

PRINTED NAME

KNOW ALL MEN BY THESE PRESENTS

COUNTY DALLAS

I, KYLE C. HARRIS, 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 LAND SURVEYING PORTIONS OF TRAVIS COUNTY CHAPTER 482 DEVELOPMENT REGULATIONS AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

TO CERTIFY WHICH, WITNESS MY HAND AND SEAL AT DALLAS, TEXAS THIS DAY OF SEPTEMBER, 2022

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.

KYLE C. HARRIS REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6266 STATE OF TEXAS

ENGINEER'S CERTIFICATE

STATE OF TEXAS COUNTY TRAVIS

KNOW ALL MEN BY THESE PRESENTS

I, CLAYON J. STROLLE, 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 STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF THE CITY OF MANOR, TEXAS SUBDIVISION ORDINANCE AND CHAPTER 482 OF THE TRAVIS COUNTY CODE AND IS TRUE CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNED FLOOD HAZARD AREA AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION FLOOD HAZARDS BOUNDARY MAP, COMMUNITY-PANEL NUMBER 48453C0485 J, EFFECTIVE JUNE 16, 1993 AND REVISED ON AUGUST 18, 2014.

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.

CLAYTON J. STROLLE REGISTERED PROFESSIONAL ENGINEER NO. 108906 STATE OF TEXAS



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SUPERVISION OF CLAYTON J. STROLLE, P.E. 108906 ON 09/__/2022 .
ALTERATION OF A SEALED
DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE ENGINEERING PRACTICE ACT.

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

OWNER/DEVELOPER: MADDTEX 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

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

RIGHT-OF-WAY DEPICTED BY THIS PLAT.

THIS SUBDIVISION WILL BE SERVICED BY AN ONSITE SEWAGE FACILITY.

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

COUNTY BEFORE AN ON-SITE SEWAGE FACILITY CAN BE OPERATED IN THE SUBDIVISION.

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

WITNESS MY HAND AND SEAL OF OFFICE THE COUNTY CLERK THIS _____ DAY OF ______ 20___, A.D. REBECCA GUERRERO, CLERK, COUNTY COURT TRAVIS COUNTY KNOW ALL MEN BY THESE PRESENTS 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 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. THE WATER EASEMENTS FOR PUBLIC UTILITIES ARE HEREBY ASSIGNED BY THIS PLAT AND THEY HAVE DEDICATED OR PREVIOUSLY DEDICATED ALONG THE

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

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

LLUVIA T. ALMARAZ, CITY SECRETARY

I, REBECCA GUERRERO, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT ON THE ______ DAY OF

4. WATER SERVICE TO THIS LOT IS PROVIDED BY MANVILLE WATER SUPPLY CORP. ELECTRIC SERVICE TO THIS LOT IS PROVIDED BY BLUEBONNET ELECTRIC DELIVERY.

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

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

____, 20___, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS, PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS

LLUVIA T. ALMARAZ, CITY SECRETARY

ATTEST:

ATTEST:

KNOW ALL MEN BY THESE PRESENTS

PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT.

ENGINEER:

APPROVED:

APPROVED:

STATE OF TEXAS

COUNTY TRAVIS

STATE OF TEXAS

COUNTY TRAVIS

DEPUTY

SYSTEM.

JULIE LEONARD, CHAIRPERSON

HONORABLE DR. CHRISTOPHER HARVEY MAYOR OF THE CITY OF MANOR, 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-1000800

DRAWN BY CHECKED BY SCALE NONE

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

DATE JOB NUMBER SEPT 2022 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.

Item 4.

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.

Pauline M Gray

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 Country 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.

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

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

Sincerely,

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

Vauline M. Gray

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 onsite 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.

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pkce.com

Ms. Pauline Gray, P.E. October 4, 2022 Page 2

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

Date: Wednesday, November 2, 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,

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

Sym &

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:

<u>Public Hearing</u>: 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.

Item 4.

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

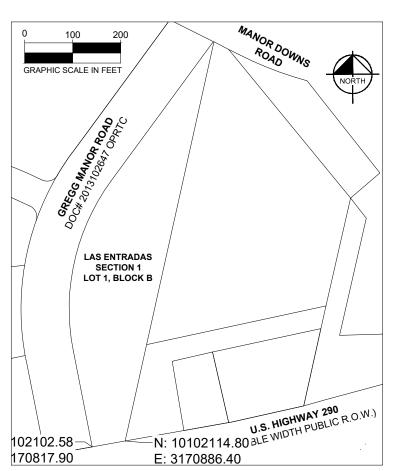
Conformance Letter

- 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.

