



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

Planning & Zoning Commission Regular Meeting

Wednesday, October 13, 2021, at 6:30 PM

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

AGENDA

CALL TO ORDER AND ANNOUNCE A QUORUM IS PRESENT

PUBLIC COMMENTS

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

PUBLIC HEARING

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

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

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

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

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.

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

REGULAR AGENDA

- 6. Consideration, discussion, and possible action on appointing a Planning and Zoning Commission Chairperson.**
- 7. Consideration, discussion, and possible action a variance request from Manor Code of Ordinances, Chapter 10, Exhibit A, Article III, Section 41 on Lots 11-14 and east 15 feet of Lot 15, Block 29, and located at 109 North Lexington Street, Manor, TX, to allow for a stormwater detention exemption.**
Applicant: Davis Capital Investments, LLC
Owner: Davis Capital Investments, LLC
- 8. Consideration, discussion, and possible action on a Preliminary Planned Unit Development Site Plan Rezoning request for 135 acres, more or less, out of the Summer Bacon Survey No. 62, Abstract No. 63, and being located near the intersection of N. FM 973 and Gregg Lane, Manor, TX to Planned Unit Development (PUD).**
Applicant: SEC Planning
Owner: Enfield Partners LLC
- 9. Consideration, discussion, and possible action on a Preliminary Plat for the Las Entradas North Subdivision Phase 3, seven (7) lots on 9.65 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located near the intersection of US Hwy 290 E and Gregg Manor Road, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: Las Entradas Development Corp.
- 10. Consideration, discussion, and possible action on a Preliminary Plat for the Manor Heights Phase 6, five (5) lots on 47.66 acres, more or less, out of the A.C. Caldwell Survey No. 52, Abstract 154 and being located near the intersection of US Hwy 290 E and Old Kimbro Road, Manor, TX.**
Applicant: Kimley-Horn & Associates
Owner: RHOF, LLC

- 11.** Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 2, sixty-two (62) lots on 12.79 acres, more or less, out of the Calvin Barker Survey No. 38, Abstract No. 58 and the Greenbury Gates Survey No. 63, Abstract No. 315, and being located near the intersection of Old Hwy 20 and Bella Parkway, Manor, TX.
Applicant: ALM Engineering, Inc.
Owner: Qualico MC, LLC and Chesmar Homes, LLC
- 12.** Consideration, discussion, and possible action on a Final Plat for the Lagos Subdivision Phase 3, one hundred fifty-six (156) lots on 43.86 acre, more or less, out of the Calvin Barker Survey No. 38, Abstract 58, and being located near the intersection of Blake Manor Road and Hamilton Point Circle, Manor, TX.
Applicant: Kimley-Horn & Associates, Inc.
Owner: 706 Development Corp. and Pulte Homes of Texas, L.P.
- 13.** Consideration, discussion, and possible action on a Short Form Final Plat for the Hill Lane Industrial Subdivision, two (2) lots on 46.45 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located at 10111 Hill Lane, Manor, TX.
Applicant: Garza EMC
Owner: Butler Family Partnership, Ltd.
- 14.** Consideration, discussion, and possible action on a Short Form Final Plat for the Ryper Subdivision, one (1) lot on 8.834 acres, more or less, and being located at 13300 US Hwy 290 E, Manor, TX.
Applicant: Professional StruCIVIL Engineers, Inc.
Owner: Timmermann Properties, Inc.
- 15.** Consideration, discussion, and possible action on a Joined Lot Affidavit for the West 15 feet of Lot 8 and Lots 9 and 10, Block 67, Town of Manor, locally known as 108 West Townes Street, Manor, TX.
Applicant: Conrad Jonse
Owner: Conrad Jonse
- 16.** Consideration, discussion, and possible action on a Joined Lot Affidavit for Lots 9 and 10, Block 5, Town of Manor, locally known as 101 East Brenham Street, Manor, TX.
Applicant: Dennis Kerlin
Owner: Dennis Kerlin

ADJOURNMENT

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

CONFLICT OF INTEREST

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

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

POSTING CERTIFICATION

I, the undersigned authority do hereby certify that this Notice of Meeting was posted on the bulletin board, at the City Hall of the City of Manor, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: Friday, October 8, 2021 by 5:00 PM and remained so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

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

NOTICE OF ASSISTANCE AT PUBLIC MEETINGS:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Owner: Davis Capital Investments, LLC

Applicant: Davis Capital Investments, LLC

BACKGROUND/SUMMARY:

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

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

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

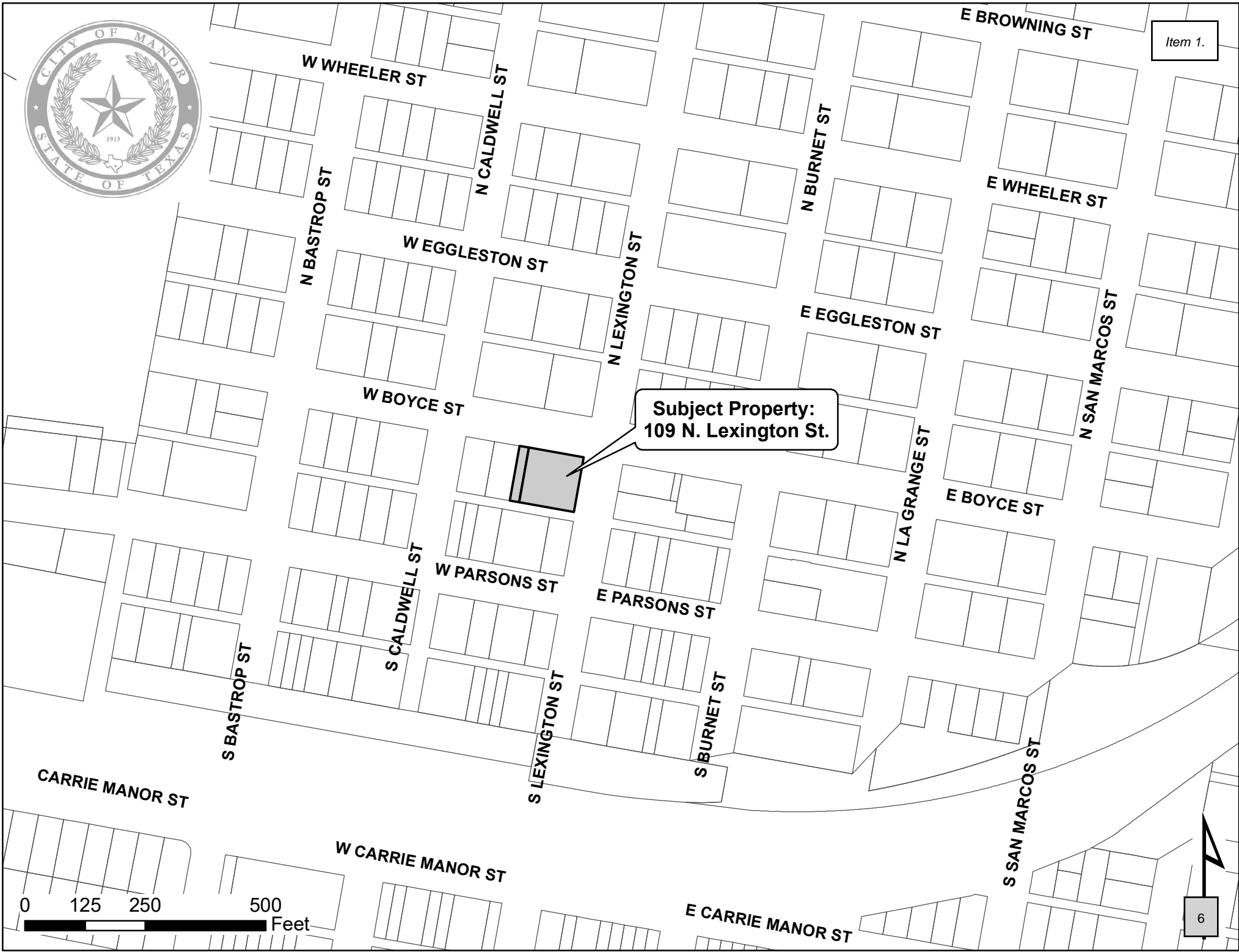
STAFF RECOMMENDATION:

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

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



Item 1.



Subject Property:
109 N. Lexington St.

0 125 250 500 Feet

6

Letter Of Intent

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

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

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

Thank you for your time in reviewing this request.

Eric Davis (Developer)

PO Box 248

Manor, TX 78653

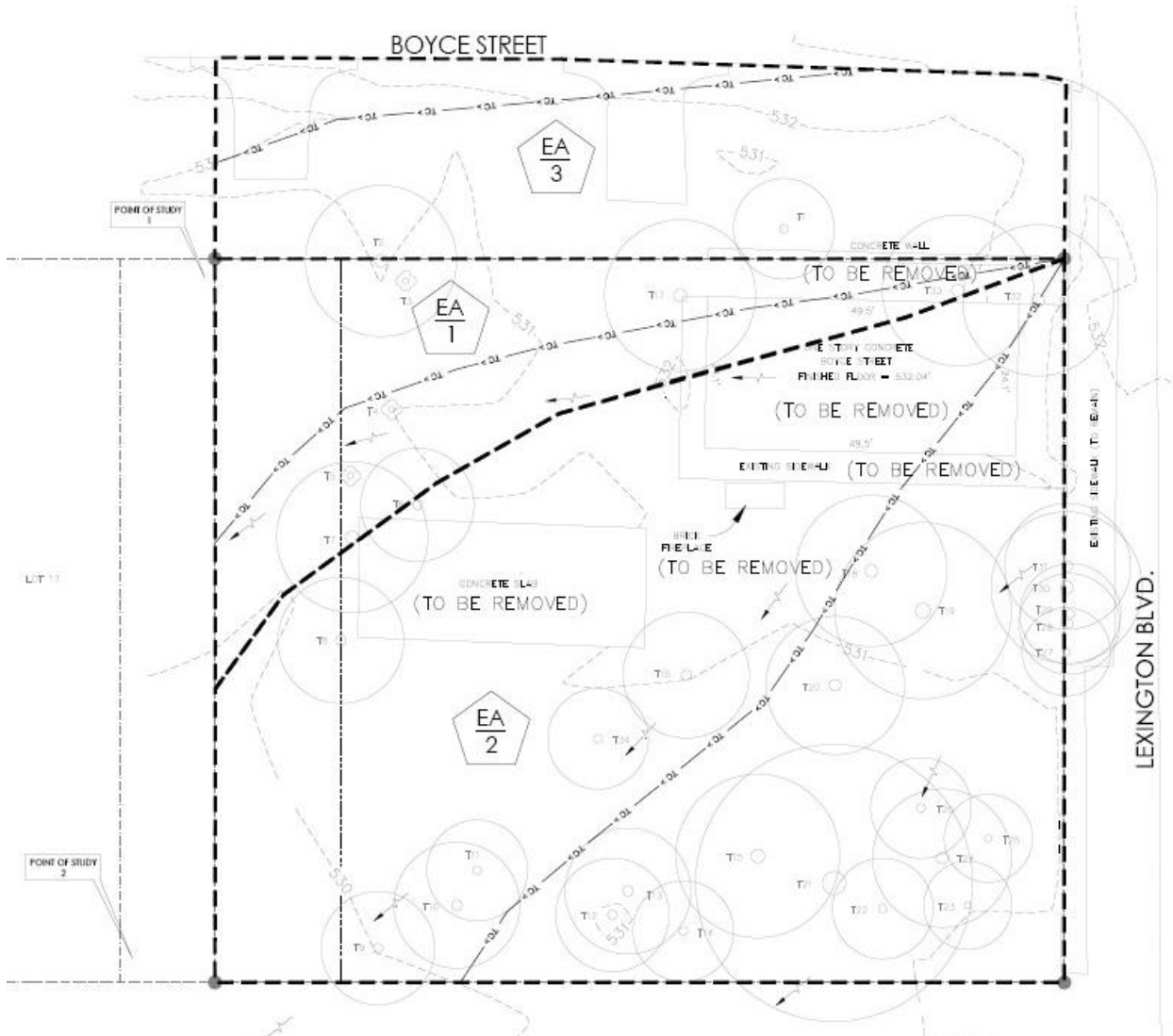
512-784-4955

davisreinvestments@yahoo.com

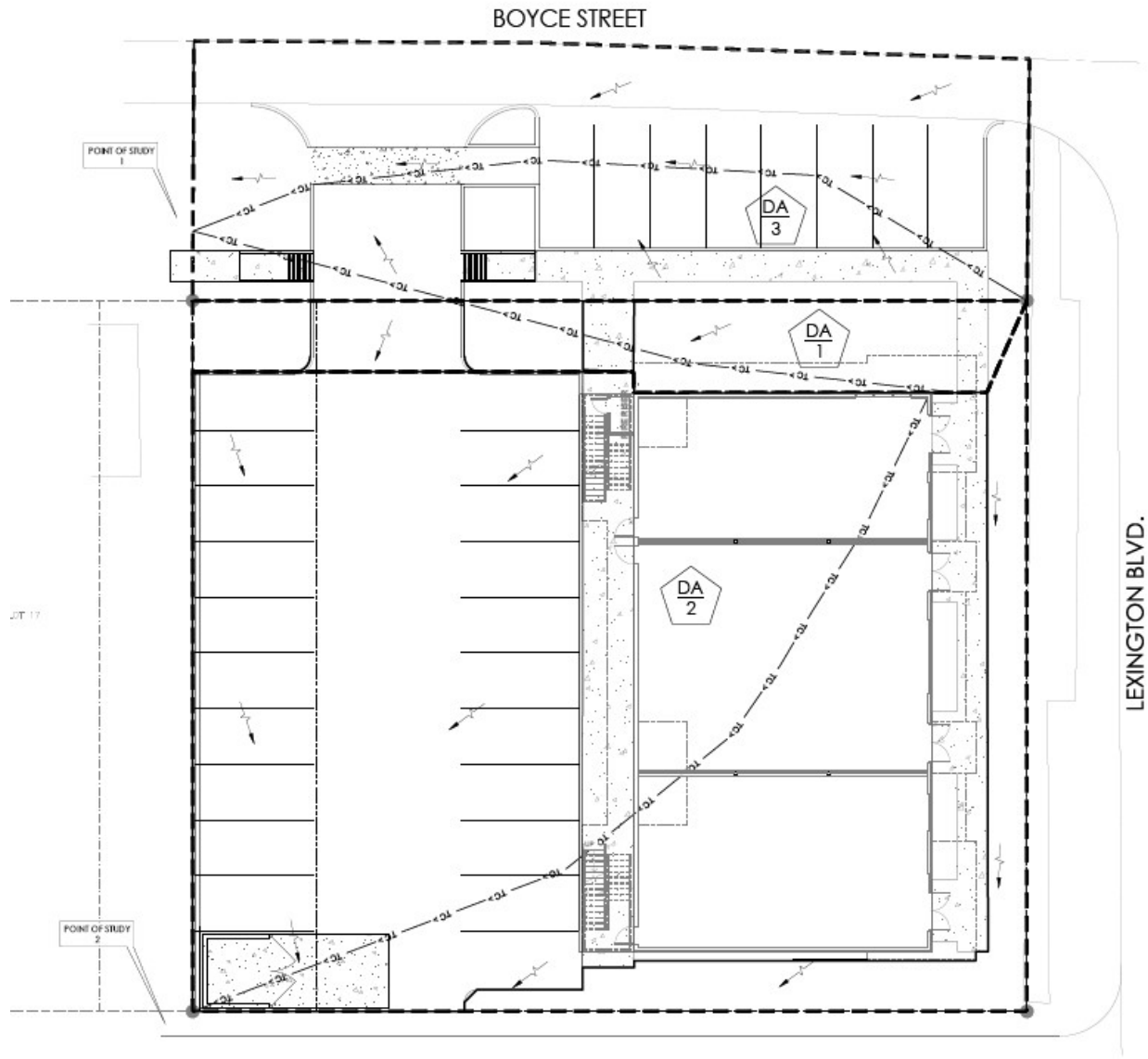
Proposed Stormwater Runoff Rates Summary for City of Manor Stormwater Variance

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

Existing Drainage Map



Proposed Drainage Map







September 23, 2021

City of Manor Development Services

Notification for a Variance Application

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAQIL INC
PO BOX 399
MANOR , TX 78653-0399

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

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

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

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

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

ACOSTA MOSES
106 E EGGLESTON ST
MANOR, TX 78653

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

BAHRAMI BEHZAD
PO BOX 82653
AUSTIN , TX 78708-2653

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

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

STAFF RECOMMENDATION:

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

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



July 9, 2021

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

Re: Enfield PUD Zoning Application Letter of Intent

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

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

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

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

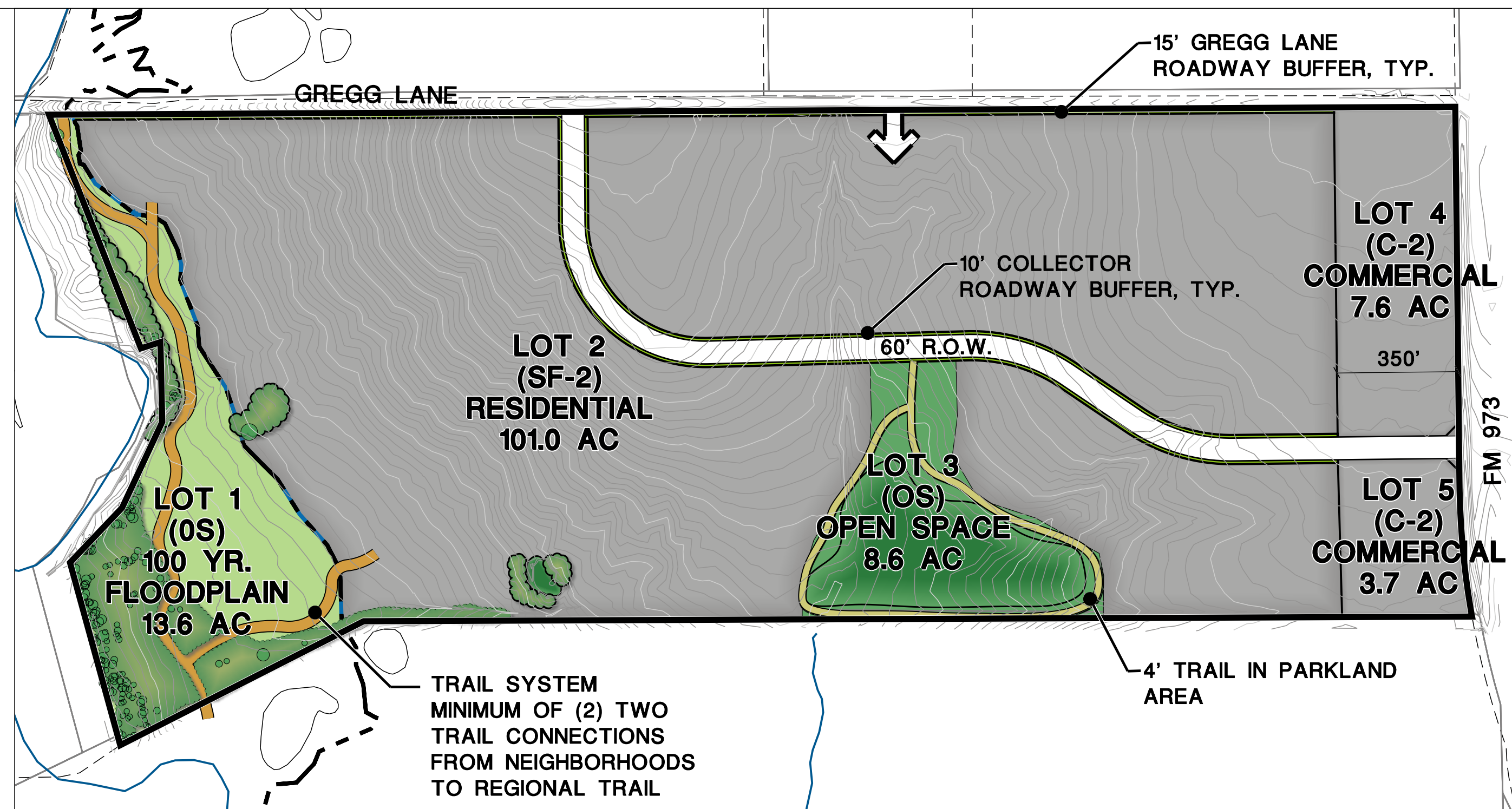
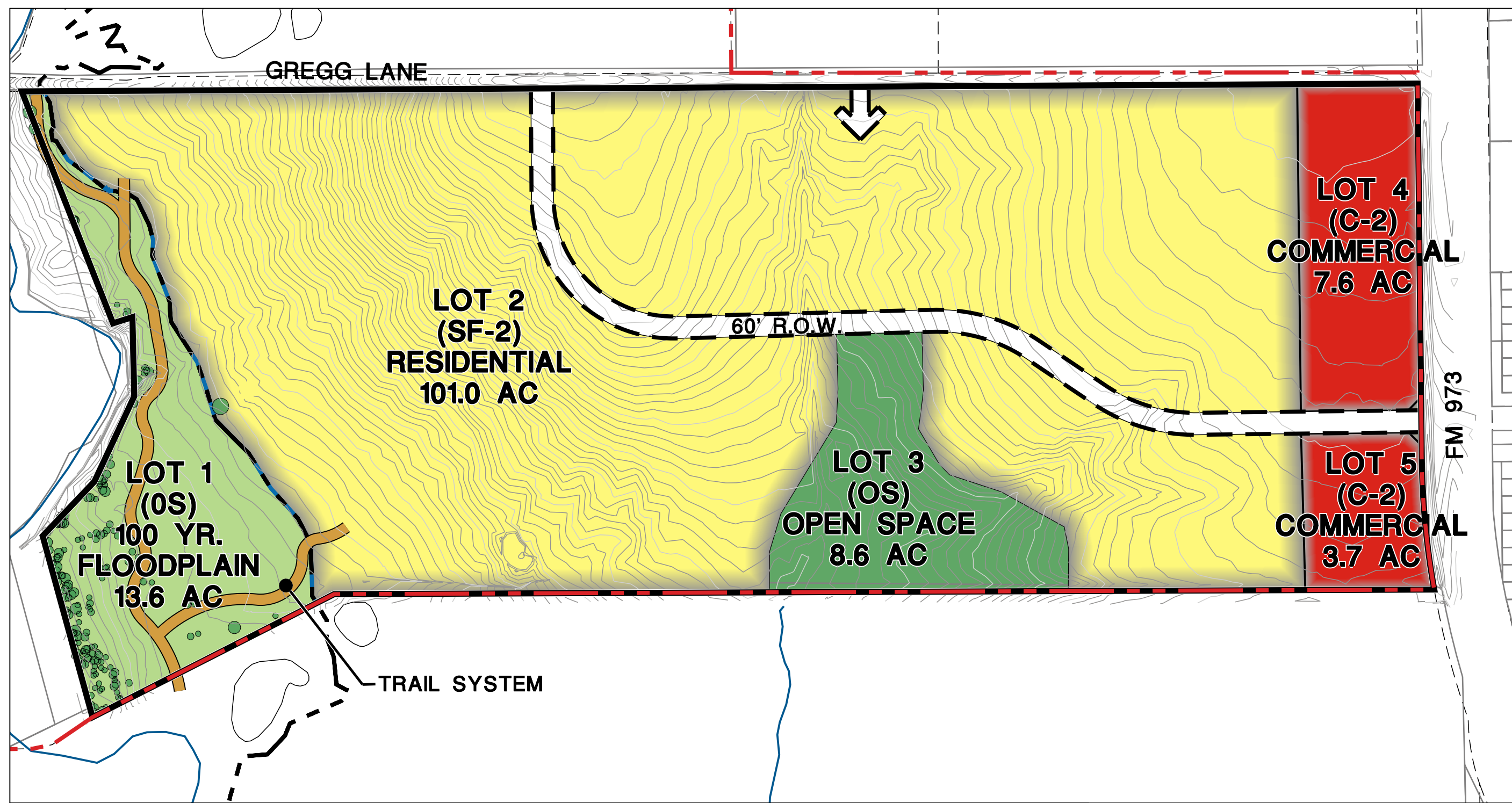
As part of the PUD zoning request, the applicant is also proposing additional enhancements to create a cohesive master plan that is highly amenitized. These enhancements are proposed to ensure a high quality development and exceed basic requirements of a traditionally zoned property. Some of the added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