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

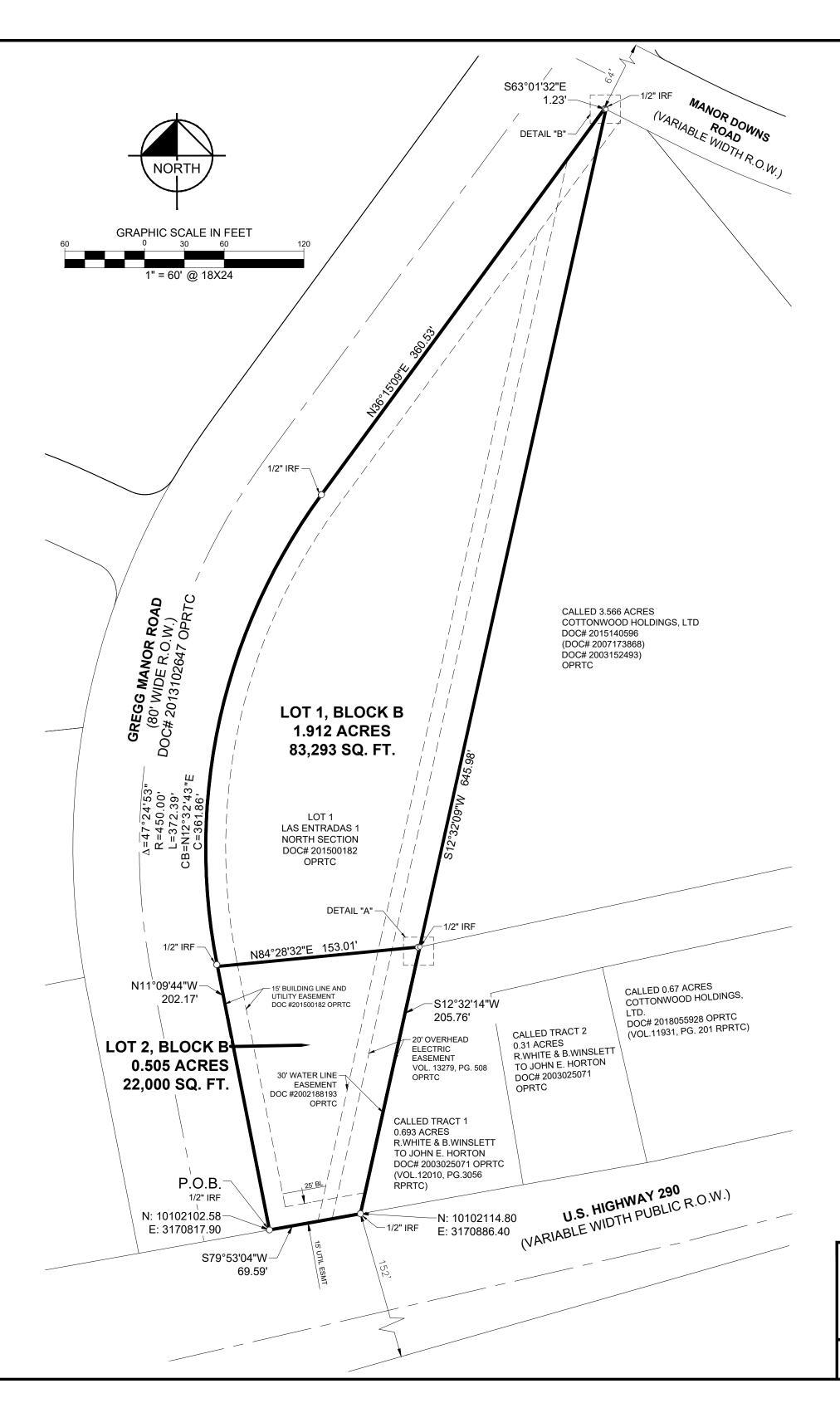
BENCH MARK LIST

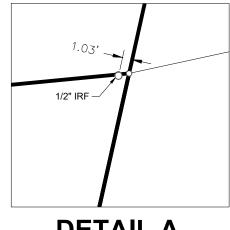
BM #50101 PK NAIL SET W/WASHER SET ON WEST SIDE OF GREGG MANOR RD \pm N OF HILL LN CENTERLINE