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

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

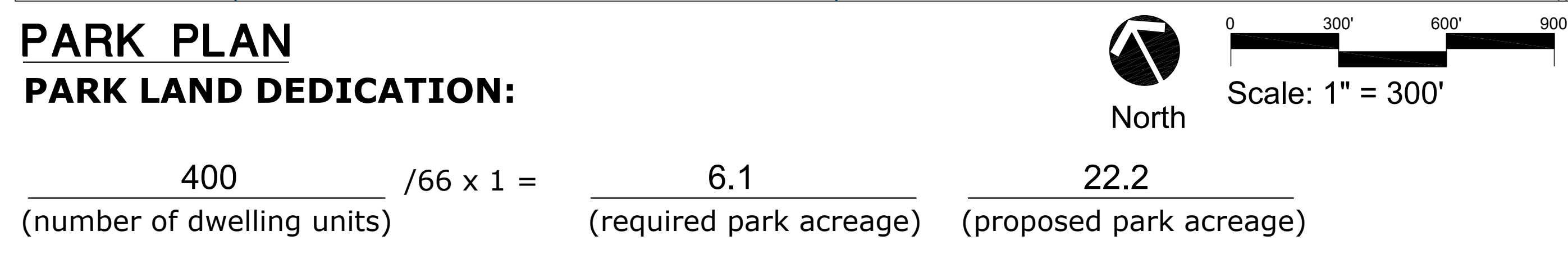
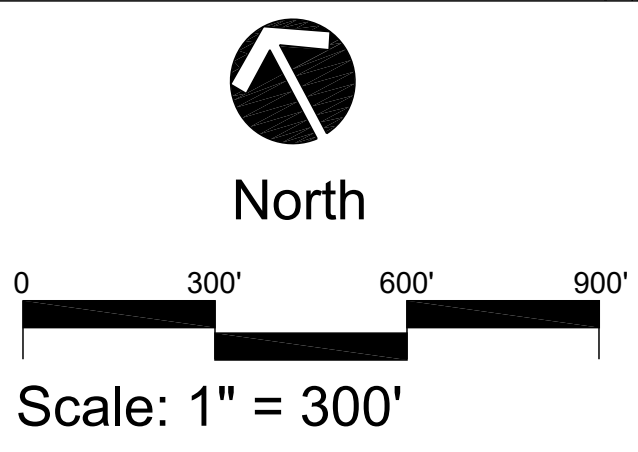
Sincerely,

Mark Baker
Principal



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

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



PARK PLAN
PARK LAND DEDICATION:

$$\frac{400}{(\text{number of dwelling units})} / 66 \times 1 = \frac{6.1}{(\text{required park acreage})} \quad \frac{22.2}{(\text{proposed park acreage})}$$

— 8' CONCRETE TRAIL (2,674 L.F.)

- A. Purpose and Intent**
- The Enfield Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.
- B. Applicability and Base Zoning**
- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Preliminary PUD Site Plan.
 - For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)
- C. Conceptual Site Layout and Land Use Plan**
- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Preliminary PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.
- D. Allowable/Prohibited Uses**
- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
 - The following uses shall be prohibited within the C-2 area of the PUD:
 - Amusement (outdoor)
 - Automobile Repair (minor)
 - Automobile Repair (major)
 - Commercial Off-Street Parking
 - Contractor's Shop
 - Financial Services (alternative)
 - Funeral Services
 - Kennel
 - Laundry Services
 - Mini-Storage Warehouse
 - Off-Site Accessory Parking
 - Pawnshop
 - Recreational Vehicle Sales and Rental
 - Truck and Trailer Sales and Rental
 - Veterinary Service, Large

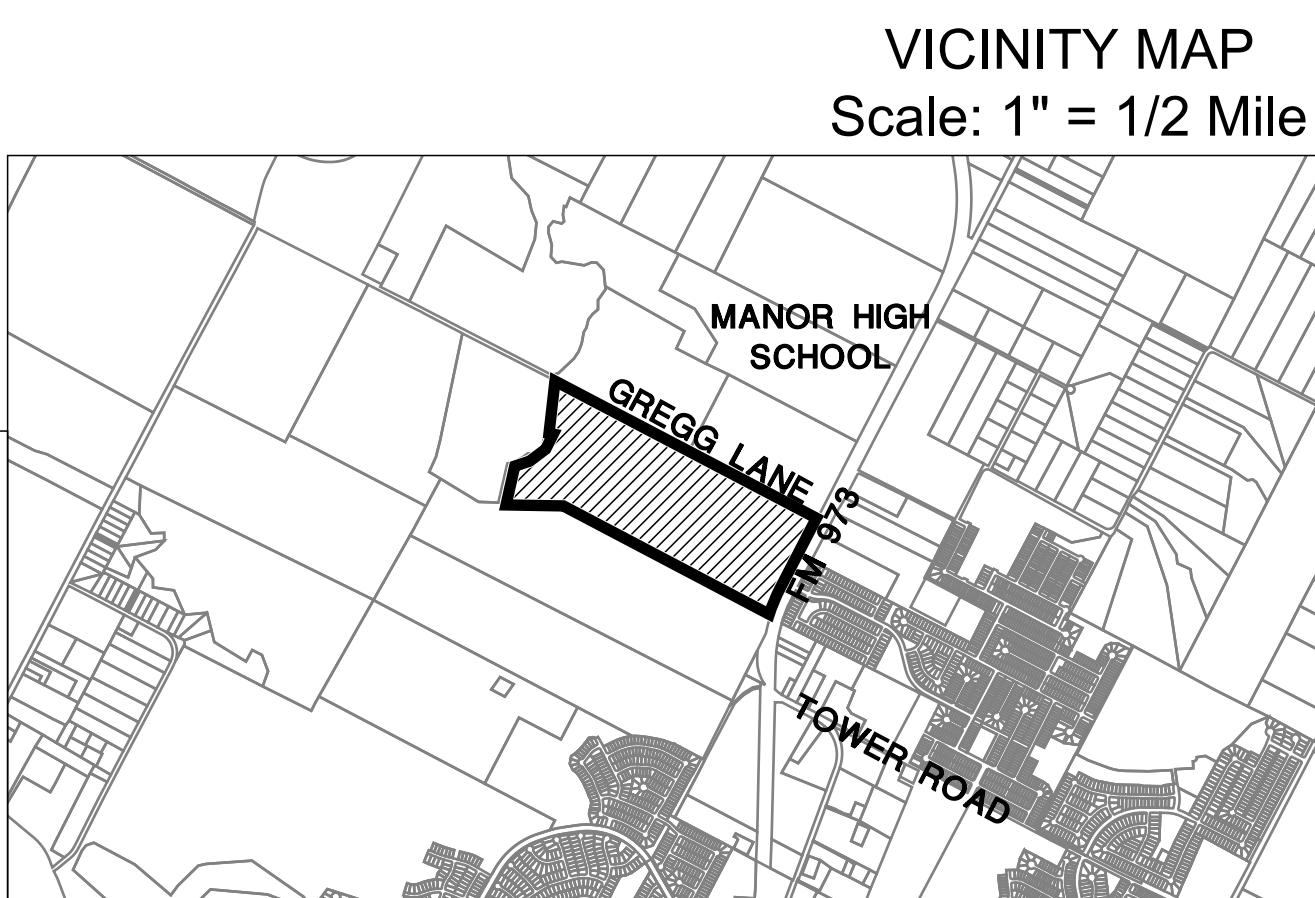
- E. Residential Development Standards**
- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum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

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft.
 Minimum dwelling unit size: 1,700 sq. ft.
 Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%
 - Standards not listed follow code, as amended
- F. Commercial Development Standards**
- The Enfield Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.
- G. Drainage Dedication and Facilities**
- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

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

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



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

Dated this ____ Day of _____, 20__

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

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

Dated this ____ Day of _____, 20__

By: _____
 Philip Tryon, Chairperson

Item 2.

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

ENFIELD PRELIMINARY PUD SITE PLAN
MANOR, TEXAS

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

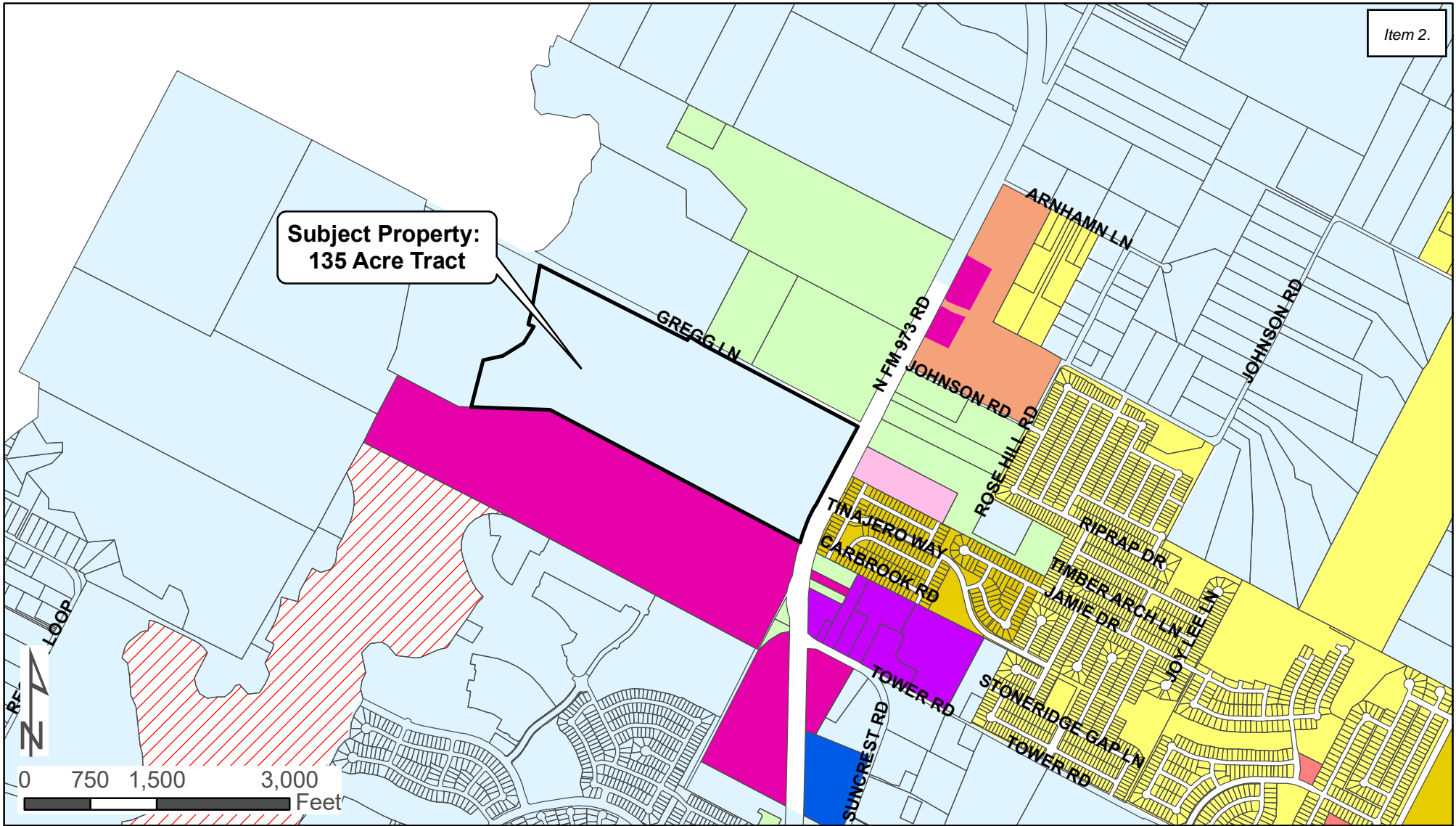
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3.	
4.	
5.	
Issue Date:	

Drawn By:
 Reviewed By: MB

Project No.
 210038 - BBGR

SHEET 1 of 1

Subject Property:
135 Acre Tract



Proposed Zoning: Planned Unit Development (PUD)

Zone

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



September 24, 2021

City of Manor Development Services

Notification for a Rezoning Application

Case Number: 2021-P-1350-ZO

Case Manager: Scott Dunlop

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

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

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

***Applicant:* SEC Planning**

***Owner:* Enfield Partners LLC**

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

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

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

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

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

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

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

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

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

STRABO HOLDINGS LLC
13510 BROADMEADE AVE
AUSTIN, TX 78729

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

- Letter of Intent
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

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

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



January 2021

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

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

Dear Engineering Department:

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

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

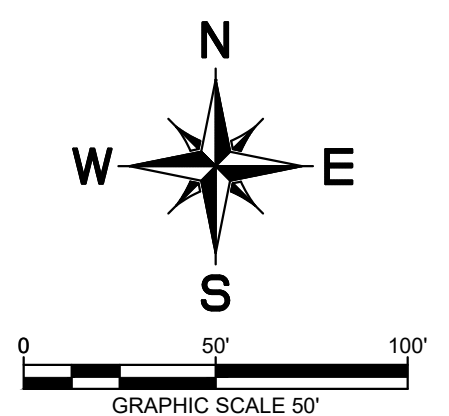
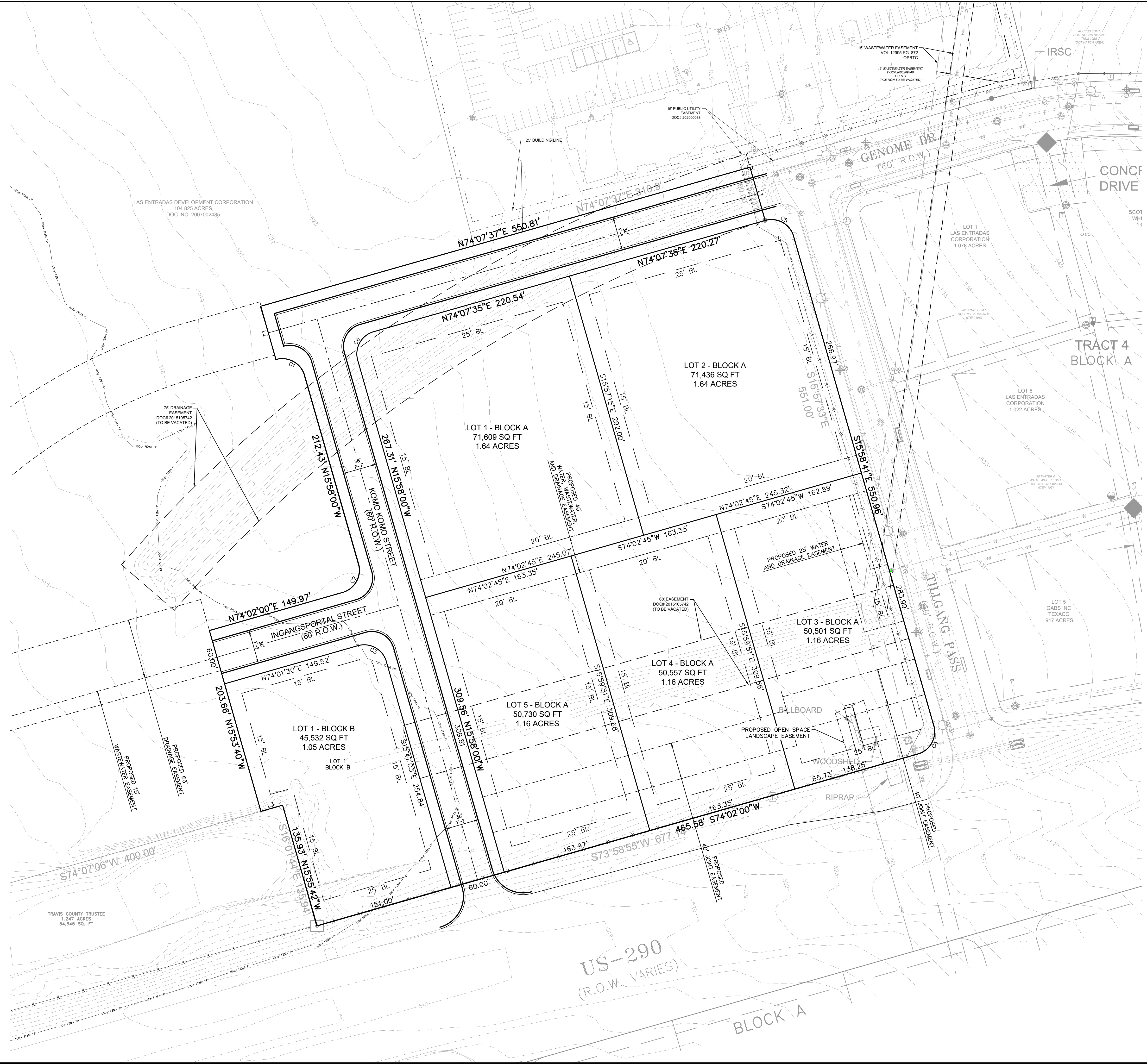
Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

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

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

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



LEGEND

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

NOTES:

- LOT SETBACK REQUIREMENTS (UNLESS OTHERWISE NOTED):

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

LAS ENTRADAS NORTH SECTION 3 GENERAL INFORMATION:

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

WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

LINE TABLE

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

CURVE TABLE

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

Item 3.	B
REVISIONS	DATE
No.	

Kimley-Horn

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.
 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759
 PHONE: 512-418-1771 FAX: 512-418-7911
 WWW.KIMLEY-HORN.COM
 TEXAS REGISTERED ENGINEERING FIRM F-928

5/17/2021

GABRIEL BERMUDEZ MONROIG
 LICENSED SURVEYOR

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

PRELIMINARY PLAT SHEET

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

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



September 23, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

- Summary Letter
- Plat
- Notice
- Labels

STAFF RECOMMENDATION:

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

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

July 21, 2021

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

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

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Alex Granados, P.E.

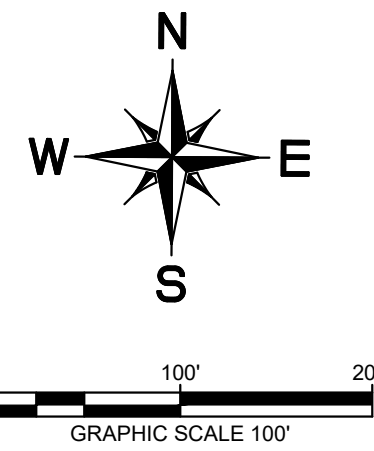


Plotted By: Randall, Zach Date: August 31, 2021 10:24:56am File Path: K:\AUS_Civil\069254402 Manor Heights Phase 6\Overall Preliminary Plan.dwg
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse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

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

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

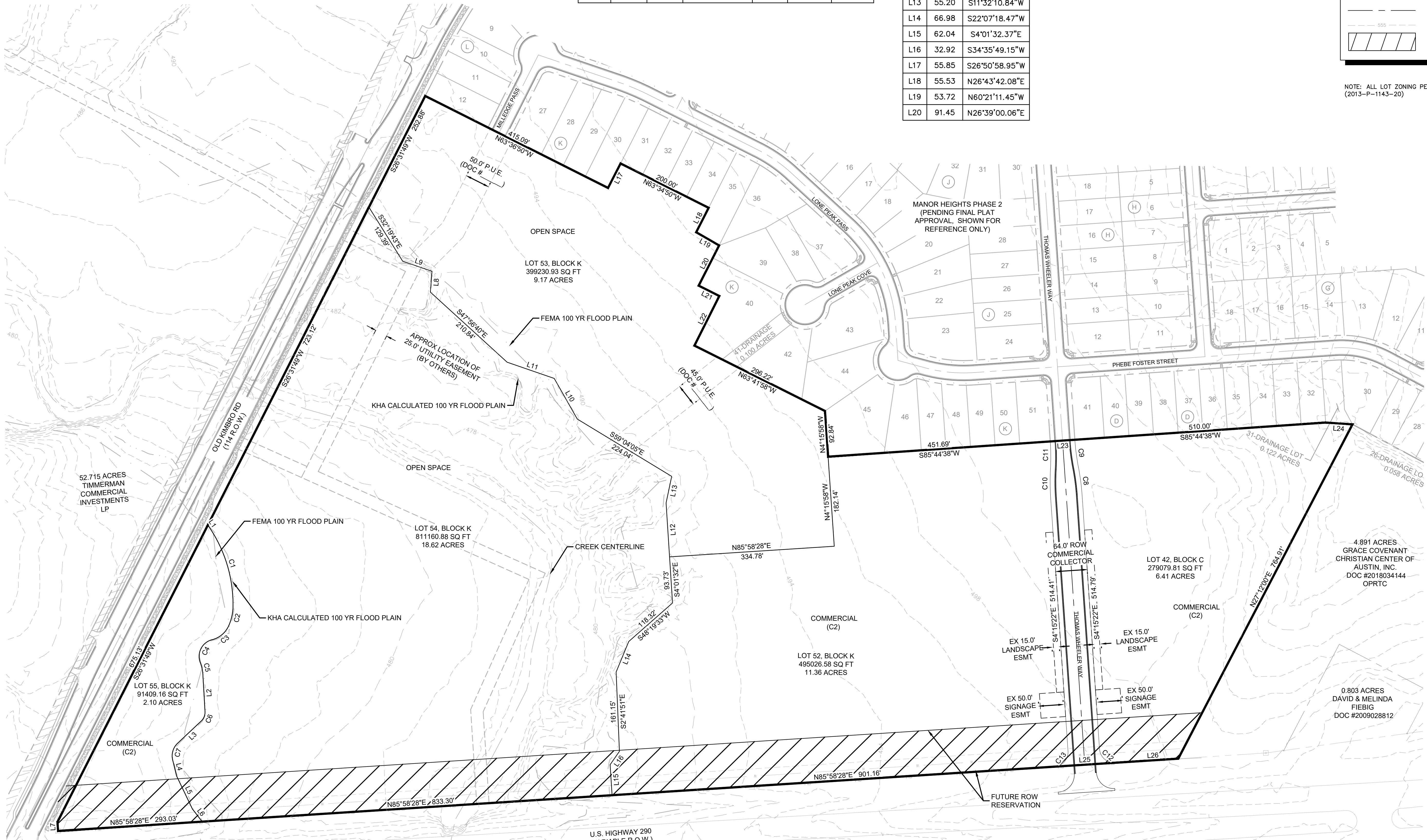
LINE TABLE		
LINE	LENGTH	BEARING
L21	46.90	N63°36'46.30"W
L22	112.46	N26°19'22.84"E
L23	50.00	S85°44'37.59"W
L24	54.58	N86°32'12.87"W
L25	249.61	N85°58'27.63"E
L26	249.61	N85°58'27.63"E



LEGEND

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

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



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



September 23, 2021

City of Manor Development Services

Notification for a Subdivision Preliminary Plat

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

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

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

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

***Owner:* RHOF, LLC**

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

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

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

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

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

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

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

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

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

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

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

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

- September 8, 2021, Regular Session Minutes

STAFF RECOMMENDATION:

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

PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



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

PRESENT:

Philip Tryon, Chair, Place 3

COMMISSIONERS:

Julie Leonard, Place 1

Tasha Green, Place 2

Prince John Chavis, Place 4

Grant E. loveless, Place 5

Cecil Meyer, Place 6 (Absent)

Lakesha Small, Place 7

CITY STAFF:

Scott Dunlop, Interim City Manager

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

Mandy Miller, Administrative Assistant

REGULAR SESSION – 6:30 P.M.