• ELEV.=563.07' (NAVD '88)

SURVEYOR'S NOTES:

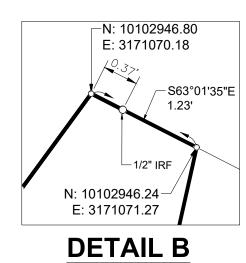
- 1. ALL PROPERTY CORNERS ARE MONUMENTED WITH A 1/2-INCH IRON ROD WITH A PLASTIC CAP STAMPED "KHA" UNLESS OTHERWISE NOTED.
- 2. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM SURFACE, CENTRAL ZONE (FIPS 4203) (NAD'83), AS DETERMINED BY THE GLOBAL POSITIONING SYSTEM (GPS). 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'



SCALE: 1"=1'

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

DEVELOPER: LAS ENTRADAS DEVELOPMENT CORPORATION

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



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

Copyright © 2022 Kimley-Horn and Associates, Inc. All rights reserved

IT/069244541-LAS ENTRADAS-ESTACADO\DWG\PLATS\REPLAT LOT 1.DWG PLOTTED BY HEATH, TIA 9/26/2022 1:50 PM LAST SAVED
OWVIEW DEVELOPMENT\069244541-LAS ENTRAE
VEY\SHAD

The State of Texas § County of Travis §	
Know all men by these presents:	
No. 546, Travis County, Texas, as recorded	oration, the owner of a 10.14 acre tract of land in the James Manor Survey No. 40, Abstract under Document No. 201500182, Official Public Records of Travis County Texas, and doed for subdivision, pursuant to the public notification and hearing provision of Chapter 212
LAS ENTRADAS NORTH SECTION 1, LOT hereto, hereby subdivides said LOT1, BLOC and do hereby dedicate to the use of the pul	ents: that the undersigned owner of the land shown on this plat, and designated herein as find BLOCK B of the City of Manor, Travis County, Texas, and whose name is subscribed CK B in accordance with the attached map or plat to be know asblic forever all streets, alleys, parks, watercourses, drains, public easements, and public consideration therein expressed: subject to any easement or restrictions heretofore
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 n	ne on the day of, 20, by of, on behalf of said corporation.
, as	on behalf of said corporation.
Notary Public Notary Registration Number My commission expires:	
Consent of Lienholder	
Public Records of Travis County, Texas here	d of trust lien dated recorded as Document No in the Official eby consents to the foregoing final plat and agrees that its deed of trust lien is subject to e undersigned has authority to execute and deliver this consent of lienholder, and that all lder 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 n	ne on the day of, 2022, by 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 §	
	ws of the State of Texas to practice the profession of engineering, and hereby certify that and complies with the engineering related portion of the City of Manor, Texas
Subdivision Ordinance, and is true and corre	
	C0480J, Travis County, Texas, dated August 18, 2014.
Jason Reece, P.E. Registered Professional Engineer No. 12712 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 §	
this plat complies with the surveying related	laws of the State of Texas to practice the profession of surveying, and hereby certify that portions of the City of Manor, Texas Subdivision Ordinance is true and correct, and was a ground under my direction and supervision.
John G. Mosier Registered Professional	PRELIMINARY
Land Surveyor No. 6330 601 NW Loop 410, Suite 350	THIS DOCUMENT SHALL NOT BE RECORDED FOR
San Antonio, Texas 78216 Ph. 210-541-9166	ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL
	SURVEY DOCUMENT

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All rights reserved

nley-Horn and Associates, Inc.

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

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.

KIMLEY-HORN AND ASSOCIATES, INC. AUSTIN, TEXAS 78759
TBPE FIRM REGISTRATION NO. F-928 PH: (512) 418-1771 FAX: (512) 418-1791 CONTACT: JASON REECE, P.E.

CIVIL ENGINEER: 10814 JOLLYVILLE ROAD, AVALLON IV, SUITE 200

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 ______, 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 __, 20___, A.D. at ____ O'Clock __O'Clock __.M., duly recorded on the _____ day of _____ _.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



San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9166 www.kimley-horn.com

Checked by Drawn by Project No. Sheet No. TIA 069244541 2 OF 2 9/26/2022



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.

Item 5.

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.

Pauline M Gray

Lead AES GBA



Page 1

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,

Jason Reece, PE Project Manager

Kimley»Horn



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,

Tyler Shows Staff Engineer

Sym &

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:

<u>Public Hearing</u>: 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@drennergroup.com

June 3, 2021

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

Re: <u>Gregg Lane PUD</u> – 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.

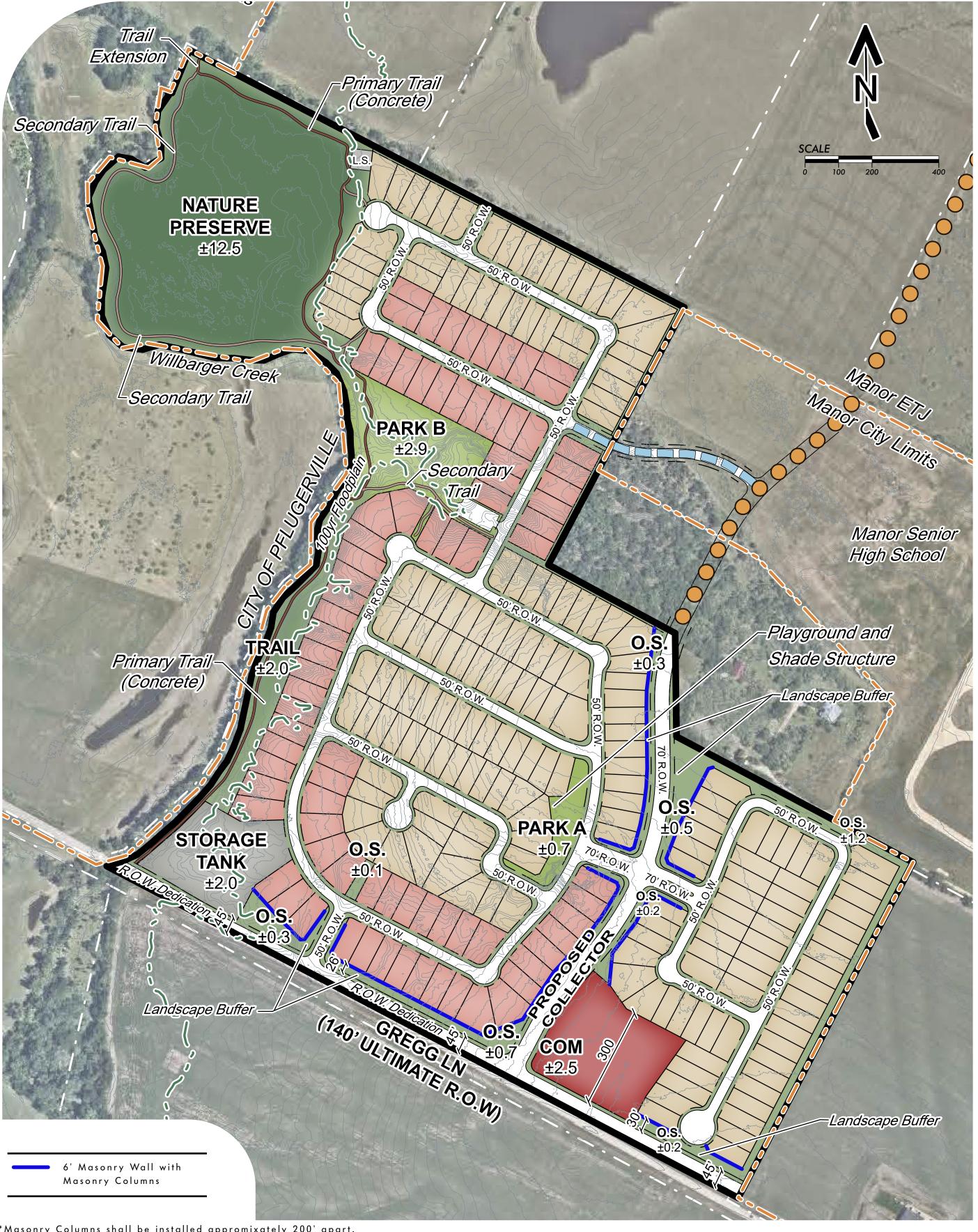
Item 6.

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 appromixately 200' apart.