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

PUBLIC COMMENTS

No one appeared to speak at this time.

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

EXECUTIVE SESSION

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

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

OPEN SESSION

The Manor Planning and Zoning Commission reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and take action, if any, on item(s) discussed during Closed Executive Session at 7:02 p.m. on Wednesday, September 8, 2021.

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

There was no action taken.

PUBLIC HEARING

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

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

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

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

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

There was no further discussion.

Motion to close carried 6-0

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

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

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

There was no further discussion.

Motion to close carried 6-0

CONSENT AGENDA

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

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

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

There was further discussion.

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

REGULAR AGENDA

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

The City staff recommended approval of the rezoning request.

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

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

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

There was no further discussion.

Motion to approve carried 6-0

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

The City staff recommended approval of the rezoning request.

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

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

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

There was no further discussion.

Motion to approve carried 6-0

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

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

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

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

There was no further discussion.

Motion to approve carried 6-0

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

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

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

There was no further discussion.

Motion to deny carried 6-0

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

ADJOURNMENT

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

There was no further discussion.

Motion to approve carried 5-0

APPROVED:

Philip Tryon
Chairperson

ATTEST:

Scott Dunlop
Assistant Development Services Director



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

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

STAFF RECOMMENDATION:

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

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

BACKGROUND/SUMMARY:

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

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

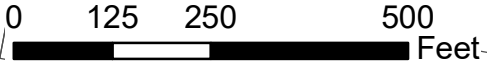
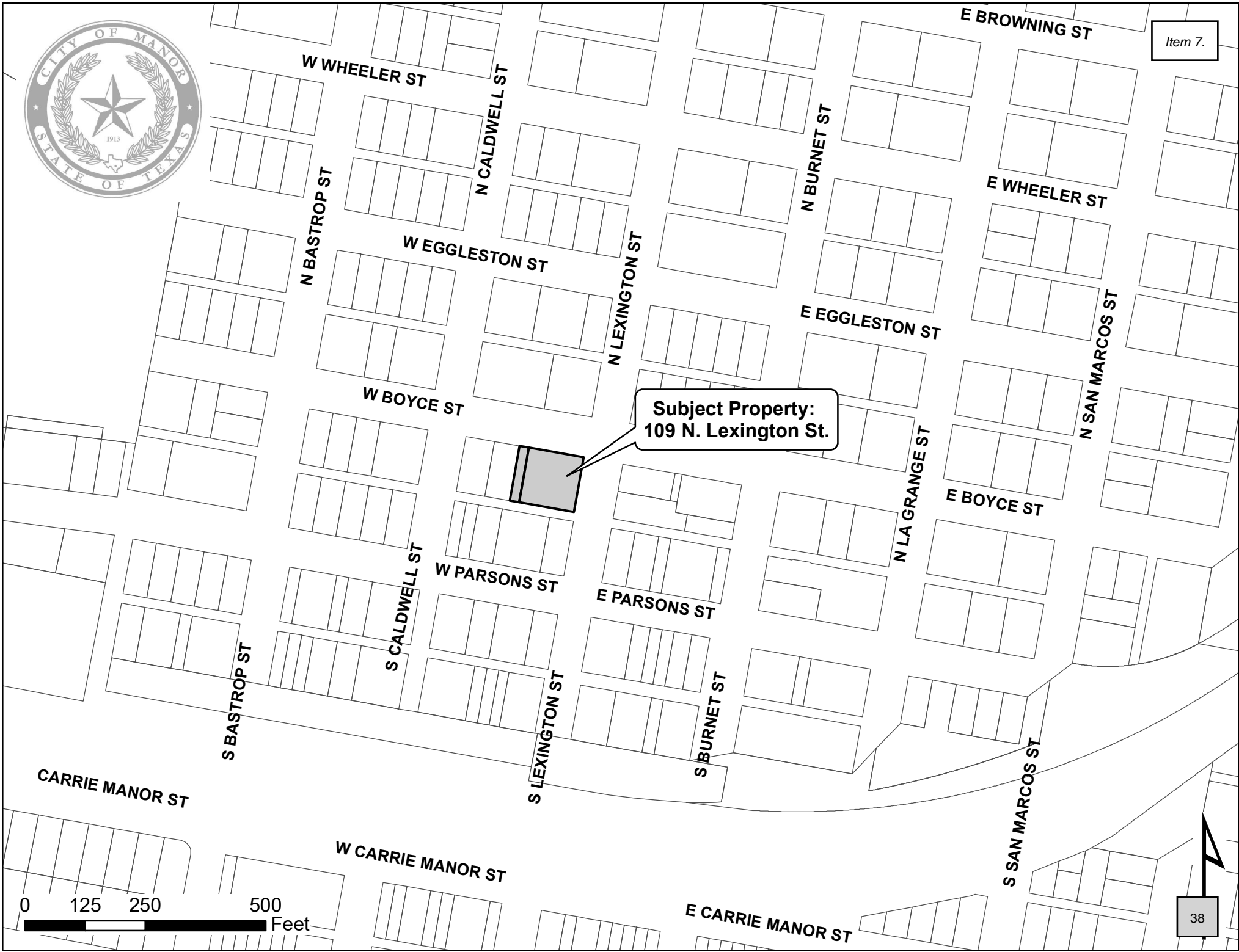
- Location map
- Owner Letter
- Proposed Runoff Rates
- Rendering

STAFF RECOMMENDATION:

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



Item 7.



Letter Of Intent

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

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

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

Thank you for your time in reviewing this request.

Eric Davis (Developer)

PO Box 248

Manor, TX 78653

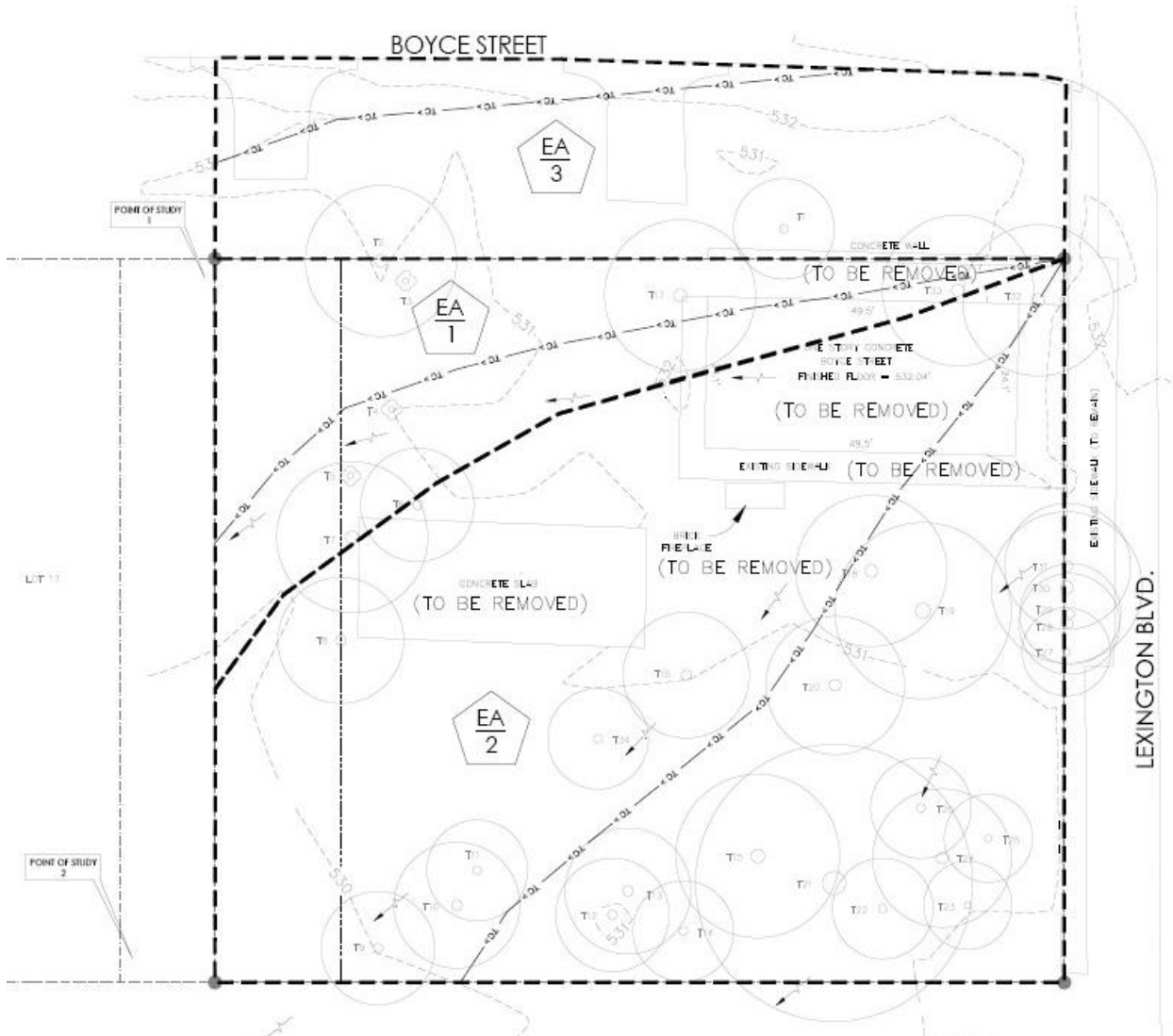
512-784-4955

davisreinvestments@yahoo.com

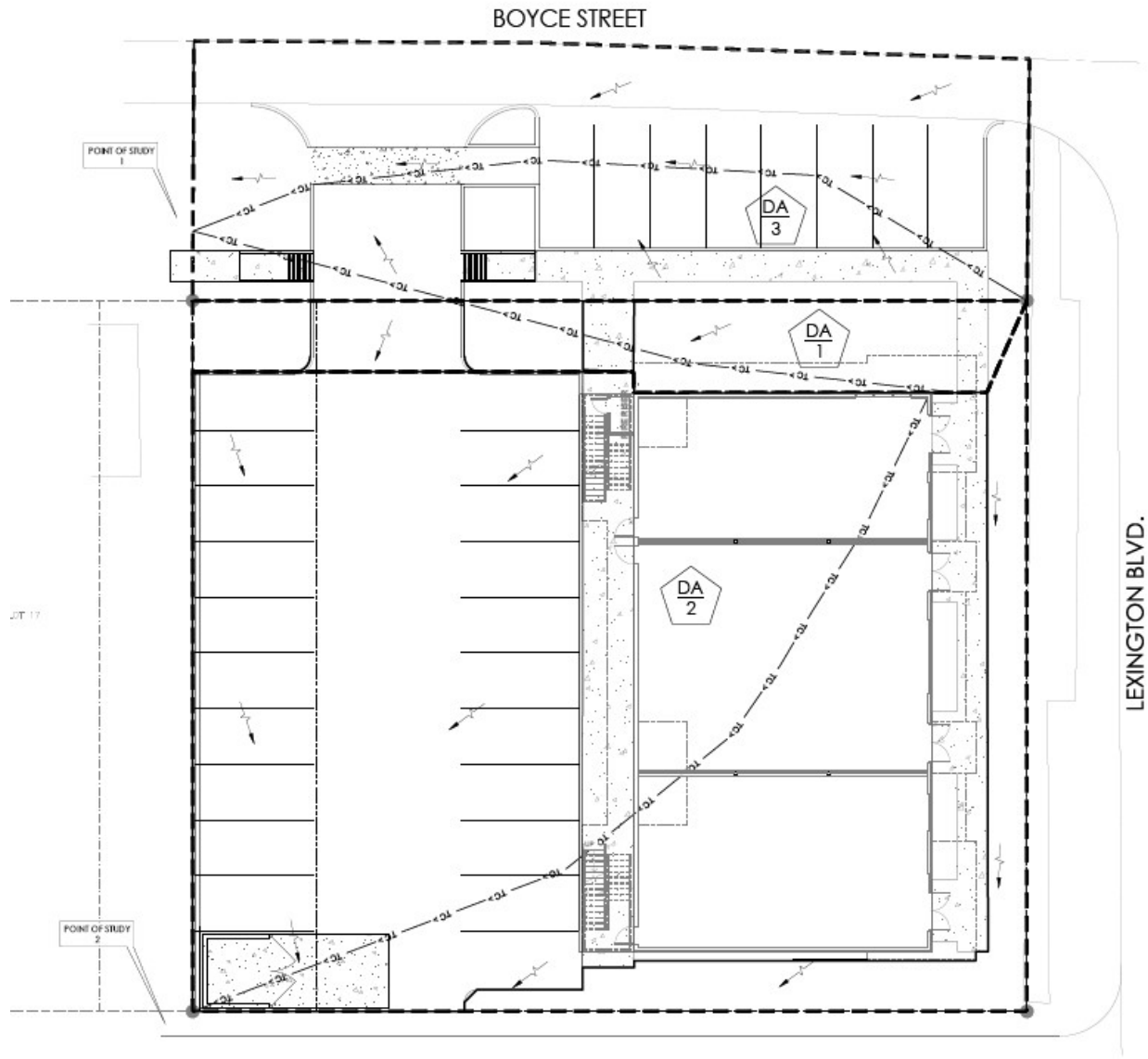
Proposed Stormwater Runoff Rates Summary for City of Manor Stormwater Variance

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

Existing Drainage Map



Proposed Drainage Map







AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Applicant: SEC Planning

Owner: Enfield Partners LLC

BACKGROUND/SUMMARY:

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

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

- Letter of Intent
- Preliminary PUD
- Map

STAFF RECOMMENDATION:

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

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



July 9, 2021

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

Re: Enfield PUD Zoning Application Letter of Intent

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

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

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

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

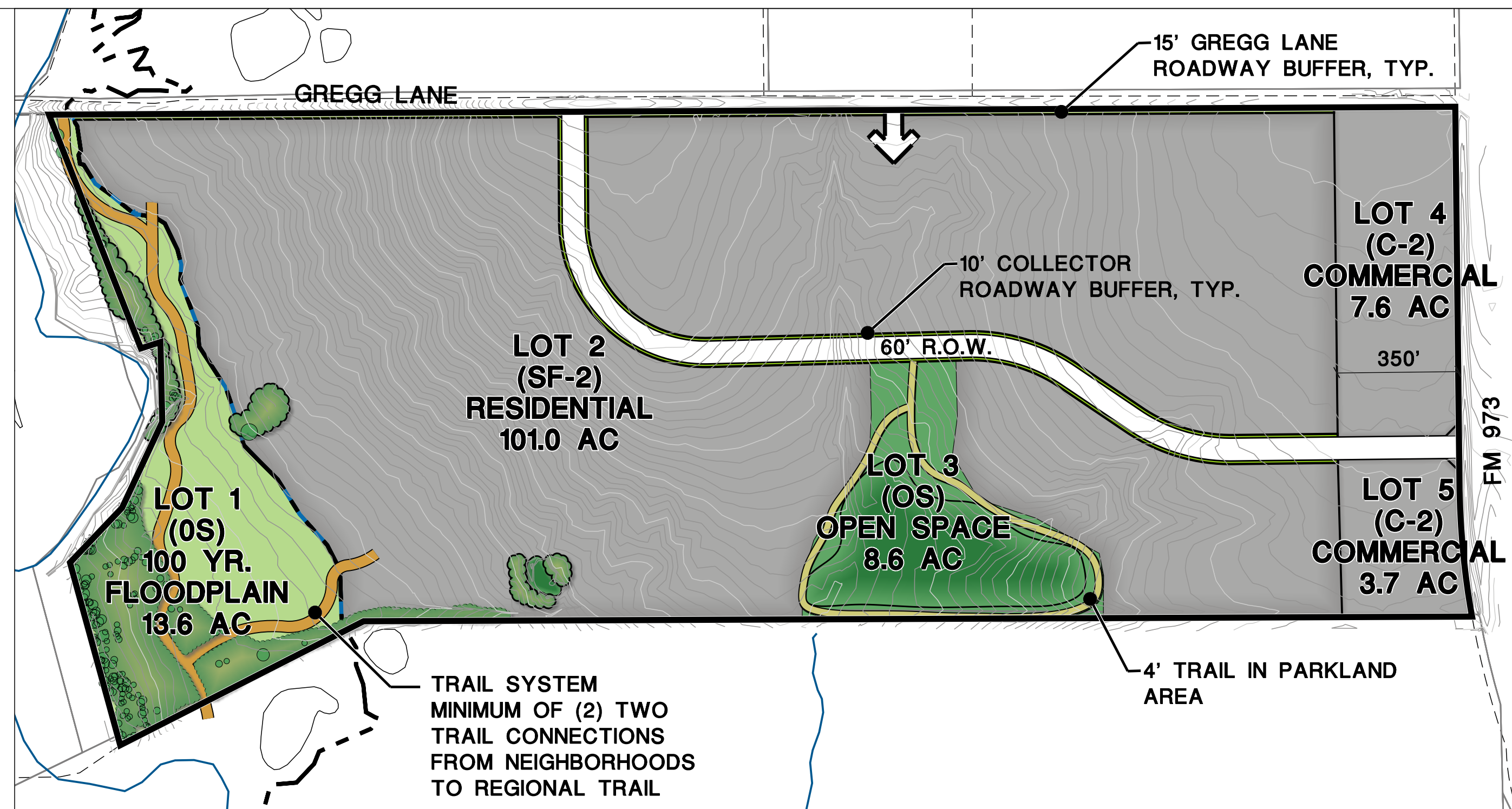
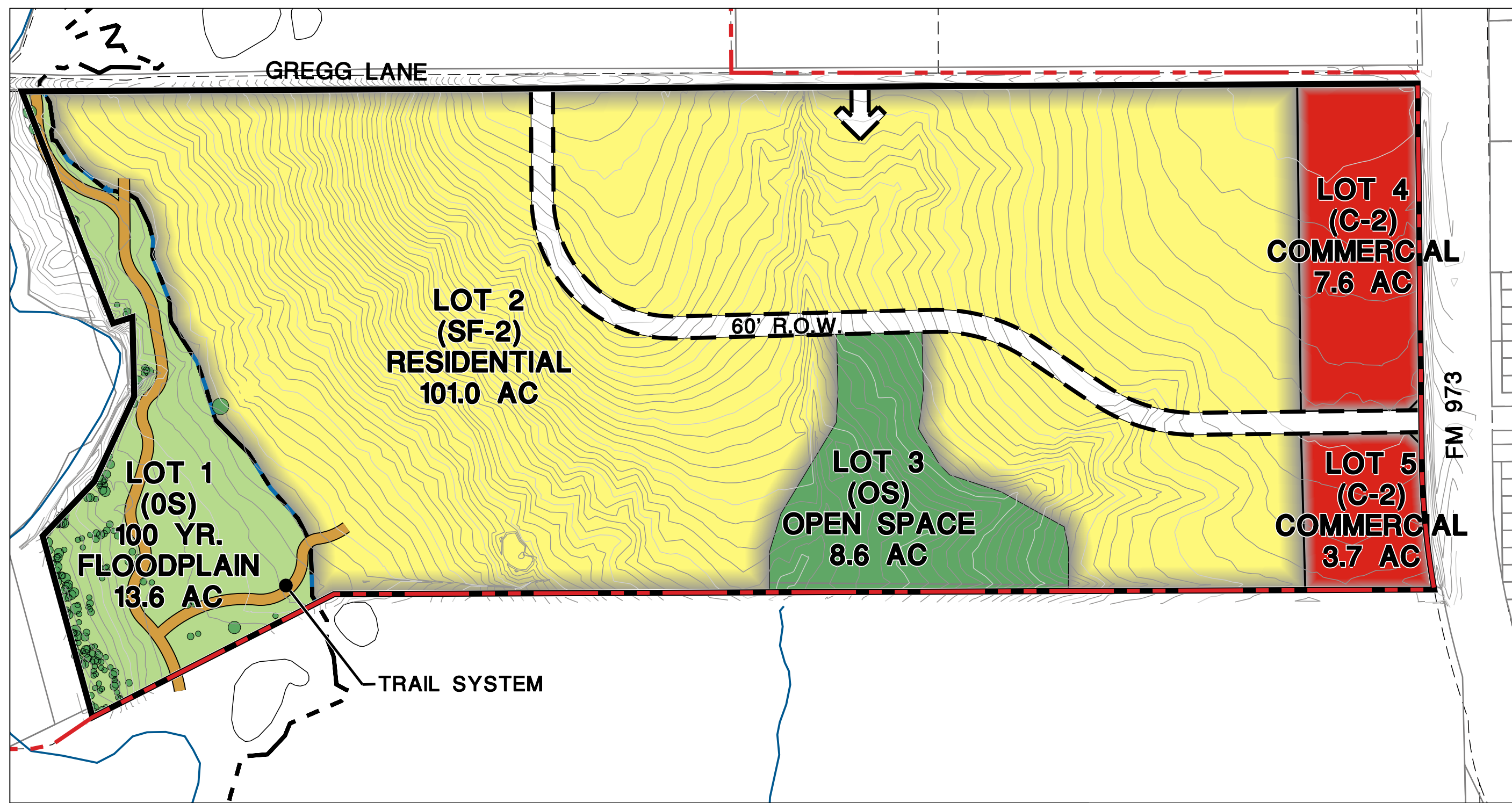
As part of the PUD zoning request, the applicant is also proposing additional enhancements to create a cohesive master plan that is highly amenitized. These enhancements are proposed to ensure a high quality development and exceed basic requirements of a traditionally zoned property. Some of the added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