PUD DATA TABLES:

1) APPROVED LAND USES -

LAND USES	LOTS	ACRES*	TOTAL %	
SF SF RESIDENTIAL - TYP. 50'x'	120' 190 LOTS	36.3 Ac.	40%	
SF RESIDENTIAL - TYP. 60'x'	125' 81 LOTS	23.1 Ac.	26%	
COMMERCIAL		2.5 Ac.	3%	
ST UTILITY		2.0 Ac.	2%	
DETENTION/NATURE PRESE	ERVE	12.5 Ac.	14%	
PARK/OPEN SPACE		7.1 Ac.	8%	
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

	Setbacks			Minimum	Minimum	Maximum	Maximum	
Land Use	Front	Side	Corner side	Rear	Lot SF	Lot Width	Height	Density
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 LAND-SCAPE 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.

> 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 _____ JULIE LEONARD, CHAIRPERSON

7) AMENITIES NATURE PRESERVE

1. 8' Concrete Primary Trail (Site Connectivity) 2. 6' Concrete Secondary Trial (Site Connectivity) 3. Benches (300' Approximate Spacing)

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

2. Benches (300' Approximate Spacing)

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				

preliminary analysis only and may vary 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 SUPORT SERVICES, GENERAL RETAIL SALES(CONVENIENCE), GENERAL RETAIL SALES (GENERAL), LAUNDRY SERVICES(SELF),

1. 8' Concrete Primary Trail (Site Connectivity)

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

3. (1) Shade Structure

6. 10-20 Parking Spaces

and 4-person Tables)

c. Charging Station (Solar)

f. Exercise Equipment g. Volleyball Court

h. Recreation Sports Area

d. Active Spaces for Sports Play

7. Amenities (Teen)

a. Shade Trees

2. 6' Concrete Secondary Trail (Site Connectivity)

a. Screening Elements (Planting or Fencing) to

b. Passive Spaces for Social Interaction (2-person

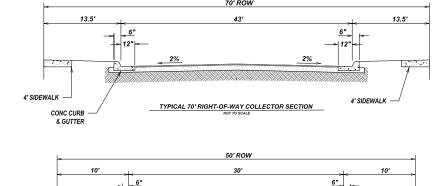
e. Active Play Equipment (Table Tennis, Corn Hole, Etc.)

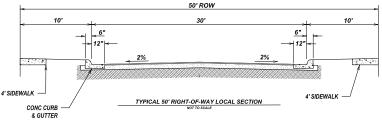
reduce Light Pollution from Vehicles

AND OFF-SITE ACCESSORY PARKING. C. CHILDCARE CENTER, GOVERNMENT FACILITIES, OFFICES, GOVERMENT, 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



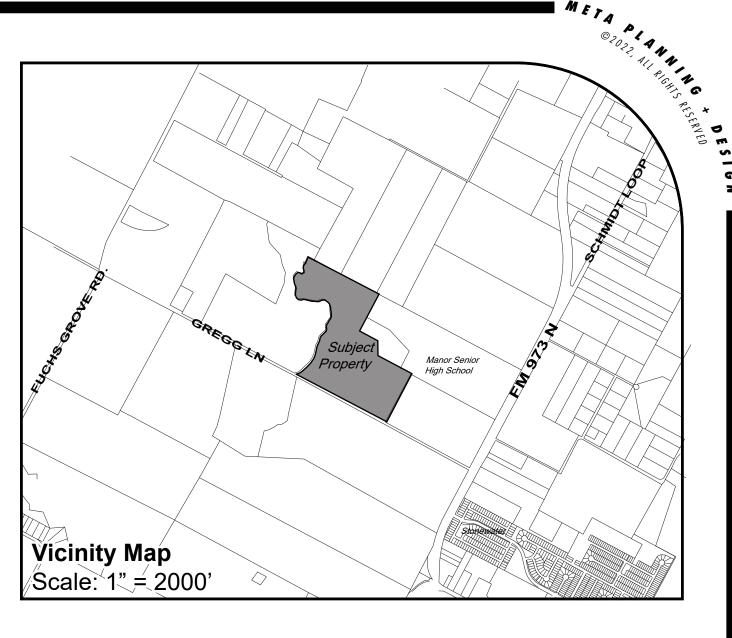


12.) LIST OF ALL REQUESTED VARIANCES

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

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

DATED THIS ____ DAY OF _ DR. CHRISTOPHER HARVEY MAYOR OF THE CITY OF MANOR, TEXAS



GENERAL NOTES:

1) A MINIMUM FOUR(4) FOOT WIDE, CONCRETE SIDEWALK SHALL BE PRO-VIDED 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 COMMER-CIAL 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 CON-STRUCTION OF ANY SIDEWALKS IN RESIDENTIAL AREAS NOT CONSTRUCT-ED 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-RESI-DENTIAL AREAS SHALL BE COMPLETED DURING SUBDIVISION CONSTRUC-TION.