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

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

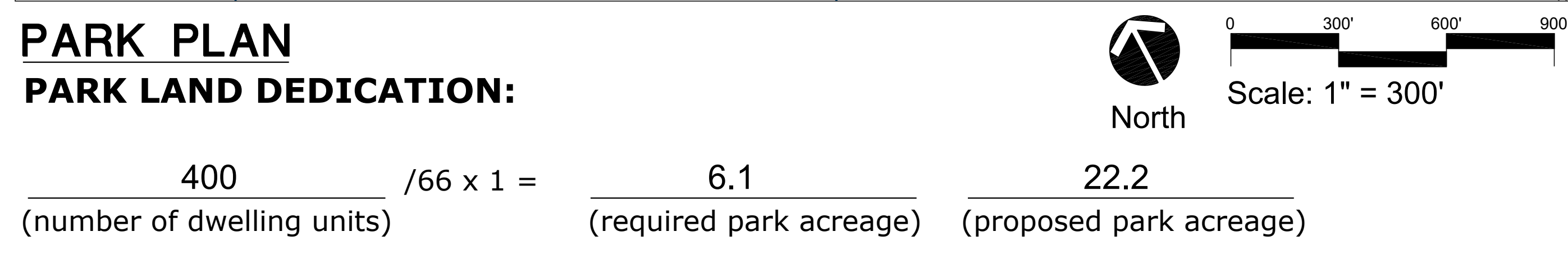
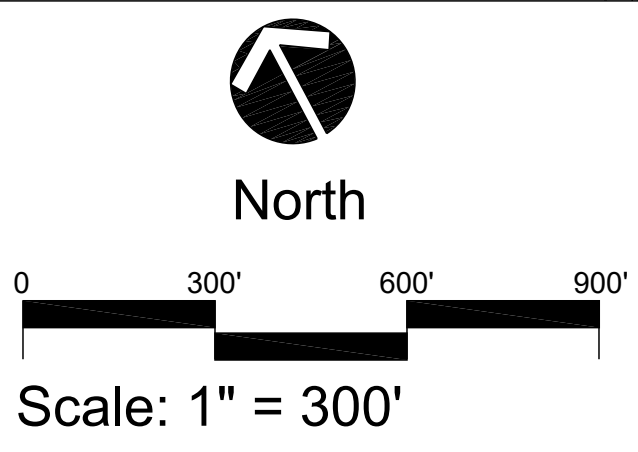
Sincerely,

Mark Baker
Principal



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

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



PARK PLAN
PARK LAND DEDICATION:

$$\frac{400}{(\text{number of dwelling units})} / 66 \times 1 = \frac{6.1}{(\text{required park acreage})} \quad \frac{22.2}{(\text{proposed park acreage})}$$

— 8' CONCRETE TRAIL (2,674 L.F.)

- A. Purpose and Intent**
- The Enfield Planned Unit Development (PUD) is comprised of approximately 134.5 acres. The development of this Property is a combination of light commercial along FM 973 at the Eastern edge of the Property and a single-family detached residential community on the remainder of the Property.
- B. Applicability and Base Zoning**
- All aspects regarding the development of this PUD shall comply with the City of Manor Code of Ordinances, except as established in this exhibit, titled Preliminary PUD Site Plan.
 - For the purpose of establishing development standards for the PUD, the following base zoning districts have been selected from the Manor Code of Ordinances:
 - SF-2 (Single-Family Standard)
 - C-2 (Medium Commercial)
- C. Conceptual Site Layout and Land Use Plan**
- The Land Use Plan has been attached to this PUD to illustrate the design intent for the Property. The Preliminary PUD Site Plan is intended to serve as a guide to illustrate the general community vision and design concept and is not intended to serve as a final document.
- D. Allowable/Prohibited Uses**
- The allowable residential use shall be detached single-family dwellings on individually platted lots. The maximum residential lot count shall be four hundred (400). Commercial uses shall be consistent with allowable C-2 (Medium Commercial) land uses as defined in Division 3, Section 14.02.017 of City of Manor Code of Ordinances except as modified herein.
 - The following uses shall be prohibited within the C-2 area of the PUD:
 - Amusement (outdoor)
 - Automobile Repair (minor)
 - Automobile Repair (major)
 - Commercial Off-Street Parking
 - Contractor's Shop
 - Financial Services (alternative)
 - Funeral Services
 - Kennel
 - Laundry Services
 - Mini-Storage Warehouse
 - Off-Site Accessory Parking
 - Pawnshop
 - Recreational Vehicle Sales and Rental
 - Truck and Trailer Sales and Rental
 - Veterinary Service, Large

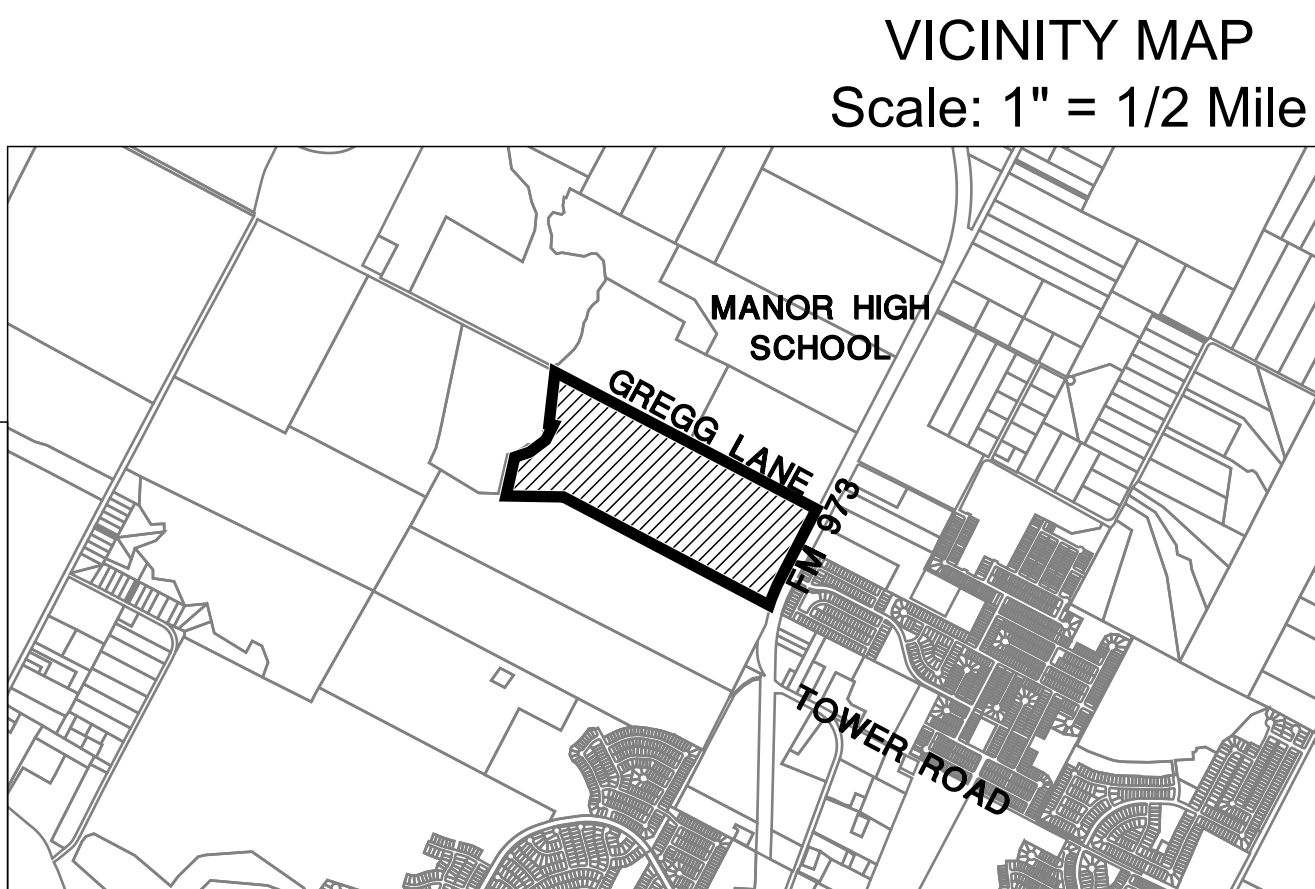
- E. Residential Development Standards**
- To ensure product diversity, the following single-family detached residential percentages shall apply to the residential district within this PUD:
 - A maximum of 80 percent (80%) of the total lots may have a width of less than sixty feet (60').
 - A minimum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

RESIDENTIAL USES

Lot Area: 6,000 s.f. Minimum (fronted loaded garage)
 Lot Width: (minimum)50 ft.
 Front Setback: (minimum)25 ft.
 Side Setback: (minimum)5 ft.
 Street Side Setback: (minimum)15 ft.
 Rear Setback to residential:(minimum)10 ft.
 Rear Setback to commercial: 15 ft.
 Minimum dwelling unit size: 1,700 sq. ft.
 Maximum building coverage: 50%
 Maximum building coverage plus accessory structures: 60%
 - Standards not listed follow code, as amended
- F. Commercial Development Standards**
- The Enfield Tract commercial development shall comply with the C-2 (Medium Commercial) development standards set forth in the City of Manor Code of Ordinances, as amended.
- G. Drainage Dedication and Facilities**
- Residential drainage facilities shall utilize earthen berms and be designed with a curvilinear shape where possible. If concrete retaining walls are required in the design of detention facilities, such areas shall be limited to not more than forty percent (40%) of the perimeter of the pond.

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

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



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

Dated this ____ Day of _____, 20__

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

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

Dated this ____ Day of _____, 20__

By: _____
 Philip Tryon, Chairperson

Item 8.

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

ENFIELD PRELIMINARY PUD SITE PLAN
MANOR, TEXAS

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

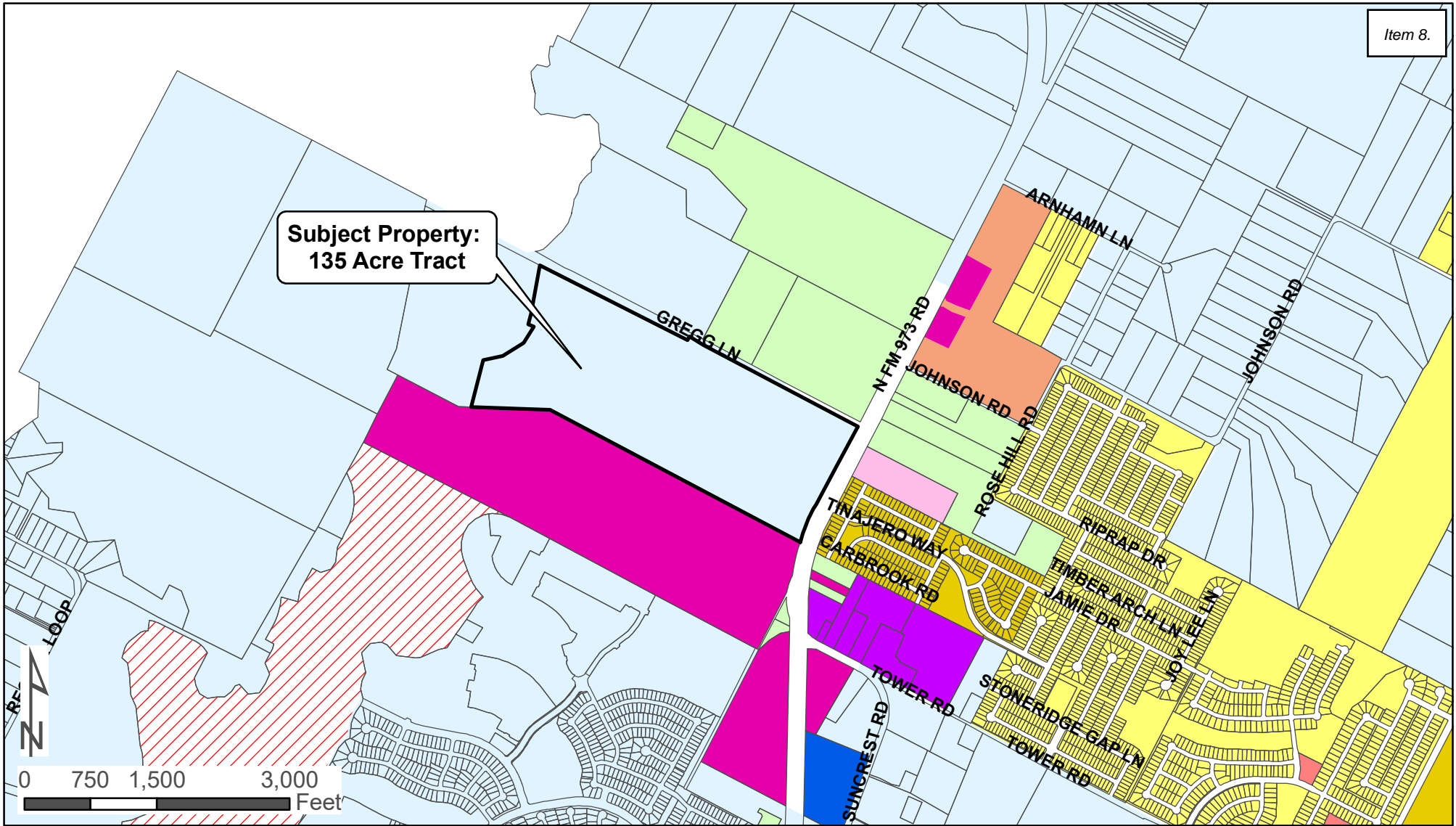
Issued:	
1. PUD Submittal	5/24/2021
2.	
3.	
4.	
5.	
Revisions:	
1. PUD Submittal	7/29/2021
2. PUD Submittal	8/30/2021
3.	
4.	
5.	
Issue Date:	

Drawn By:
 Reviewed By: MB

Project No.
 210038 - BBGR

SHEET 1 of 1

Subject Property:
135 Acre Tract



Proposed Zoning: Planned Unit Development (PUD)

Zone

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

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

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

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

STAFF RECOMMENDATION:

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

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



January 2021

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

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

Dear Engineering Department:

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

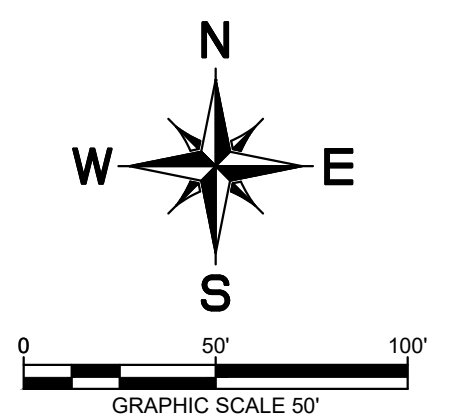
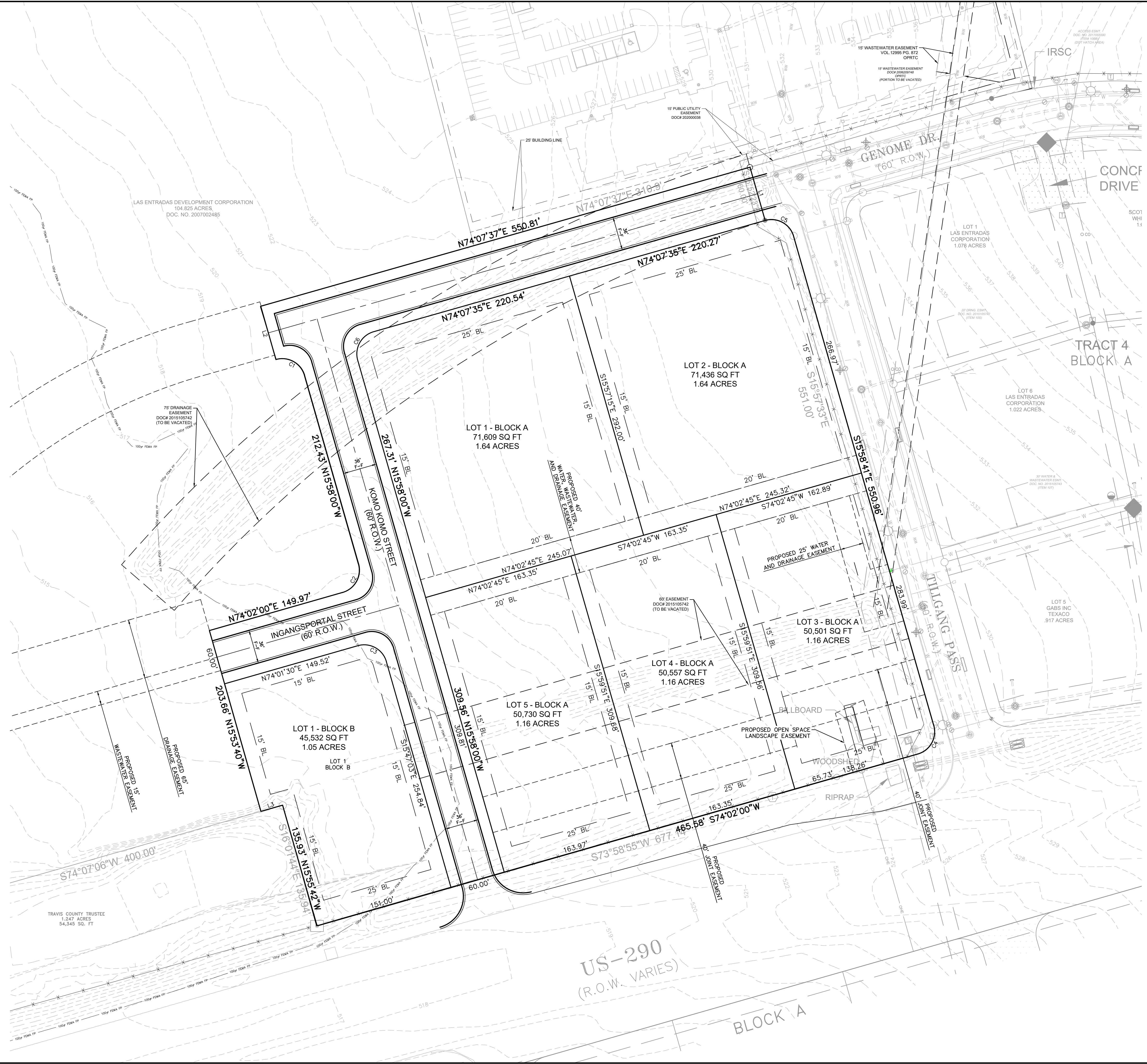
The streets will be constructed to City of Manor standards and be surfaced with asphalt. On-site detention will not be provided as an approved detention waiver exists for this property. The proposed development will be serviced by 8" and 12" water mains and 8" wastewater mains. Waterlines will connect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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

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

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



LEGEND

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

- NOTES:**
- LOT SETBACK REQUIREMENTS (UNLESS OTHERWISE NOTED)
- | | |
|--------------------------|--------|
| FRONT YARD SETBACK | 25 FT. |
| SIDE YARD SETBACK | 7 FT. |
| STREET SIDE YARD SETBACK | 15 FT. |
| REAR YARD SETBACK | 15 FT. |
- LAS ENTRADAS NORTH SECTION 3 GENERAL INFORMATION:**
- | | |
|---------------------------------------|------------|
| TOTAL ACREAGE..... | 9.65 ACRES |
| LINEAR FOOT OF 60' ROW..... | 1,183 LF |
| ACREAGE OF PUBLIC ROW..... | 1.84 ACRES |
| NUMBER OF LIGHT COMMERCIAL LOTS..... | 6 |
| ACREAGE OF LIGHT COMMERCIAL LOTS..... | 7.80 |
| TOTAL NUMBER OF LOTS..... | 7 |

WATER AND WASTEWATER SERVICE TO BE PROVIDED BY CITY OF MANOR

LINE TABLE

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

CURVE TABLE

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

Item 9.	B
DATE	
REVISIONS	
No.	

Kimley-Horn

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

5/17/2021

GABRIEL BERMUDEZ MONROIG
 LICENSED SURVEYOR

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

PRELIMINARY PLAT SHEET

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

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

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



Texas Engineering Firm #4242

Date: Friday, June 18, 2021

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

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

Dear Gabriel Bermudez,

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

Engineer Review

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

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

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

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

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

Thank you,



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



July 16, 2021

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

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

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

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

ORDINANCE REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

Response 6: Existing Conditions Plan sheet updated.

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

Response 7: Existing Conditions Plan sheet updated.

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

Response 8: Existing Conditions Plan sheet updated.

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

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

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

Response 10: Existing Conditions Plan sheet updated.

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

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

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

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

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

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

Comment 14: Provide names for the proposed streets.

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

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

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

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

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

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

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

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

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

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

Response 19: Easement has been added.

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

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

Date: Monday, August 9, 2021

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

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

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

Dear Gabriel Bermudez,

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

Engineer Review

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

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

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

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

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

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

Thank you,



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



August 27, 2021

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

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

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

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

ORDINANCE REQUIREMENTS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,



Jason Reece, PE
Project Manager



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, September 20, 2021

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

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

Dear Gabriel Bermudez,

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

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

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

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

BACKGROUND/SUMMARY:

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

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

- Summary Letter
- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

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

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



July 21, 2021

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

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

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

To Whom It May Concern:

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

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

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

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

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

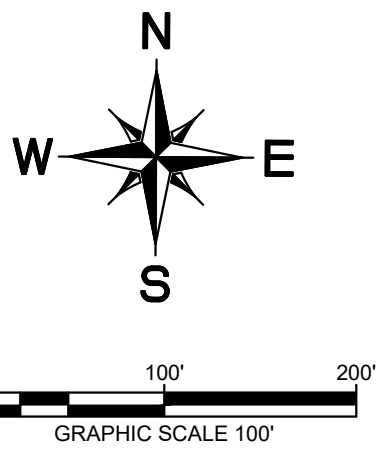
Alex Granados, P.E.

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

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

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

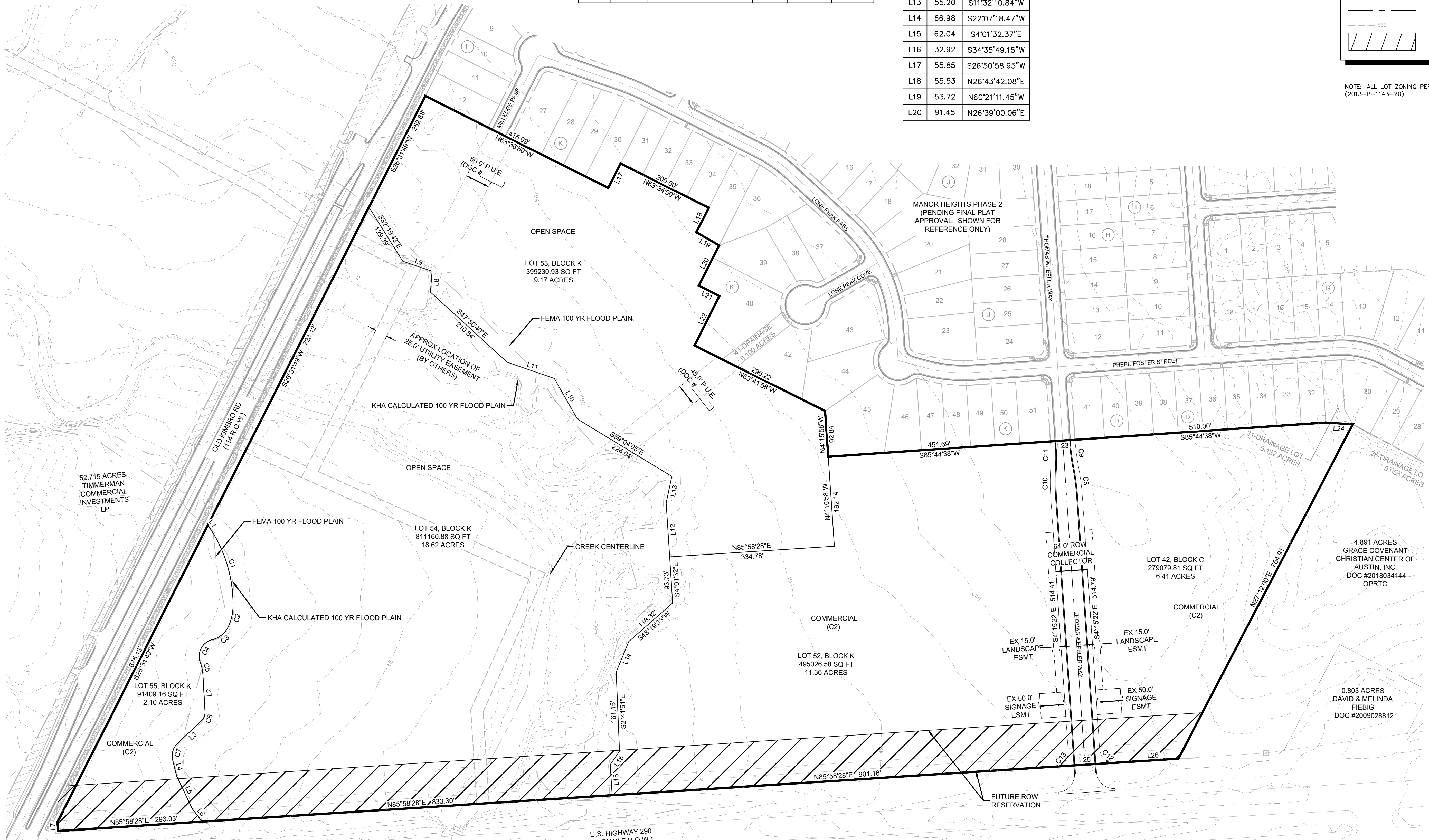
LINE TABLE		
LINE	LENGTH	BEARING
L21	46.90	N63°36'46.30"W
L22	112.46	N26°19'22.84"E
L23	50.00	S85°44'37.59"W
L24	54.58	N86°32'12.87"W
L25	249.61	N85°58'27.63"E
L26	249.61	N85°58'27.63"E



LEGEND

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

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



<p>Kimley-Horn</p> <p>© 2021 KIMLEY-HORN AND ASSOCIATES, INC. 10814 JOLLYVILLE ROAD, AVALON IV, SUITE 200, AUSTIN, TX 78759 PHONE: 512-418-1771 FAX: 512-418-1791 WWW.KIMLEY-HORN.COM TEXAS REGISTERED ENGINEERING FIRM F-928</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	DESCRIPTION			
No.	DATE	DESCRIPTION					
<p>09/06/2021</p> <p>Albert E. Ruppel</p>							
<p>KHA PROJECT 069254402 DATE JULY 2021 SCALE: AS SHOWN DESIGNED BY: SFC DRAWN BY: AMP CHECKED BY: AEC</p>							
<p>OVERALL PRELIMINARY PLAN</p>							
<p>PRELIMINARY PLANS FOR MANOR HEIGHTS PHASE 6 CITY OF MANOR TRAVIS COUNTY, TEXAS</p>							
<p>SHEET NUMBER 4</p>							



Texas Engineering Firm #4242

Date: Friday, August 20, 2021

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

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

Dear Alex Granados,

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

Engineer Review

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

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

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

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

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

Thank you,



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



September 1, 2021

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

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

Dear Pauline Gray:

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

Ordinance Requirements

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

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

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

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

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

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

4. Provide a description for each proposed lot.

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

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

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

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

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

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Monday, September 20, 2021

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

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

Dear Alex Granados,

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

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

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Village at Manor Commons Phase 2, sixty-two (62) lots on 12.79 acres, more or less, out of the Calvin Barker Survey No. 38, Abstract No. 58 and the Greenbury Gates Survey No. 63, Abstract No. 315, and being located near the intersection of Old Hwy 20 and Bella Parkway, Manor, TX.

Applicant: ALM Engineering, Inc.

Owner: Qualico MC, LLC and Chesmar Homes, LLC

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It consists of 60 residential lots, 1 drainage/PUE lot, and 1 landscape lot.

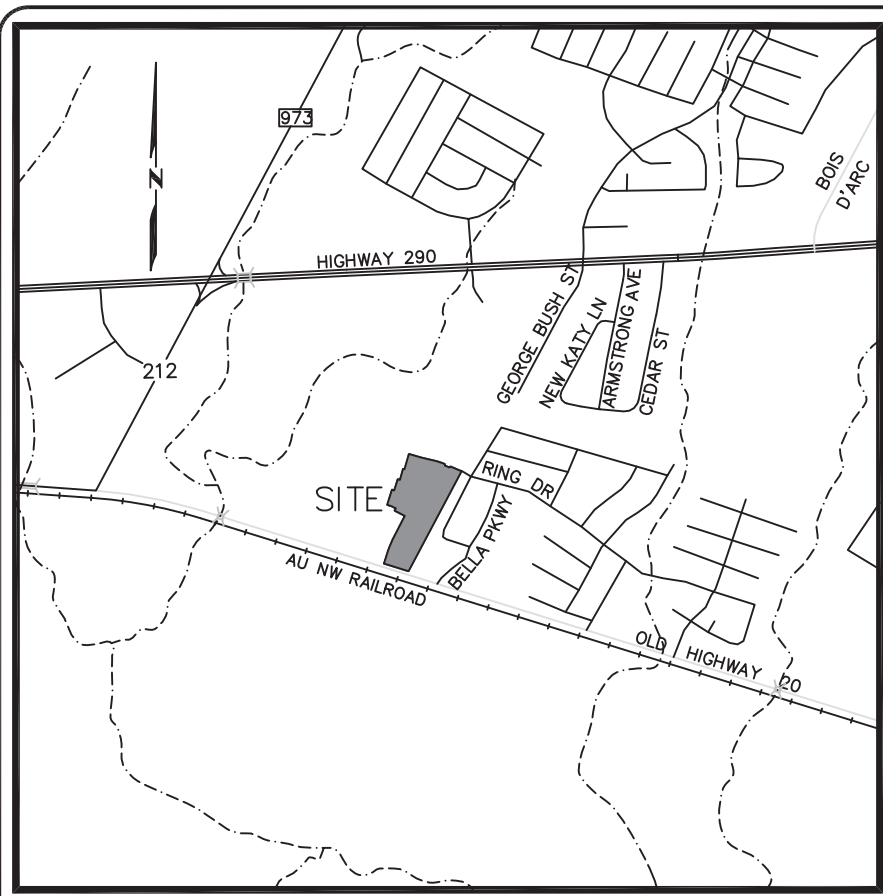
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

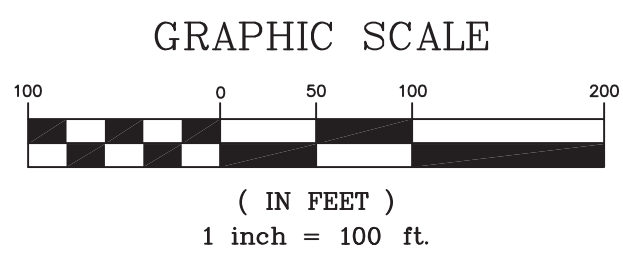
STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Final Plat for the Village at Manor Commons Phase 2, sixty-two (62) lots on 12.79 acres, more or less, out of the Calvin Barker Survey No. 38, Abstract No. 58 and the Greenbury Gates Survey No. 63, Abstract No. 315, and being located near the intersection of Old Hwy 20 and Bella Parkway, Manor, TX.

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



NOTE EASEMENT F:
Approximate location of Manville Water Supply Corporation Pipeline Easement, Vol. 4822, Pg. 1495. Said instrument states: "The easement hereby granted shall not exceed 15' in width, and Grantee is hereby authorized to designate the course of the easement herein conveyed except that when the pipe line is installed, the easement herein granted shall be limited to a strip of land 15' in width the centerline thereof being the pipe line as installed. The pipeline will be parallel and adjacent to the public road frontage, Old Hwy 20, east of Manor, TX."



QUALICO MC LLC AND
CHESMAR HOMES, LLC
CALLED 56.691 ACRES
DOC. NO. 2021163845
O.P.R.T.C.T.

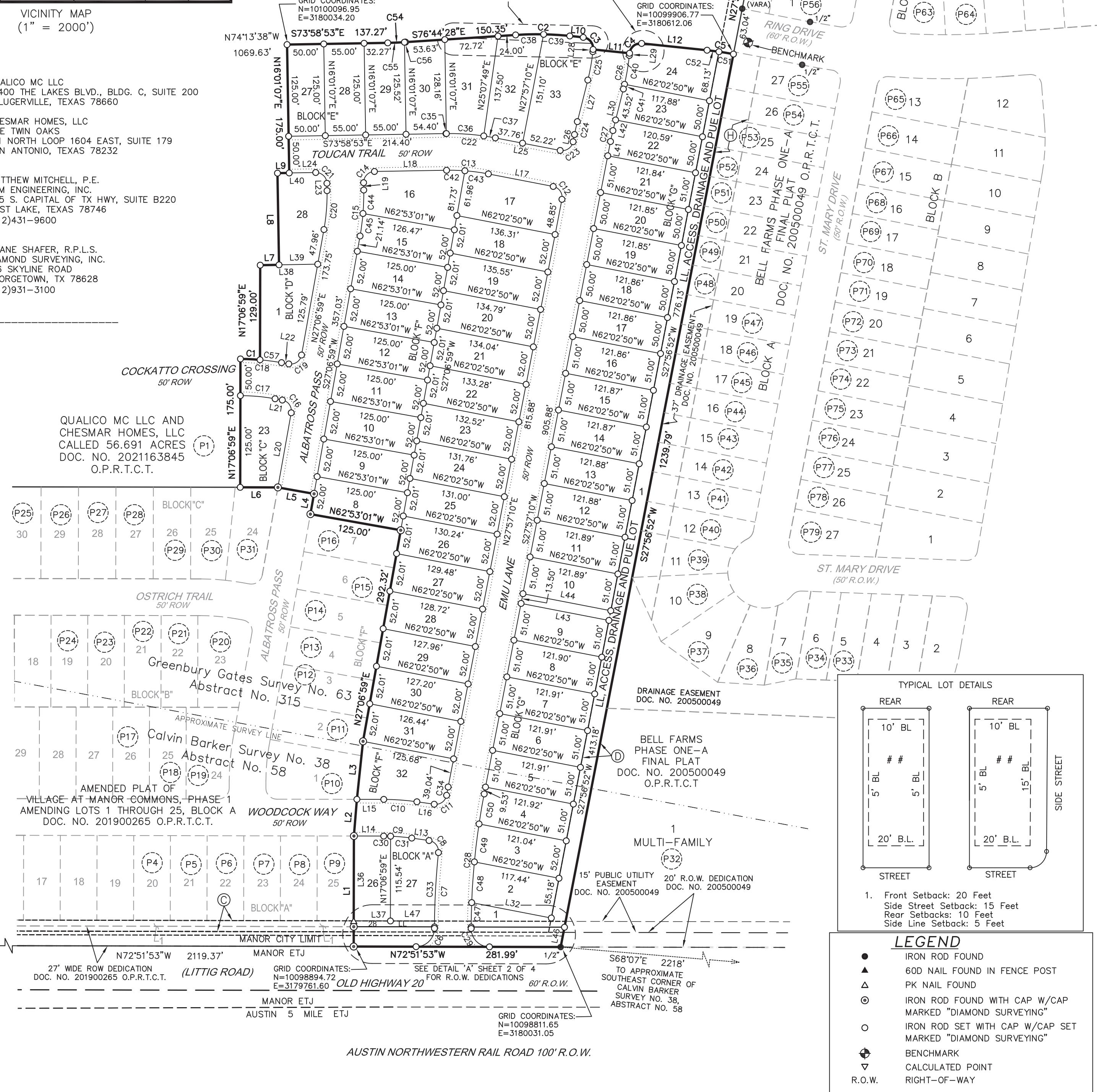
BRYANT & FREY
CONSTRUCTION CO.
CALLED 6.208 ACRES
DOC. NO. 2012050469
O.P.R.T.C.T.

OWNERS:
QUALICO MC LLC
14400 THE LAKES BLVD., BLDG. C, SUITE 200
PFLUGERVILLE, TEXAS 78660
CHESMAR HOMES, LLC
ONE TWIN OAKS
211 NORTH LOOP 1604 EAST, SUITE 179
SAN ANTONIO, TEXAS 78232

ENGINEER:
MATTHEW MITCHELL, P.E.
ALM ENGINEERING, INC.
925 S. CAPITAL OF TX HWY, SUITE B220
WEST LAKE, TEXAS 78746
(512)431-9600

SURVEYOR:
SHANE SHAFER, R.P.L.S.
DIAMOND SURVEYING, INC.
116 SKYLINE ROAD
GEORGETOWN, TX 78628
(512)931-3100

DATE: _____

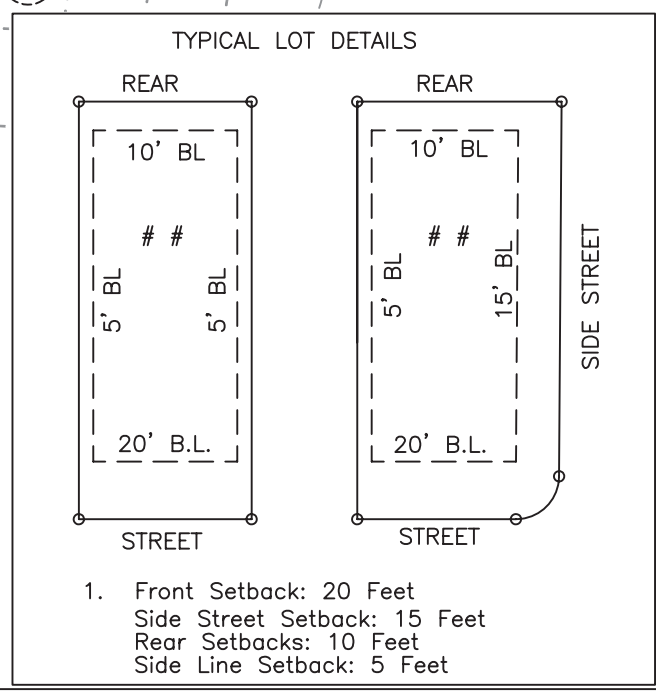


QUALICO MC LLC AND
CHESMAR HOMES, LLC
CALLED 56.691 ACRES
DOC. NO. 2021163845
O.P.R.T.C.T.

BLOCK "C"
30 29 28 27 26 25 24
P25 P26 P27 P28 P29 P30 P31

BLOCK "B"
18 19 20 21 22 23
P24 P23 P22 P21 P20

BLOCK "A"
17 18 19 20 21 22 23 24 25
P4 P5 P6 P7 P8 P9 P10 P11 P12 P13 P14 P15 P16 P17 P18 P19 P20 P21 P22 P23 P24 P25



- LEGEND**
- IRON ROD FOUND
 - ▲ 60D NAIL FOUND IN FENCE POST
 - △ PK NAIL FOUND
 - ⊙ IRON ROD FOUND WITH CAP W/CAP MARKED "DIAMOND SURVEYING"
 - IRON ROD SET WITH CAP W/CAP SET MARKED "DIAMOND SURVEYING"
 - ⊕ BENCHMARK
 - ▽ CALCULATED POINT
 - R.O.W. RIGHT-OF-WAY
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - PUE PUBLIC UTILITY EASEMENT
 - - - APPROXIMATE SURVEY LINE
 - ⋯ PROPOSED SIDEWALK
 - (P1) PROPERTY NO. FOR ADJOINING LAND OWNER (SEE TABLE SHEET 3 OF 4 "CURRENT ADJOINING LAND OWNERS")

ALM F-3565
ENGINEERING, INC.
925 S. CAPITAL OF TX HWY, STE B220
WEST LAKE HILLS, TEXAS 78746
(512) 431-9600

SHEET 1 OF 4

DIAMOND SURVEYING, INC.
116 SKYLINE ROAD, GEORGETOWN, TX 78628
(512) 931-3100
T.B.P.E.L.S. FIRM NO. 10006900

VILLAGE AT MANOR COMMONS PHASE 2
FINAL PLAT
12.787 ACRES
CITY OF MANOR, TRAVIS COUNTY, TEXAS



Texas Engineering Firm #4242

Date: Wednesday, July 1, 2020

MATTHEW MITCHELL
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR, TX. 78653

Dear MATTHEW MITCHELL,

The first submittal of the Village at Manor Commons Phase 2 Final Plat (*Final Plat*) submitted by ALM ENGINEERING, INC. and received on September 11, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.
2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.
3. Verify that the floodplain note is correct. A LOMR has been approved for this area.
4. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.
5. A copy of the deed restrictions or covenants should be provided if such documents are to be used.
6. A note should be added as to who will own and maintain the LL, Access, Drainage and PUE lots shown on the plat.
7. The right-of-way dedication should be shown along Old Highway 20.
8. The P&Z Chairperson is Philip Tryon.

7/1/2020 4:25:03 PM
Village at Manor Commons Phase 2 Final Plat
2020-P-1255-FP
Page 2

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

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

Thank you,



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



August 12, 2020

Jay Engineering Company, Inc.
P.O. Box 1220
Leander, TX 78646-1220

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR, TX. 78653

Engineer Review

1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.

RESPONSE: The email from Dolores Huerta COA – GDM approving and reserving the street names was uploaded with the construction plans. We have now uploaded this list with the Final Plat application.

2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.

RESPONSE: Noted.

3. Verify that the floodplain note is correct. A LOMR has been approved for this area.

RESPONSE: The floodplain revision date has been updated.

4. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.

RESPONSE: Noted.

5. A copy of the deed restrictions or covenants should be provided if such documents are to be used.

RESPONSE: A copy has been uploaded.

6. A note should be added as to who will own and maintain the LL, Access, Drainage and PUE lots shown on the plat.

RESPONSE: See note 18, Page 4.

7. The right-of-way dedication should be shown along Old Highway 20.

RESPONSE: See added detail on Page 2 for ROW dedication.

8. The P&Z Chairperson is Philip Tryon.

RESPONSE: Corrected.

If you have any questions, please contact me at (512) 431-9600.

Sincerely,

Matt Mitchell, P.E.



8-12-2020



Texas Engineering Firm #4242

Date: Tuesday, September 8, 2020

MATTHEW MITCHELL
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR 78653

Dear MATTHEW MITCHELL,

The subsequent submittal of the Village at Manor Commons Phase 2 Final Plat submitted by ALM ENGINEERING, INC. and received on September 11, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(c)(1)(xi), where new streets are being created and named, the applicant must have documentation from Travis County 911 Addressing demonstrating that the street names proposed on the Final Plat are not duplicated within the County.~~
- 2. Per City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A Subdivision Ordinance 263B Section 24(a)(2), the final plat cannot be approved until the Construction Plans are approved. The construction plans have NOT been approved at this time.**
- ~~3. Verify that the floodplain note is correct. A LOMR has been approved for this area.~~
- ~~4. Note that if the construction of all improvements needed to serve the subdivision is not completed prior to the filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements in accordance with the Ordinance.~~
- ~~5. A copy of the deed restrictions or covenants should be provide if such documents are to be used.~~
- ~~6. A note should be added as to who will own and maintain the LL, Access, Drainage and PUE lots shown on the plat.~~
- ~~7. The right-of-way dedication should be shown along Old Highway 20.~~
- ~~8. The P&Z Chairperson is Philip Tryon.~~

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

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

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

Thank you,



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



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Tuesday, September 14, 2021

MATTHEW MITCHELL
ALM ENGINEERING, INC.
925 S CAPITAL OF TX HWY
WEST LAKE HILLS 78746
almeng@sbcglobal.net

Permit Number 2020-P-1255-FP
Job Address: OLD HWY 20, MANOR 78653

Dear MATTHEW
MITCHELL,

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

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Final Plat for the Lagos Subdivision Phase 3, one hundred fifty-six (156) lots on 43.86 acre, more or less, out of the Calvin Barker Survey No. 38, Abstract 58, and being located near the intersection of Blake Manor Road and Hamilton Point Circle, Manor, TX.