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

a planned unit development final site plan for

NEWHAVEN PUD

±90.3 ACRES OF LAND

prepared for

ASHTON GRAY DEVELOPMENT

LAND PLANNER:



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

ENGINEER:

SCALE

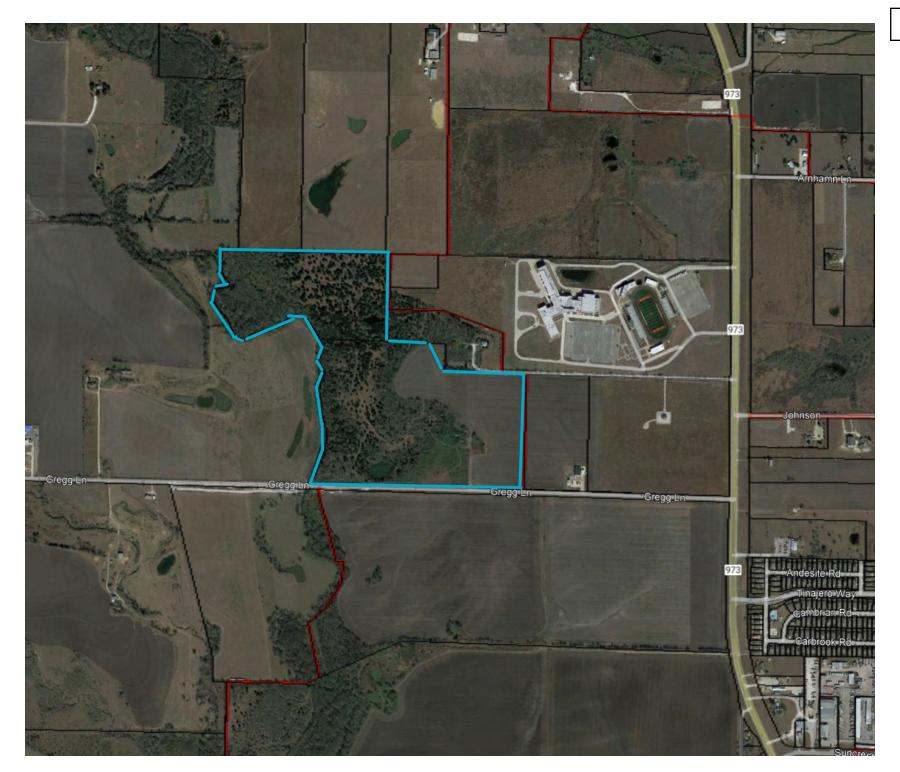


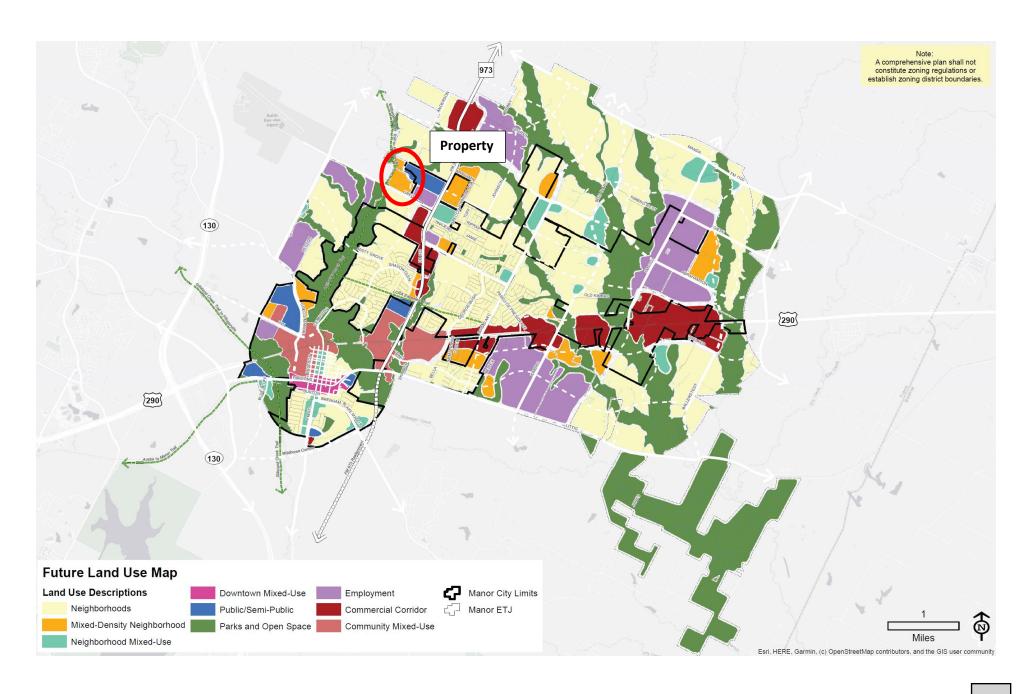
3100 Alvin Devane Blvd, Suite 150 Austin, Texas 78741 Tel: 512.441.9493 www.quiddity.com