Applicant: Kimley-Horn & Associates, Inc.

Owner: 706 Development Corp. and Pulte Homes of Texas, L.P.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. It consists of 152 single family lots, 1 commercial lot, 1 village cluster lot, 1 landscape lot, and 1 ROW dedication lot.

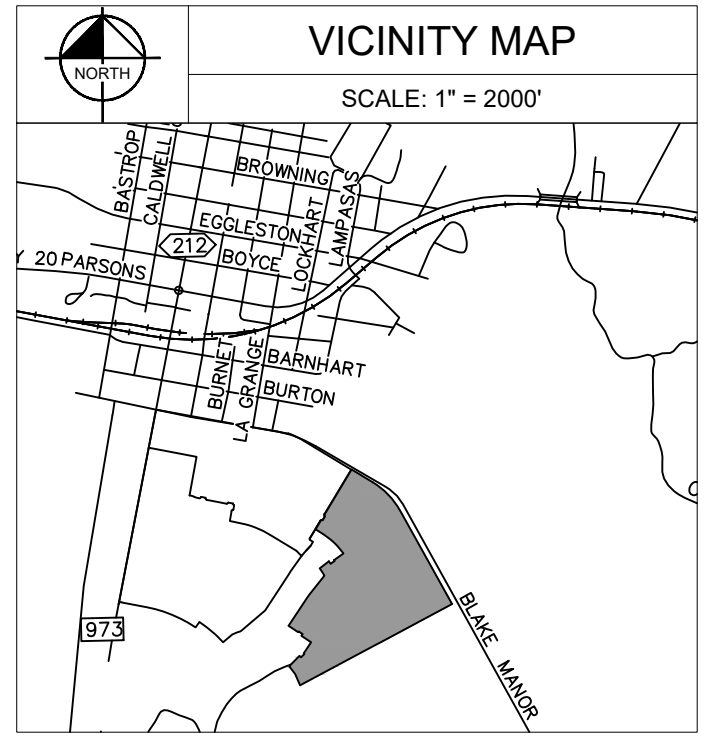
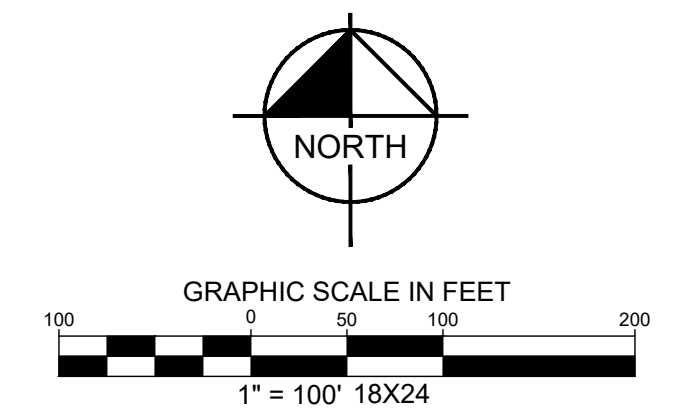
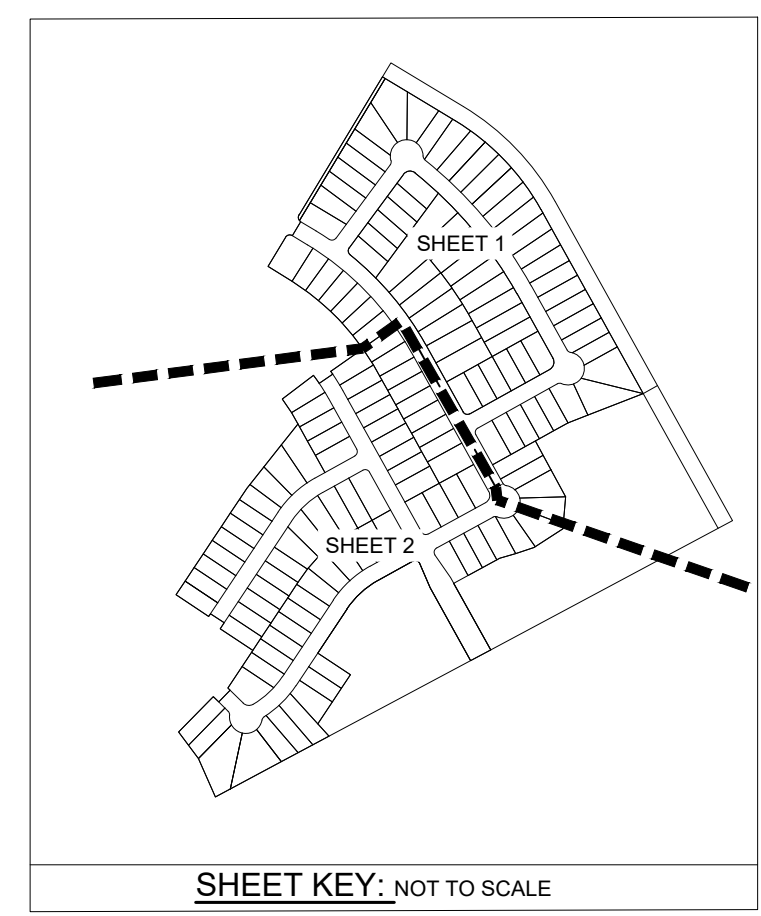
LEGAL REVIEW: NO
FISCAL IMPACT: NO
PRESENTATION: NO
ATTACHMENTS: YES

- Plat
- Engineer Comments
- Conformance Letter

STAFF RECOMMENDATION:

It is the City Staff's recommendation that the Planning and Zoning Commission approve a Final Plat for the Lagos Subdivision Phase 3, one hundred fifty-six (156) lots on 43.86 acre, more or less, out of the Calvin Barker Survey No. 38, Abstract 58, and being located near the intersection of Blake Manor Road and Hamilton Point Circle, Manor, TX.

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



LEGEND

- IRFC 1/2" IRON ROD FOUND W/ CAP
- FOUND "X" FOUND "X" ON CONCRETE
- IRSC 1/2" IRON ROD W/ "KHA" CAP SET
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY
- OPRTC OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- SIDEWALK LINE
- MATCH LINE
- ADJOINER BOUNDARY LINE
- PHASE 3 BOUNDARY LINE
- RIGHT-OF-WAY CENTER LINE
- RIGHT-OF-WAY LINE
- PHASE 3 LOT LINE
- BLOCK IDENTIFIERS

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

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

OWNER/DEVELOPER:
 PULTE HOMES OF TEXAS, L.P.
 9401 AMBERGLEN BOULEVARD, BLDG I, STE 150
 AUSTIN, TX 78729
 PH: (512) 532-3355
 CONTACT: STEPHEN ASHLOCK

OWNER/DEVELOPER:
 706 HIGHWAY CORPORATION
 9900 US HIGHWAY 290 E
 MANOR, TX 78653-9720
 PH: (512) 327-7415
 CONTACT: DANNY BARNETT

GENERAL INFORMATION:
 TOTAL ACREAGE..... 43.857 ACRES
 TOTAL LINEAR FEET OF ROW..... 5,442'
 ACREAGE OF ROW..... 6,526 ACRES
 NUMBER OF SINGLE FAMILY LOTS..... 152
 ACREAGE OF SINGLE FAMILY LOTS..... 25,828 ACRES
 NUMBER OF NON-RESIDENTIAL LOTS..... 4
 ACREAGE OF NON-RESIDENTIAL LOTS..... 11,503 ACRES
 TOTAL NUMBER OF LOTS..... 156

LOT TYPE SUMMARY TABLE

PHASE 3					
TYPE	A	B	C	D	VARIABLES
TOTAL LOTS	61	31	30	29	1
PERCENT (%)	40.13	20.39	19.74	19.08	0.66

LOT WIDTH TABLE

PHASE 3				
MINIMUM WIDTH	50'	60'	30' (CUL-DE-SAC)	TOTAL
TOTAL LOTS	116	27	9	152
PERCENT (%)	76.32	17.76	5.92	100.00

BLOCK	LOT	CLASSIFICATION	OWNERSHIP DESIGNATION
K	61	LANDSCAPE	HOA

FINAL PLAT - LAGOS PHASE 3
 43.857 ACRES
 BEING A PORTION OF A CALLED 72.132 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2021030519,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS

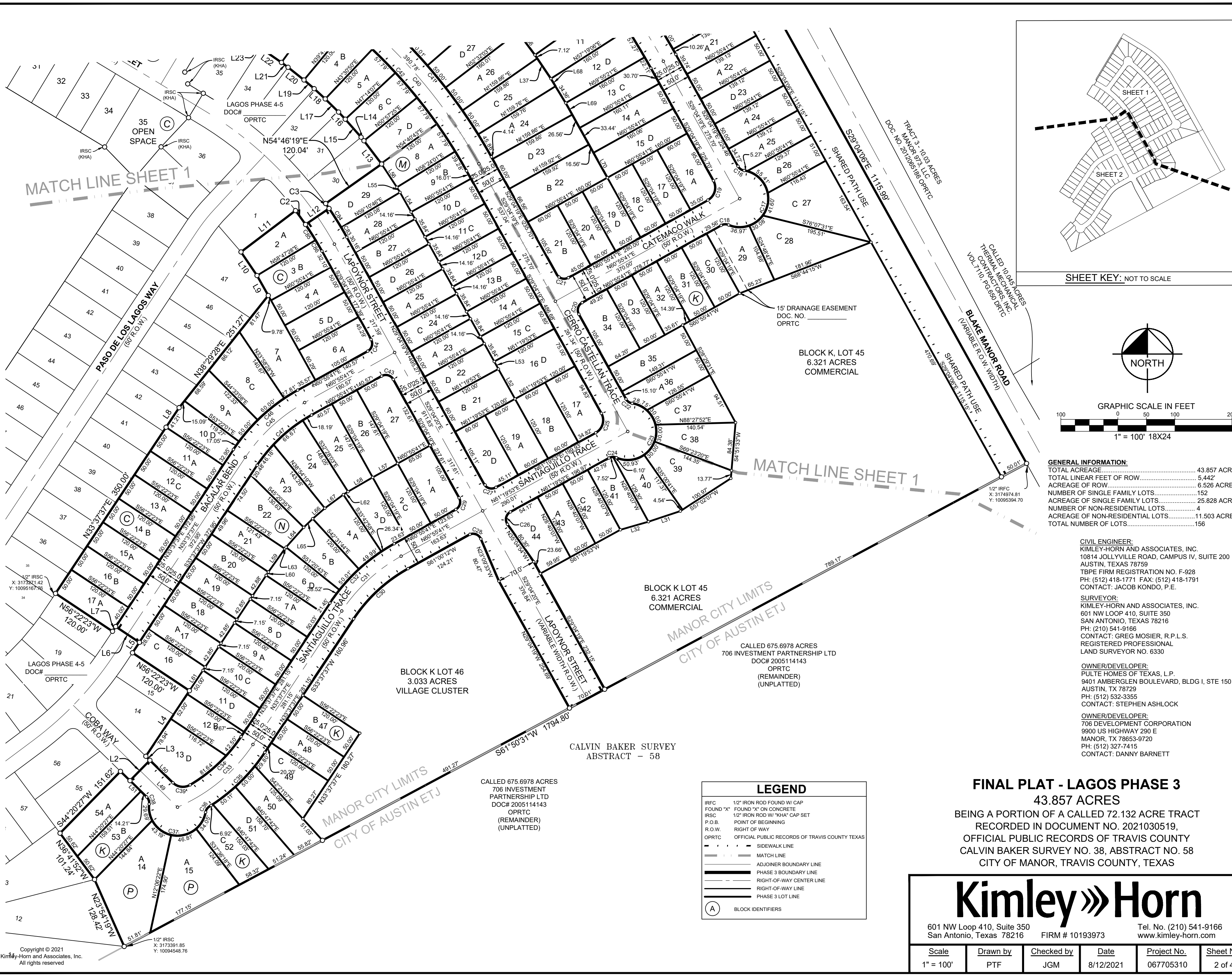
Kimley»Horn

601 NW Loop 410, Suite 350
 San Antonio, Texas 78216 FIRM # 10193973

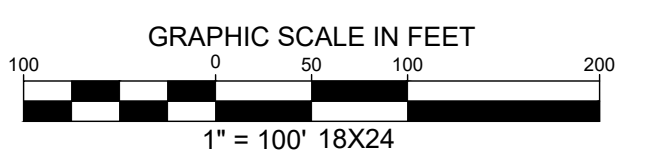
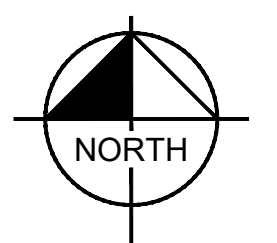
Tel. No. (210) 541-9166
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	JGM	8/12/2021	067705310	1 OF 4

DWG NAME: K:\S\A SURVEY\LAGOS DEVELOPMENT\067705310\LAGOS PHASE 3. 4. & SIDEWALKS\LAGOS PHASE 3 PLAT NEW DWG PLOTTED BY: GONZALEZ, DAVID 8/12/2021 11:50 AM LAST SAVED: 8/12/2021 11:49 AM



SHEET KEY: NOT TO SCALE



GENERAL INFORMATION:

TOTAL ACRES	43.857 ACRES
TOTAL LINEAR FEET OF ROW	5,442'
ACREAGE OF ROW	6.526 ACRES
NUMBER OF SINGLE FAMILY LOTS	152
ACREAGE OF SINGLE FAMILY LOTS	25.828 ACRES
NUMBER OF NON-RESIDENTIAL LOTS	4
ACREAGE OF NON-RESIDENTIAL LOTS	11.503 ACRES
TOTAL NUMBER OF LOTS	156

CIVIL ENGINEER:
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 10814 JOLLYVILLE ROAD, CAMPUS IV, SUITE 200
 AUSTIN, TEXAS 78759
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 CONTACT: JACOB KONDO, P.E.

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

OWNER/DEVELOPER:
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 9401 AMBERGLEN BOULEVARD, BLDG I, STE 150
 AUSTIN, TX 78729
 PH: (512) 532-3355
 CONTACT: STEPHEN ASHLOCK

OWNER/DEVELOPER:
 706 DEVELOPMENT CORPORATION
 9900 US HIGHWAY 290 E
 MANOR, TX 78653-9720
 PH: (512) 327-7415
 CONTACT: DANNY BARNETT

BLOCK K LOT 45
 6.321 ACRES
 COMMERCIAL

CALLED 675.6978 ACRES
 706 INVESTMENT PARTNERSHIP LTD
 DOC# 2005114143
 OPRTC
 (REMAINDER)
 (UNPLATTED)

BLOCK K LOT 46
 3.033 ACRES
 VILLAGE CLUSTER

CALVIN BAKER SURVEY
 ABSTRACT - 58

CALLED 675.6978 ACRES
 706 INVESTMENT PARTNERSHIP LTD
 DOC# 2005114143
 OPRTC
 (REMAINDER)
 (UNPLATTED)

LEGEND

IRFC	1/2" IRON ROD FOUND W/ CAP
FOUND "X"	FOUND "X" ON CONCRETE
IRSC	1/2" IRON ROD W/ "KHA" CAP SET
P.O.B.	POINT OF BEGINNING
R.O.W.	RIGHT OF WAY
OPRTC	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS
- - -	SIDEWALK LINE
- - - -	MATCH LINE
---	ADJOINER BOUNDARY LINE
---	PHASE 3 BOUNDARY LINE
---	RIGHT-OF-WAY CENTER LINE
---	RIGHT-OF-WAY LINE
---	PHASE 3 LOT LINE
(A)	BLOCK IDENTIFIERS

FINAL PLAT - LAGOS PHASE 3
43.857 ACRES
 BEING A PORTION OF A CALLED 72.132 ACRE TRACT
 RECORDED IN DOCUMENT NO. 2021030519,
 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 CALVIN BAKER SURVEY NO. 38, ABSTRACT NO. 58
 CITY OF MANOR, TRAVIS COUNTY, TEXAS



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

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	PTF	JGM	8/12/2021	067705310	2 of 4



Texas Engineering Firm #4242

Date: Wednesday, April 7, 2021

Jacob Kondo
 Kimley-Horn
 10814 Jollyville Road, Bldg 4, Ste 200
 Austin 78759
 jacob.kondo@kimley-horn.com

Permit Number 2021-P-1312-FP
 Job Address: Lagos Phase 3 Final Plat, Manor, TX. 78653

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Dear Jacob Kondo,

The first submittal of the Lagos Phase 3 Final Plat (*Final Plat*) submitted by Kimley-Horn and received on August 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.
2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance.
3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.
4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.
5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.
6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.
7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.

4/7/2021 1:38:40 PM
Lagos Phase 3 Final Plat
2021-P-1312-FP
Page 2

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.
9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.
10. Update the City Signature Block on the last page of the plat to the following names:
 - a. Philip Tryon, Chairperson
 - b. Lluvia T. Alamaraz, City Secretary
 - c. Honorable Dr. Larry Wallace, Jr. , Mayor of the City of Manor
11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

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

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

Thank you,



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



KHA Project No. 069241722

June 01, 2021

Jay Engineering Company, Inc.
 ATTN: Pauline Gray, P.E., Staff Engineer
 P.O. Box 1220
 Leander, Texas 78646-1220

**RE: 2021-P-1312-FP
 Lagos Phase 3 Final Plat
 Near southeast corner of FM 973 & Blake Manor Road, Manor, TX 78653**

Dear Pauline Gray, P.E.:

Please accept this Comment Response Letter in reply to Jay Engineering Company's review regarding the above referenced project for compliance with the City of Manor Subdivision Ordinance 263B. Original comments have been included for reference. Kimley-Horn responses are listed in **maroon**.

1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.

Response: Acknowledged, the plat that is included with this submittal has been sealed by the surveyor.

2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance.

Response: The owner's names and the property lines of property within 300' of the subdivision boundary are now shown on the updated plat.

3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.

Response: The setback key has been added to sheet 4 of 4, please see the updated plat.

4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.

Response:

5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.

Response:

6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.

Response: The setback key for each lot designation has been added to sheet 4 of 4, the key depicts all the setbacks as dashed lines. Please see the updated plat.

7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.

Response: Acknowledged, financial assurance will be provided before filing the plat for recordation. Please see the document titled "7. OPC Review Letter 12-14-2020".

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.

Response: A copy of the deed has been included with this submittal, please see the document titled "8. Deed2005114143".

9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.

Response: Performance and Maintenance bonds will be provided by the awarded contractor to the City prior to plat approval.

10. Update the City Signature Block on the last page of the plat to the following names:

- a. Philip Tryon, Chairperson
- b. Lluvia T. Alamaraz, City Secretary
- c. Honorable Dr. Larry Wallace, Jr. , Mayor of the City of Manor

Response: The City Signature block on the last page has been updated.

11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

Response: Acknowledged.



Should you have any questions or require additional information, please feel free to contact me directly.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jacob Kondo". The signature is written in a cursive, slightly slanted style.

Jacob Kondo, P.E.
(737) 471-0326
jacob.kondo@kimley-horn.com



Texas Engineering Firm #4242

Date: Wednesday, July 21, 2021

Jacob Kondo
 Kimley-Horn
 10814 Jollyville Road, Bldg 4, Ste 200
 Austin 78759
 jacob.kondo@kimley-horn.com

1500 County Road 269
 Leander, TX 78641

PO Box 2029
 Leander, TX 78646-2029

Permit Number 2021-P-1312-FP
 Job Address: Lagos Phase 3 Final Plat, Manor 78653

Dear Jacob Kondo,

The subsequent submittal of the Lagos Phase 3 Final Plat submitted by Kimley-Horn and received on August 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.~~
- 2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance. The lots located in Hamilton Point should have owners listed. Any lots that are individually owned in previously constructed Phases in Lagos should be provided.**
- ~~3. Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.~~
- ~~4. True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.~~
- 5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.**
- ~~6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.~~
- ~~7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.~~

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.

~~9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.~~

~~10. Update the City Signature Block on the last page of the plat to the following names:~~

~~a. Philip Tryon, Chairperson~~

~~b. Lluvia T. Alamaraz, City Secretary~~

~~c. Honorable Dr. Larry Wallace, Jr., Mayor of the City of Manor~~

11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

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

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

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

Thank you,



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



KHA Project No. 069241722

July 23, 2021

Pauline Gray
 Jay Engineering
 1500 Country Road 269
 Leander, TX 78646

RE: **Lagos Phase 3 Final Plat**
Permit Number 2021-P-1312-FP

Dear Ms. Gray:

Please accept this Comment Response Letter in reply to the City of Manor-Travis County's review of plans for the above referenced project, dated July 21, 2021. Original comments have been included for reference. All Kimley-Horn responses are listed in **blue**.

REVIEWERS:
 Engineer Review- Pauline Gray

Pauline Gray- (512) 259-3882

1. ~~The surveyor shall affix their seal to the plat per Section 24(c)(1)(ii) of the City of Manor Subdivision Ordinance.~~
2. The owner's names and the property lines of property within 300 feet of the subdivision boundary along with the plat or deed references shall be shown per Section 24(c)(1)(v) of the City of Manor Subdivision Ordinance. The lots located in Hamilton Point should have owners listed. Any lots that are individually owned in previously constructed Phases in Lagos should be provided.
Response: A table has been added to sheet 3 showing all of the adjacent property owners, please see the updated plat.
3. ~~Public utility and drainage easements, and setbacks shall conform to the requirement of the designated land use per Section 24(c)(1)(ix) of the City of Manor Subdivision Ordinance. These were not shown or listed on the plat and could not be verified.~~
4. ~~True bearing and distances to nearest established street lines, official monuments or existing subdivision corners shall be accurately described on the plat and rotated to state plan coordinate system. Using said system, X and Y coordinates shall be identified for four property corners. Per Section 24(c)(3)(i) of the City of Manor Subdivision Ordinance.~~
5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision plat shall be located with respect to a

corner of the original survey of which it is part per Section 24(c)(3)(iii) of the City of Manor Subdivision Ordinance.

Response: Please see the updated plat.

~~6. The location of building setback lines, as required by the City's Zoning Ordinance and indicated by dashed lines on the plat, and the location, dimensions, and descriptions of all required with the subdivision shall be shown per Section 24(c)(4)(vi) of the City of Manor Subdivision Ordinance.~~

~~7. If the construction of all improvements needed to serve the subdivision are not completed prior to filing of the plat for recordation then the developer must provide financial assurance for the completion of the remainder of those improvements per Section 24(c)(5)(iii) of the City of Manor Subdivision Ordinance.~~

8. Copies of the deed restrictions or covenants, if these documents are to be used shall be provided per Section 24(d)(2)(iv) of the City of Manor Subdivision Ordinance.

Response: There are no deed restrictions or covenants associated with Lagos Phase 3.

~~9. Performance and maintenance guarantees are required by the City per Section 24(d)(2)(vi) of the City of Manor Subdivision Ordinance.~~

10. Update the City Signature Block on the last page of the plat to the following names:

- a. Philip Tryon, Chairperson
- b. Lluvia T. Alamaraz, City Secretary
- c. Honorable Dr. Larry Wallace, Jr., Mayor of the City of Manor

11. Please contact A.J. Girondo, P.E. (agirondo@gbateam.com) with any questions regarding review comments.

Response: Acknowledged.



END OF COMMENT REPORT

Should you have questions or require additional information, please feel free to contact me.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

A handwritten signature in black ink that reads "Jacob Kondo".

Jacob Kondo, P.E.
Project Manager
(512) 418-1771
Jacob.Kondo@kimley-horn.com



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Wednesday, September 8, 2021

Jacob Kondo
Kimley-Horn
10814 Jollyville Road, Bldg 4, Ste 200
Austin 78759
jacob.kondo@kimley-horn.com

Permit Number 2021-P-1312-FP
Job Address: Lagos Phase 3 Final Plat, Manor 78653

Dear Jacob Kondo,

We have conducted a review of the final plat for the above-referenced project, submitted by Jacob Kondo and received by our office on August 13, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

Consideration, discussion, and possible action on a Short Form Final Plat for the Hill Lane Industrial Subdivision, two (2) lots on 46.45 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located at 10111 Hill Lane, Manor, TX.

Applicant: Garza EMC

Owner: Butler Family Partnership, Ltd.

BACKGROUND/SUMMARY:

This plat has been approved by our engineers. The property was previously zoned to Light Industrial, and they are platting the property into 2 lots for proposed distribution centers totaling 307,000 sf, which are in permit review.

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

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

STAFF RECOMMENDATION:

It is the City Staff’s recommendation that the Planning and Zoning Commission approve a Short Form Final Plat for the Hill Lane Industrial Subdivision, two (2) lots on 46.45 acres, more or less, out of the James Manor Survey No. 40, Abstract 546, and being located at 10111 Hill Lane, Manor, TX.

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



07/01/2021

Mr. Scott Dunlop
City of Manor Development services
105 E. Eggleston Street
Manor, Texas 77865

RE: Engineer's Summary Letter
Short Form Final Plat Application
Hill Industrial
Austin, Travis County, Texas

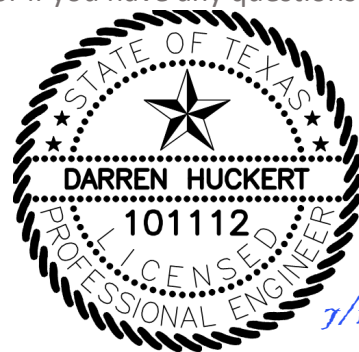
Dear Mr. Dunlop,

On behalf of the owner, Butler Family Partnership LTD, Garza EMC is submitting this Short Form Final Plat Application for the above referenced project. We request for this plat to be reviewed under Manor Code of Ordinances, Chapter 10, Exhibit A, Article II, Section 20B Alternative Review Procedure. The parent tract consists of 100 acres out of the James Manor Survey No. 40 Abstract 546, which is located northeast of the intersection of SH 130 and Hwy 290 and is bounded to the north by Hill Lane. The subject short form plat is comprised of the eastern 46.45 acres within the Manor City Limits and is proposed to be subdivided into a two (2) lot subdivision with this application.

This site is located within the Gilleland Creek Watershed with no portion of the site located within the Edwards Aquifer Recharge or Transition Zone. The southern portion of the site lies within the Federal Emergency Management Agency 100-year and 500-year floodplains.

Please contact our office should you require any additional items or if you have any questions in your review of the application.

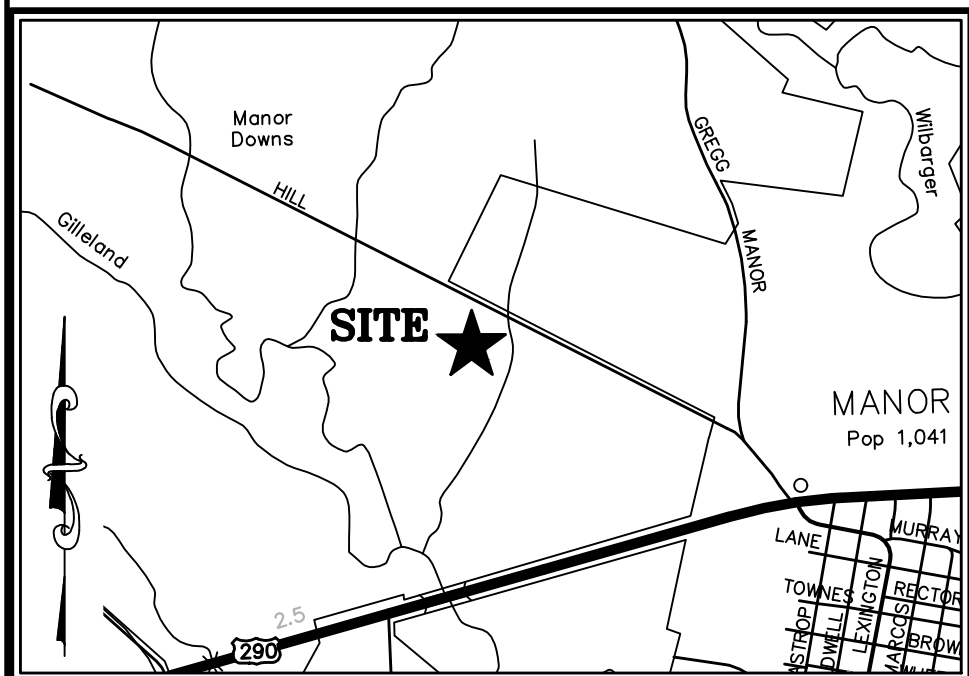
Sincerely,
Darren Huckert, P.E., LEED AP
Vice President



7/1/2021

V:\113604-00007\Civil\01-Word Docs\Reports\Drainage Study\Cold Site Drainage Report.docx\CA

Garza EMC, LLC
7708 Rialto Blvd.
Suite 125
Austin, Texas 78735
o: 512.298
f: 512.298
www.garzaemc.com



VICINITY MAP

SCALE: 1" = 2000'

SURVEY CONTROL:
STATE PLANE GRID CONTROL FOR THIS SURVEY IS BASED ON A 1/2" IRON ROD WITH "4WARD CONTROL" CAP SET, GRID COORDINATES AND ELEVATIONS (NAVD 88) SHOWN HEREON WERE DERIVED FROM GPS STATIC OBSERVATIONS ON DATE MARCH 25, 2021, STATIC DATA PROCESSED BY O.P.U.S.

LOT SUMMARY:
TOTAL NUMBER OF LOTS : 2

LOT 1	30.5778 ACRES	(1,331,970 SQ. FT.)
LOT 2	15.7138 ACRES	(684,493 SQ. FT.)
R.O.W. DEDICATION	0.1578 ACRE	(6,872 SQ. FT.)
TOTAL	46.4494 ACRES	(2,023,335 SQ. FT.)

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N62°24'06"W	511.25'
L2	S62°14'20"E	1,375.18'
L3	N26°57'52"E	40.79'
L4	N63°02'08"W	119.97'
L5	S43°49'52"W	5,141.23'

CURVE TABLE							
CURVE #	RADIUS	LENGTH	DELTA	BEARING	DISTANCE		
C1	3,760.84'	314.40'	4°47'23"	N40°48'24"E	314.31'		

SURVEY CONTROL POINT
GRID N: 10,104,517.99
GRID E: 3,166,279.68
ELEV. = 538.52'

GRID N: 10,103,635.37
GRID E: 3,167,944.55

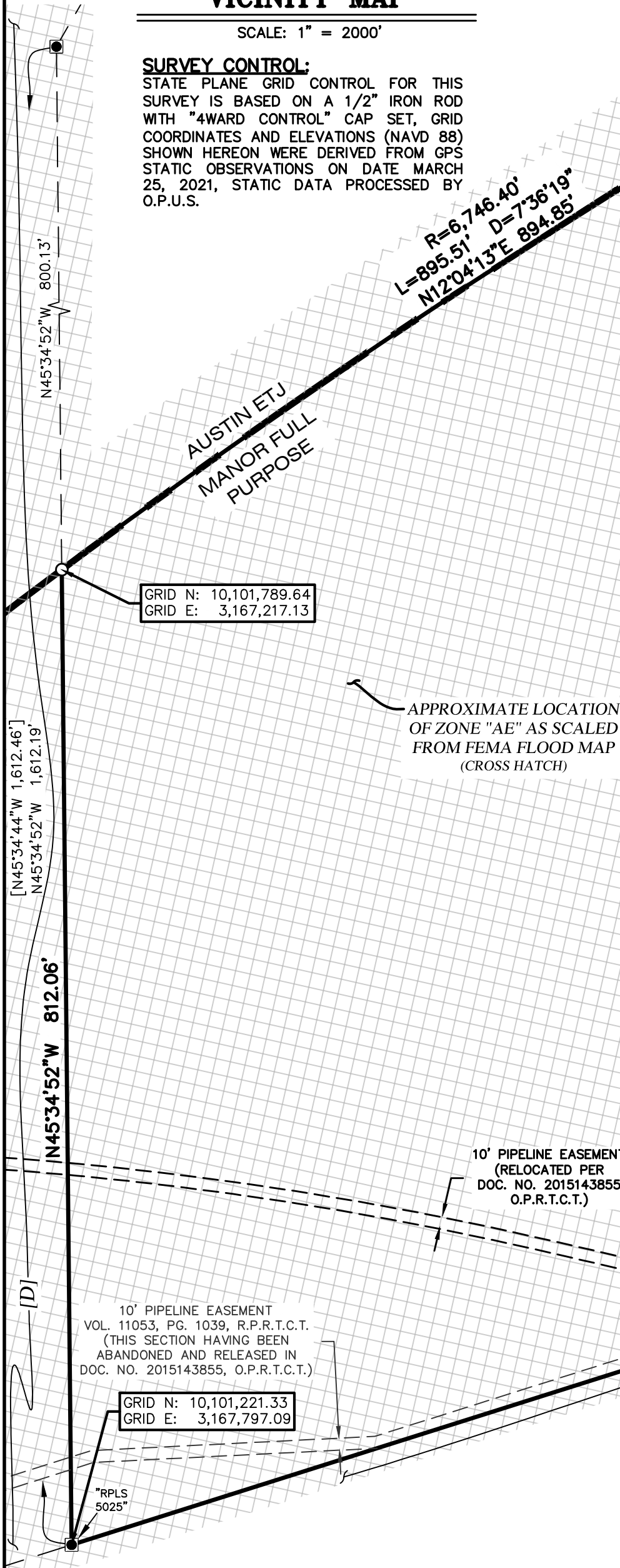
APPROXIMATE LOCATION OF SURVEY LINE
CALLED 24.811 ACRES
2020 ADELANTE, LLC
DOC. NO. 2020246195, O.P.R.T.C.T.

JAMES MANOR SURVEY NO. 40 ABSTRACT NO. 546

LOT 2 LIGHT INDUSTRIAL

LOT 1 LIGHT INDUSTRIAL

HILL LANE (R.O.W. VARIES)



R=6,746.40'
L=895.51'
N12°04'13"E 894.85'

APPROXIMATE LOCATION OF ZONE "AE" AS SCALED FROM FEMA FLOOD MAP (CROSS HATCH)

APPROXIMATE LOCATION OF ZONE "X" (SHADED) AS SCALED FROM FEMA FLOOD MAP (SOLID HATCH)

10' PIPELINE EASEMENT
VOL. 11053, PG. 1039, R.P.R.T.C.T.;
DOC. NO. 2011042154, O.P.R.T.C.T.;
DOC. NO. 2011147986, O.P.R.T.C.T.;
DOC. NO. 2015143855, O.P.R.T.C.T.

10' PIPELINE EASEMENT (RELOCATED PER DOC. NO. 2015143855 O.P.R.T.C.T.)

10' PIPELINE EASEMENT
VOL. 11053, PG. 1039, R.P.R.T.C.T.
(THIS SECTION HAVING BEEN ABANDONED AND RELEASED PER DOC. NO. 2015143855, O.P.R.T.C.T.)

REMAINDER OF A CALLED 104.825 ACRES
LAS ENTRADAS DEVELOPMENT CORPORATION
DOC. NO. 2007002485, O.P.R.T.C.T.

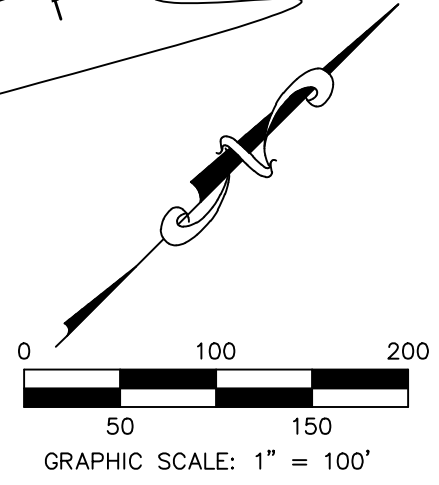
FLOODPLAIN NOTE:

THIS PROPERTY IS LOCATED PARTIALLY WITHIN ZONE 'X' (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AND PARTIALLY WITHIN ZONE X (SHADED), AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AND PARTIALLY WITHIN ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD AS SHOWN ON F.I.R.M. MAP NO. 48453C0480J, TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS, MAP REVISED AUGUST 18, 2014.

BEARING BASIS:

ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, GRID NORTH, CENTRAL ZONE, (4203), NAD83, ALL DISTANCES WERE ADJUSTED TO SURFACE USING A COMBINED SCALE FACTOR OF 1.000081326605.

LOT 1, BLOCK A
0.132 ACRE
R.O.W. DEDICATION



LEGEND

	PROPERTY LINE		SURVEY CONTROL POINT		1/2" IRON ROD FOUND (UNLESS NOTED)	D.R.T.C.T.	DEED RECORDS, TRAVIS COUNTY, TEXAS
	EXISTING PROPERTY LINES		VOL./PG. VOLUME, PAGE		3/4" IRON PIPE FOUND (UNLESS NOTED)	(.....)	RECORD INFORMATION PER PLAT VOL. 4282 PG. 1082
	EXISTING EASEMENTS		DOC. NO. DOCUMENT NUMBER		OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS	[.....]	RECORD INFORMATION PER DEED DOC. NO. 2018018641
	IRON ROD WITH "CHAPARRAL" CAP FOUND (UNLESS NOTED)		R.O.W. RIGHT-OF-WAY		REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS	{.....}	RECORD INFORMATION PER PLAT DOC. NO. 202000038
	1/2" IRON ROD WITH "4WARD BOUNDARY" CAP SET		B.L. BUILDING LINE				
	CALCULATED POINT						

FINAL PLAT OF HILL INDUSTRIAL City of Manor, Travis County, Texas

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

Date:	8/10/2021
Project:	01228
Scale:	1" = 100'
Reviewer:	DV
Tech:	DV
Field Crew:	TS/JTC
Survey Date:	JUNE 2021
Sheet:	1 OF X

#C8J-2021-00XX.OA



Texas Engineering Firm #4242

Date: Monday, August 9, 2021

Darren Huckert
Garza EMC
7708 Rialto Blvd, Ste. 125
Austin TX 78735
dhuckert@garzaemc.com

Permit Number 2021-P-1341-SF
Job Address: Hill Lane - Butler Tract Industrial, Manor , TX. 78653

Dear Darren Huckert,

The first submittal of the Hill Lane - Butler Tract Industrial (*Short Form Final Plat*) submitted by Garza EMC and received on August 13, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. The proposed uses and reservations for each lot should be provided on the plat.
2. A right-of-way (ROW) dedication is required for the lot. For the ROW calculations, it is currently a 50' ROW. Each property on either side of Hill Lane needs to dedicate 7' of ROW. Please provide 7' of ROW dedication on the proposed lot along Hill Lane.
3. The locations of building setback lines should be provided on the plat.
4. Plat note #2 should be updated to read what type of easements.
5. Plat note #10 can be removed as no public streets are proposed with the project.
6. Final copies of the plat are to be sealed by both the engineer and surveyor.

8/9/2021 10:02:24 AM
Hill Lane - Butler Tract Industrial
2021-P-1341-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.
Senior Engineer
Jay Engineering, a Division of GBA



August 12, 2021

Mr. Scott Dunlop
City of Manor Development Services
105 E. Eggleston Street
Manor, Texas 77865

Re: Comment Response Letter
Short Form Final Plat Application
Hill Industrial
Austin, Travis County, Texas

Dear Mr. Dunlop,

On behalf of the owner, Butler Family Partnership LTD, Garza EMC is resubmitting this Short Form Final Plat Application for the above referenced project with the following comments addressed.

1. The proposed uses and reservations for each lot should be provided on the plat.
Uses have been provided.
2. A right-of-way (ROW) dedication is required for the lot. For the ROW calculations, it is currently a 50' ROW. Each property on either side of Hill Lane needs to dedicate 7' of ROW. Please provide 7' of ROW dedication on the proposed lot along Hill Lane.
The 7' ROW is shown along Hill Lane and has been labeled.
3. The locations of building setback lines should be provided on the plat.
Setbacks are not required for IN-1 zoning.
4. Plat note #2 should be updated to read what type of easements.
Plat note #2 updated to specify the pipeline easements.
5. Plat note #10 can be removed as no public streets are proposed with the project.
Plat note #10 has been removed.
6. Final copies of the plat are to be sealed by both the engineer and surveyor.



Please contact our office should you require any additional items or if you have any questions in your review of the application.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jonathan McKee', written over a horizontal line.

Jonathan McKee, P.E.
Vice President
GarzaEMC, LLC



Texas Engineering Firm #4242

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Date: Friday, September 3, 2021

Darren Huckert
Garza EMC
7708 Rialto Blvd, Ste. 125
Austin TX 78735
dhuckert@garzaemc.com

Permit Number 2021-P-1341-SF
Job Address: Hill Lane - Butler Tract Industrial, Manor 78653

Dear Darren Huckert,

We have conducted a review of the final plat for the above-referenced project, submitted by Darren Huckert and received by our office on August 13, 2021, for conformance with City of Manor Code of Ordinances Chapter 10, Section 10.02 Exhibit A, Article II, Section 24. The Plat appears to be in general compliance with City Ordinance requirements and we, therefore, take no exception to their approval as presented. Please submit TWO (2) mylar copies of the final plat along with a current tax certificate and a check made out to Travis County for the filing fees to the City of Manor for signatures. One mylar is for City records and the other is for Travis County.

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

Sincerely,

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

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



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

BACKGROUND/SUMMARY:

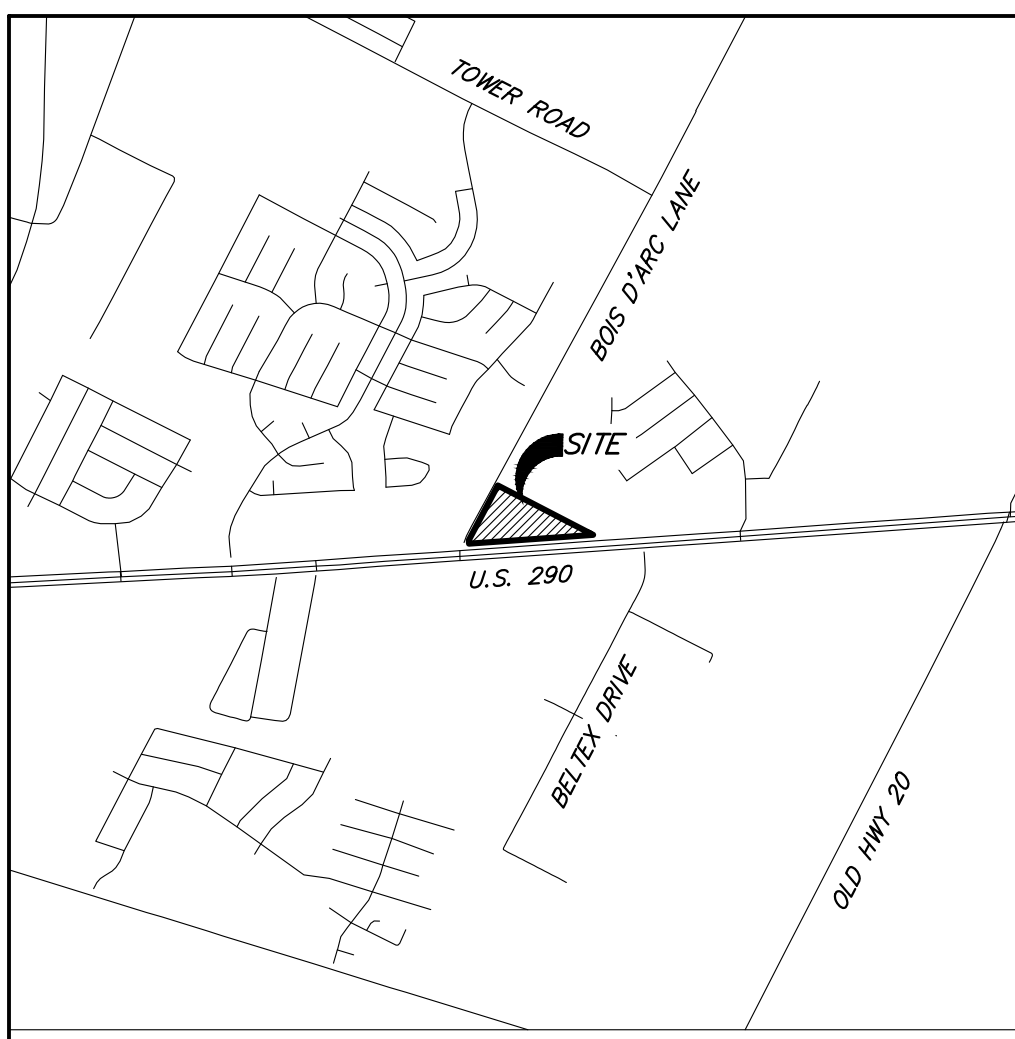
This is a one lot subdivision to plat approximately 9 acres for future development. This lot was zoned C-2 Medium Commercial in March 2021. This plat is being reviewed under our Standard Review Process so review comments, if any, on the plat are provided by engineer to the Municipal Authority (P&Z) who then provide them to the applicant on or before the 15th day. Review comments, if any, will be provided to Commissioners as late backup prior to or on the day of the meeting. The Municipal Authority can take one of three actions; approve, approve with conditions, or deny based on comments. Staff will recommend an action the night of the meeting depending on what is provided by the engineer.