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



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.





DESTINATION 2 0 5 0

MIXED DENSITY NEIGHBORHOODS

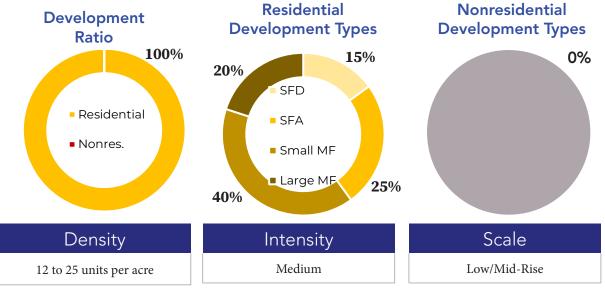
Mixed Density Neighborhoods primarily support a mix of housing options that may consist of one or more of the following housing types from more dense single family homes to small multifamily, with a higher proportion of attached, missing middle, and multifamily products than the Neighborhood category.

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



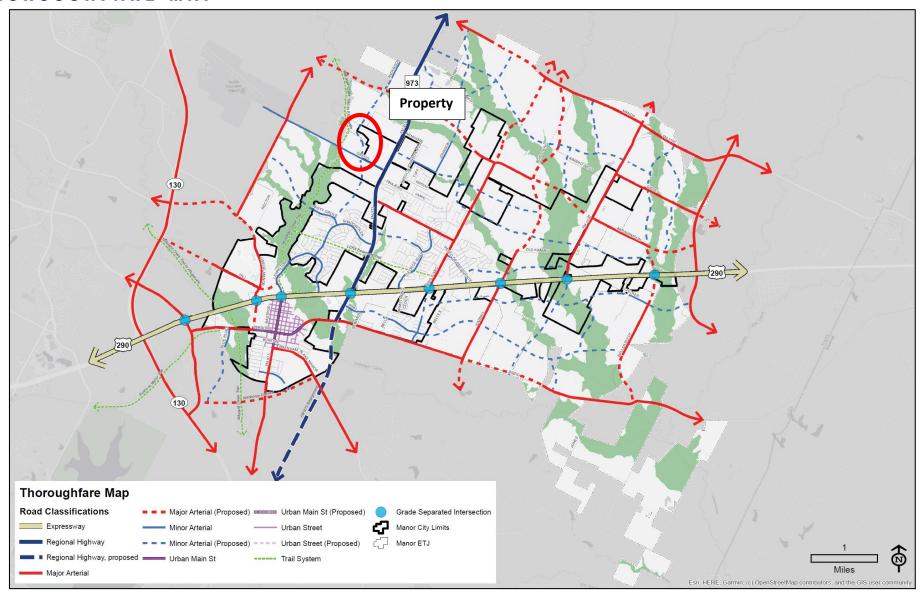


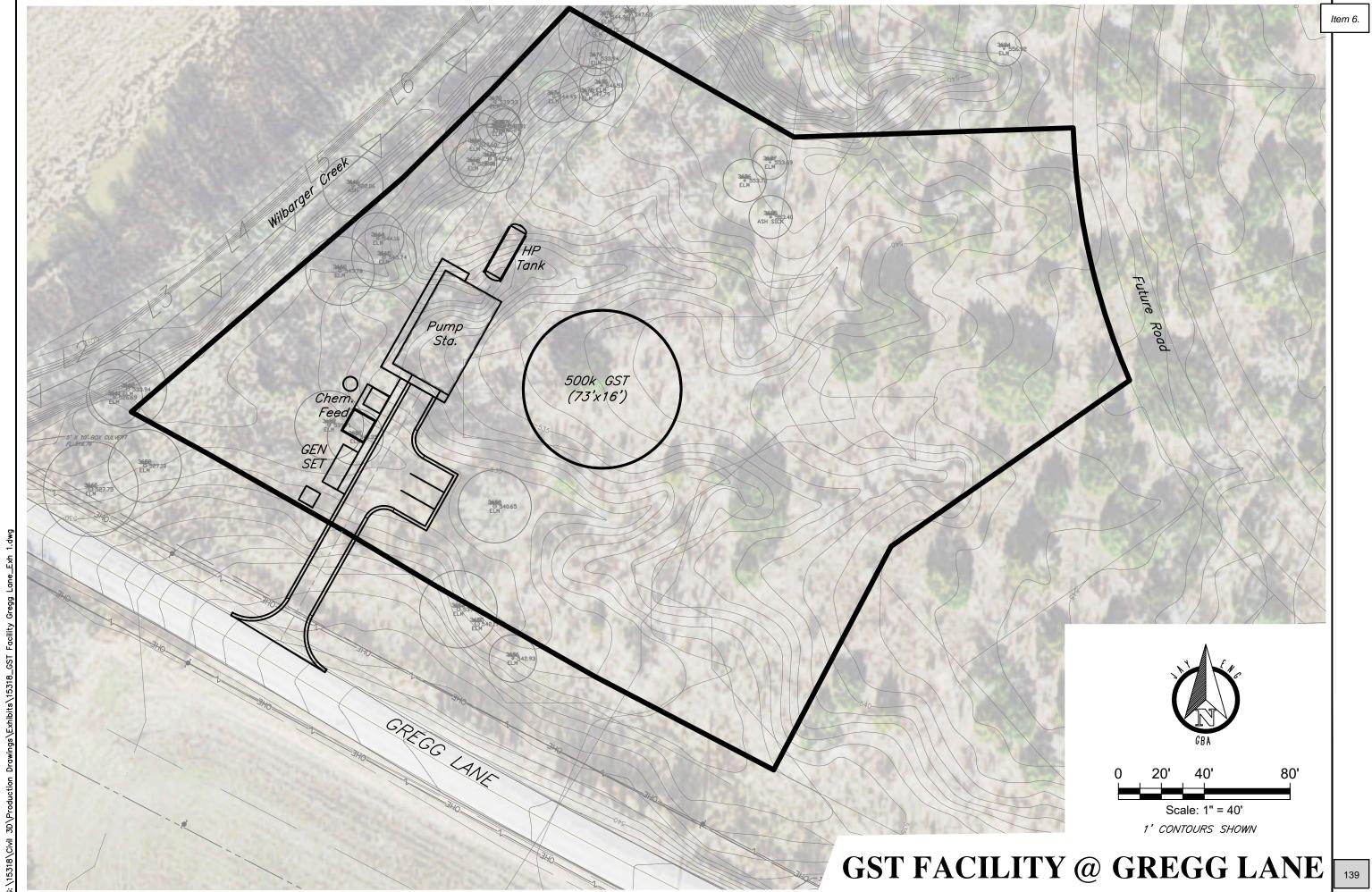




DEVELOPMENT TYPE	APPROPRIATENESS	CONDITIONS
Single-Family Detached (SFD)	•••00	
SFD + ADU	••••	Appropriate if a denser product on smaller lots, condo regime, or "build-to-rent" products.
SFA, Duplex	••••	
SFA, Townhomes and Detached Missing Middle	••••	
Apartment House (3-4 units)	••••	Appropriate overall.
Small Multifamily (8-12 units)	••••	
Large Multifamily (12+ units)	•••00	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	●0000	
Mixed-Use Urban, Community Scale	●0000	
Shopping Center, Neighborhood Scale	●0000	Not considered appropriate, but may occur in other future land use categories adjacent to Mixed-Density Neighborhoods.
Shopping Center, Community Scale	•0000	
Light Industrial Flex Space	●0000	
Manufacturing	●0000	Not considered appropriate.
Civic	••••	Considered supportive to the function and livability of this future land use category; government buildings, schools and community facilities can serve as activity hubs within neighborhoods.
Parks and Open Space	••••	Generally considered appropriate or compatible within all Land Use Categories.

THOROUGHFARE MAP







1500 County Road 269 Leander, TX 78641

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

Date: Friday, December 9, 2022

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

Pauline Gray, P.E.

Pauline M Gray

Lead AES GBA

Item 6.

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:

<u>Public Hearing</u>: 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.