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

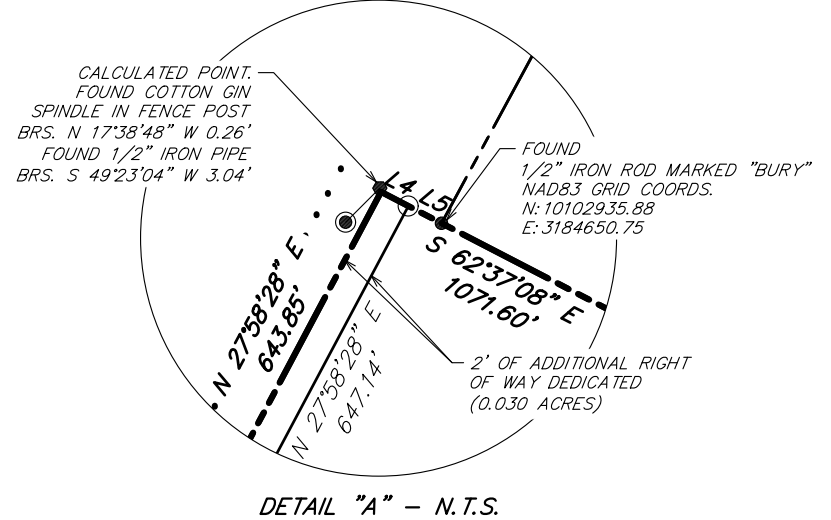
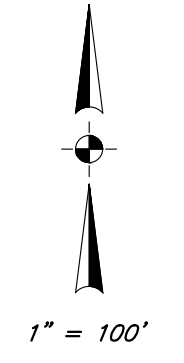
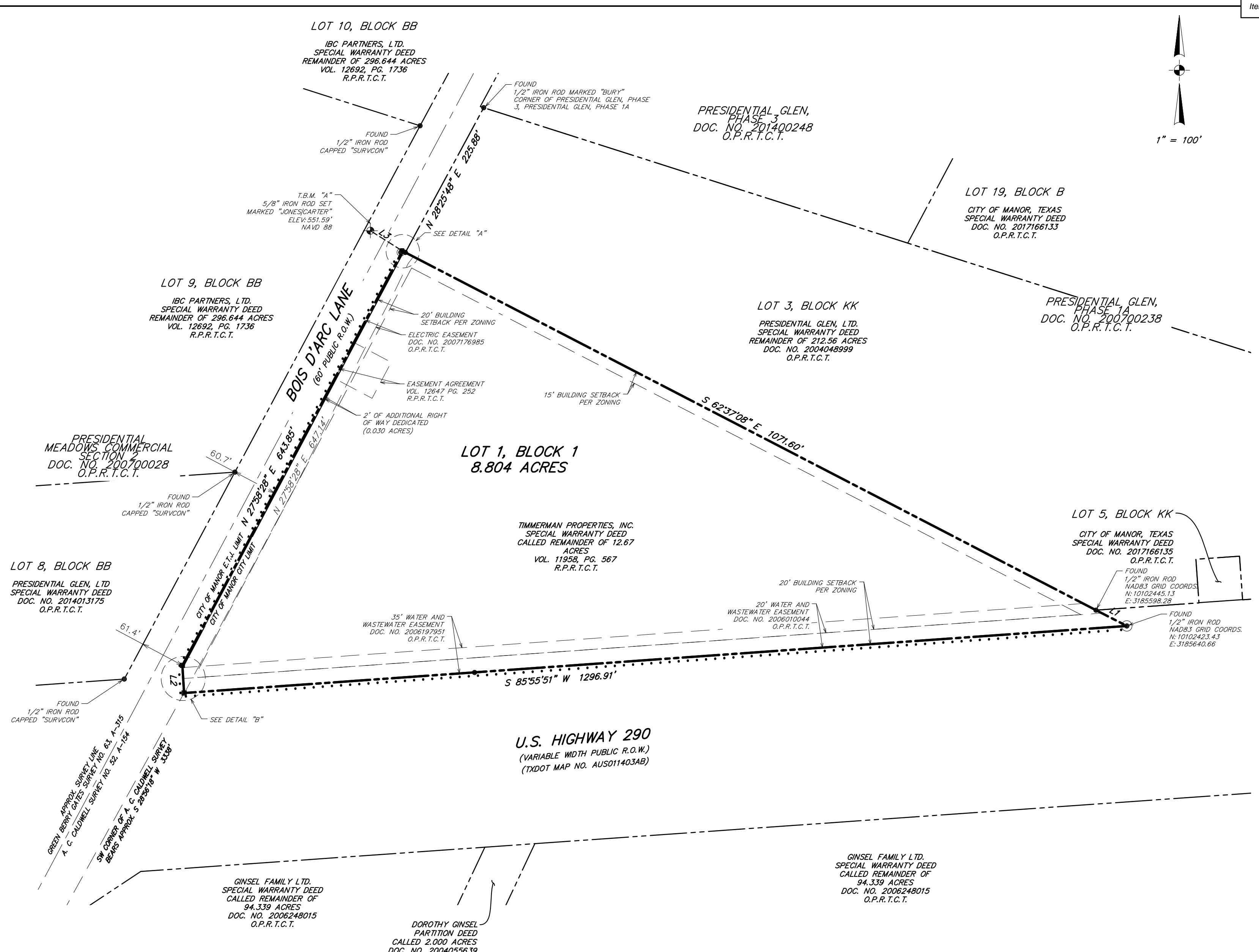
- Plat
- Engineer Comments

STAFF RECOMMENDATION:

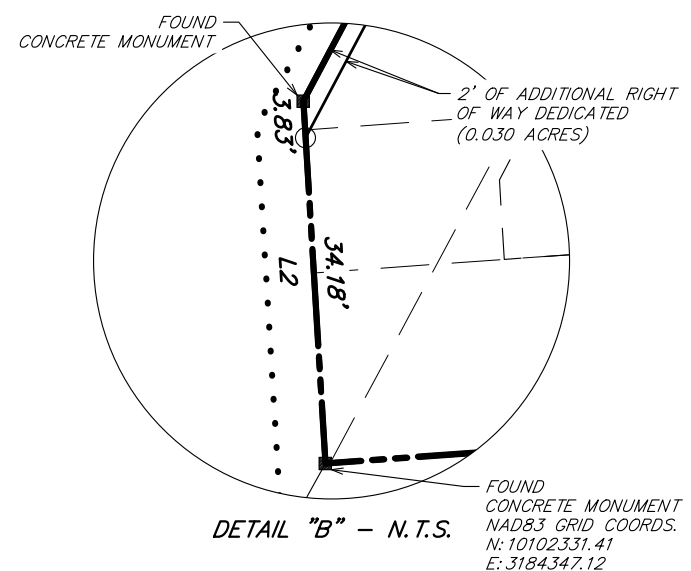
PLANNING & ZONING COMMISSION: Recommend Approval Disapproval None



VICINITY MAP - 1" = 2000'



DETAIL "A" - N.T.S.



DETAIL "B" - N.T.S.

DEVELOPER:
RYPER, LLC
10025 DIANELLA LANE
AUSTIN, TX, 78759

RECORD OWNER:
TIMMERMAN PROPERTIES, INC.
115 FRANKLIN BLVD
AUSTIN, TX, 78751
512-453-1327

ENGINEER:
PROFESSIONAL STRUCIVL ENGINEERS, INC.
2205 W. PARMER LN, STE 201
AUSTIN, TX, 78727
512-238-6422
ATTN: MIRZA TAHIR BAIG, P.E.

SURVEYOR:
JONES CARTER, INC.
3100 ALVIN DEVANE BLVD, STE 150
AUSTIN, TX, 78741
512-441-9493
ATTN: REX HACKETT, R.P.L.S.

LOT ACREAGE	LAND USE
8.804 ACRES	MEDIUM COMMERCIAL

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 62°53'35" E	47.62'
L2	N 03°29'20" W	38.01'
L3	N 57°47'07" W	52.05'
L4	S 62°37'08" E	2.00'
L5	S 62°37'08" E	2.44'

LEGEND

- 5/8" IRON ROD SET W/CAP STAMPED "JONES/CARTER"
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- COTTON GIN SPINDLE FOUND
- IRON PIPE FOUND
- APPROX. LOCATION OF SIDEWALKS
- R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS

FILE: K:\17252\17252-0001-00 RYPER, LLC - NEC HWY 290 AND BOIS D'ARC\1 SURVEYING PHASE\CAD FILES\WORKING DWG\17252-0001-00 FINAL PLAT.DWG		
JOB NO:	17252-0001-00	DRAWN BY: TJS
DATE:	September 20, 2021	CHECKED BY: RLH
SCALE:	1" = 100'	REVISED:

RYPER SUBDIVISION
FINAL PLAT





Texas Engineering Firm #4242

Date: Wednesday, August 4, 2021

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2021-P-1342-SF
Job Address: 13320 E U S HY 290, Manor, TX. 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear PSCE Inc.,

The first submittal of the Ryper Subdivision Short Form Final Plat (*Short Form Final Plat*) submitted by Professional StruCIVIL Engineers Inc and received on September 29, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B.

Engineer Review

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

1. Please provide the plat in the required eighteen inch by twenty-four inch (18"x24") format per City of Manor Subdivision Ordinance Article II Section 28(c).
2. The engineer and surveyor of record should affix their seals to the plat. per City of Manor Subdivision Ordinance Article II Section 28(c).
3. Please provide the required property owner, engineer and county certification blocks and notes as shown on the checklist and per City of Manor Subdivision Ordinance Article II Section 28(c).
4. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c).
5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(c).
6. Provide the location of sidewalks along all roadway frontages as required by the City per City of Manor Subdivision Ordinance Article II Section 28(c).
7. Right-of-way dedication is required along Bois D'arc. Bois D'arc is designated as a primary collector in the City's Transportation Plan which means it will have a 64' right-of-way. The current right-of-way of Bois D'arc is 50'. Therefore an additional 14' of right-of-way is required. This difference is split between property owners on each side of Bois D'arc. The proposed projects required right-of-way dedication is 7'.

8/4/2021 2:52:26 PM
Ryper Subdivision Short Form Final Plat
2021-P-1342-SF
Page 2

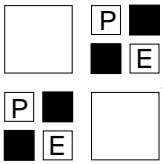
Please revise the project plans to address the comments noted above. Following revision, please upload one full set of the revised drawings in PDF format. Please include a comment response narrative indicating how comments have been addressed with your plan resubmittal. To access your project online,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

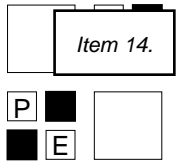
Thank you,



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



PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL TRANSPORTATION

2205 W. PARMER LN STE 201 AUSTIN, TX 78727
512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951

FORMAL RESPONSE LETTER U1

To:	Pauline Gray, P.E., Senior Engineer	From:	Sarah Corona
Company:	City of Manor	Date:	08/18/2021
Reference:	Ryper Subdivision 2021-P-1342_SF	Address:	13320 E US HWY 290 Manor, TX 78653

Engineer Review

1. Please note that the plat has been provided in a 18" x 24" format.
2. Please note that the surveyor's seal has been added to Page 2 of the updated plat.
3. Please note that the certification blocks have been added; please refer to Page 2 of the updated plat.
4. Please note that the four property corners have been added; please refer to Page 1 of the updated plat.
5. Please note that the primary control points have been added; please refer to Page 1 of the updated plat.
6. Please note that the sidewalks' locations have been added; please refer to Page 1 of the updated plat.
7. Please note that the development's associated survey shows Bois D'arc to have a 60' right of way, currently; to accommodate the needed 64' of right of way, 2' are needed from this development's side. Please note that the required 2' have been dedicated on Page 1 of the updated plat.



Texas Engineering Firm #4242

Date: Thursday, September 2, 2021

PSCE Inc.
Professional StruCIVIL Engineers Inc
2205 W. Parmer LN Ste 201
Austin TX 78727
psce@psceinc.com

Permit Number 2021-P-1342-SF
Job Address: 13320 E U S HY 290, Manor 78653

1500 County Road 269
Leander, TX 78641

PO Box 2029
Leander, TX 78646-2029

Dear PSCE Inc.,

The subsequent submittal of the Ryper Subdivision Short Form Final Plat submitted by Professional StruCIVIL Engineers Inc and received on September 29, 2021, have been reviewed for compliance with the City of Manor Subdivision Ordinance 263B. We can offer the following comments based upon our review (satisfied comments stricken, new or outstanding comments in bold):

Engineer Review

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

- ~~1. Please provide the plat in the required eighteen inch by twenty-four inch (18"x24") format per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- ~~2. The engineer and surveyor of record should affix their seals to the plat. per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- ~~3. Please provide the required property owner, engineer and county certification blocks and notes as shown on the checklist and per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- 4. Provide the true bearings and distances to the nearest established street lines, official monuments, or existing subdivision corner which shall be accurately described on the plat and rotated to the state plane coordinate system. Using said system X and Y coordinates shall be identified for four (4) property corners per City of Manor Subdivision Ordinance Article II Section 28(c).**
- ~~5. Suitable primary control points to which all dimensions, bearings and similar data shall be referenced. At least one (1) corner of the subdivision shall be located with respect to a corner of the original survey of which it is part in accordance with City of Manor Subdivision Ordinance Article II Section 28(e).~~
- ~~6. Provide the location of sidewalks along all roadway frontages as required by the City per City of Manor Subdivision Ordinance Article II Section 28(e).~~
- 7. Right-of-way dedication is required along Bois D'arc. Bois D'arc is designated as a primary collector in the City's Transportation Plan which means it will have a 64' right-of-way. The current right-of-way of Bois D'arc is 50'. Therefore an additional 14' of right-of-way is required. This difference is split between property owners on each side of Bois D'arc. The proposed projects required right-of-way dedication is 7'. Please provide a copy of the survey mentioned in the comment response that shows the 60' right-of-way.**
- 8. A second page was added to the resubmitted plat. Upon review of the newly submitted page, no plat notes were provided. Plat notes should be added to that new page.**

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

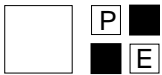
Should you have questions regarding specific comments, please contact the staff member referenced under the section in which the comment occurs. Should you have questions or require additional information regarding the plan review process itself, please feel free to contact me directly. I can be reached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

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

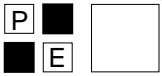
Thank you,



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



PROFESSIONAL STRUCIVIL ENGINEERS, INC.



STRUCTURAL CIVIL TRANSPORTATION



2205 W. PARMER LN STE 201 AUSTIN, TX 78727
512.238.6422 PSCE@PSCEINC.COM REGISTERED FIRM F-4951

FORMAL RESPONSE LETTER U2

To:	Pauline Gray, P.E., Senior Engineer	From:	Sarah Corona
Company:	City of Manor	Date:	09/21/2021
Reference:	Ryper Subdivision 2021-P-1342_SF	Address:	13320 E US HWY 290 Manor, TX 78653

Engineer Review

4. Please note that the locations of the found northwest corner of Lot 3, Block KK, Presidential Glen Phase 1A, and the southwest corner of Presidential Glen, Phase 3, have been shown on the updated plat. Additionally, the four corners with NAD83 Grid Coordinates have also been shown; please refer to Page 1 of the updated plat for additional information.

7. Please note that the on-the-ground survey, for the purposes of this plat, shows the width of Bois D'arc to be 60' wide. The found monuments on the west side of Bois D'arc have been shown on the updated plat, with two dimensions across Bois D'arc showing the width to be over 60' wide. Please refer to Page 1 of the updated plat, as well as to the Presidential Meadows Commercial Section 2 Plat (included with this submittal), for additional information-please note that this Presidential Meadows Commercial Section 2 Plat also shows the width of Bois D'arc to be 60' wide.

8. Please note that plat notes have been added, from an existing recorded commercial plat in the City of Manor; however, if these notes do not suffice, we would appreciate it if you could please specify which notes are required. Please refer to Page 2 of the updated plat for additional information.



AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Applicant: Conrad Jonse

Owner: Conrad Jonse

BACKGROUND/SUMMARY:

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

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

- Joined Lot Affidavit
- Area Image

STAFF RECOMMENDATION:

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

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

Affidavit of Conrad Jonse

In Support of Joining Lots into One Building Site

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

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

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

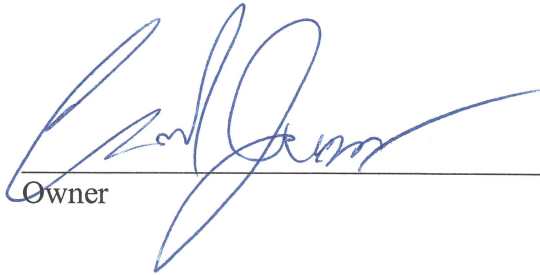
- Tract 1: Lot 8^{with}, Block 67, Town of Manor, Manor, Travis County, Texas
- Tract 2: Lot 9, Block 67, Town of Manor, Manor, Travis County, Texas
- Tract 3: Lot 10, Block 67, Town of Manor, Manor, Travis County, Texas

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

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

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

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

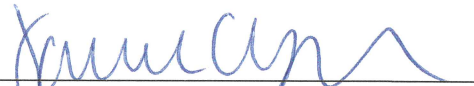

Owner

STATE OF TEXAS §

COUNTY OF Travis §

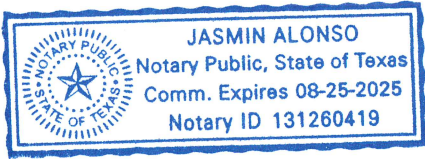
BEFORE ME the undersigned authority on this day personally appeared Conrad Sonse, Owner of the Property, and acknowledged that s/he is fully authorized to execute the foregoing document and that s/he executed such document for the purposes and consideration therein expressed and in the capacity therein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

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


Notary Public - State of Texas

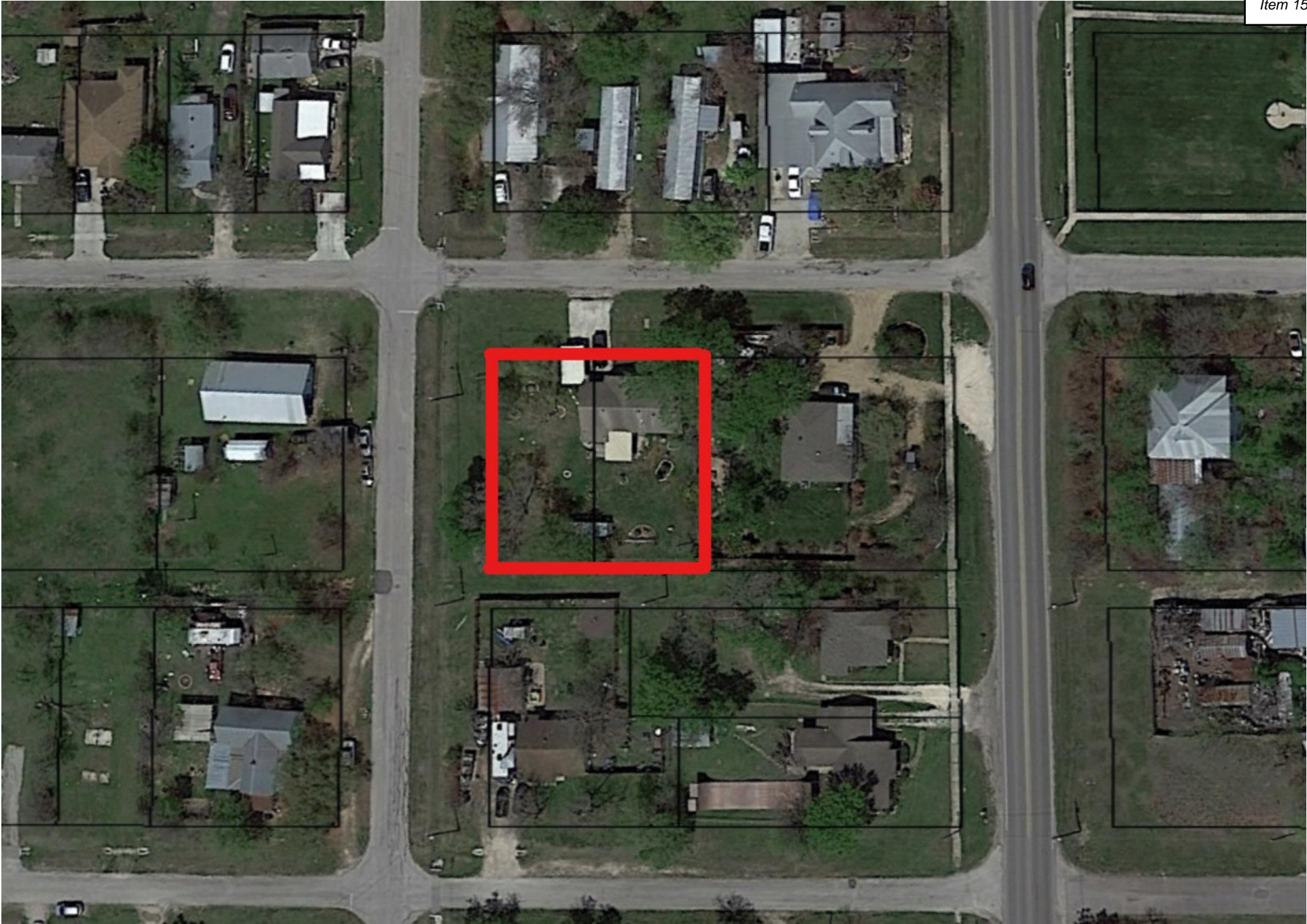
APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor



After recording return to:

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





AGENDA ITEM SUMMARY FORM

PROPOSED MEETING DATE: October 13, 2021
PREPARED BY: Scott Dunlop, Interim City Manager
DEPARTMENT: Administration

AGENDA ITEM DESCRIPTION:

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

Applicant: Dennis Kerlin

Owner: Dennis Kerlin

BACKGROUND/SUMMARY:

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

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

- Joined Lot Affidavit
- Area Image

STAFF RECOMMENDATION:

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

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

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

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

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

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

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

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

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

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

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

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

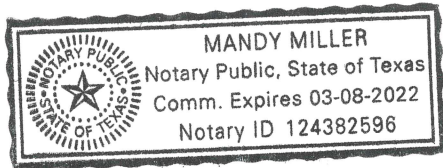
Dennis Kerlin
Owner

STATE OF TEXAS §

COUNTY OF TRAVIS §

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

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



Mandy Miller
Notary Public - State of Texas

APPROVED AND AGREED:

Planning and Zoning Chairperson, City of Manor

After recording return to:

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

